



GLP Trows LLP and BDW Trading Ltd

LAND SOUTH OF COWN TOP LANE, CASTLETON, ROCHDALE

Planning and Heritage Statement





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1 INTRODUCTION

- 1.1.1. WSP has prepared this Planning Statement on behalf of GLP Trows LLP and BDW Trading Limited (the joint applicants) in support of a full planning application for residential development on land south of Cowm Top Lane, Castleton ("the site"). The application has been submitted to Rochdale Borough Council as Local Planning Authority (LPA).
- 1.1.2. Planning permission is sought for the following:
"Full planning application for residential development, with associated access, car parking, landscaping and infrastructure at land south of Cowm Top Lane, Castleton".
- 1.1.3. This full application follows on from the outline planning application, submitted in August 2021 (LPA ref: 21/01349/OUT) which is currently pending determination and seeks approval for up to 550 dwellings at the site.
- 1.1.4. The proposals aim to deliver a scheme that creates a safe sense of place and a well-balanced mixed community. This will be achieved by offering a range of different house types and sizes which reflect local needs but with a clear focus on delivering high quality family housing. The development will integrate with the surrounding developments to create an inclusive character.
- 1.1.5. The proposed development has been subject to extensive pre-application discussions with key stakeholders in addition to the local community through a comprehensive public consultation exercise.
- 1.1.6. The design proposals incorporate a new linear park towards the western boundary of the site which will stretch the full length of the site, north to south. This will be a shared resource for both the existing residents and the new development, providing an attractive space which will integrate the two and create a strong sense of place for the community. It will provide a substantial area of public open space for recreational and leisure purposes, with linkages throughout, and also offer biodiversity opportunities as part of the wider landscaping scheme.
- 1.1.7. The park will be supplemented by landscaped areas and pockets of open space across the whole site which will provide a network of green linkages, offering safe and attractive pedestrian connections throughout the site, joining the existing dwellings with the new development.
- 1.1.8. Barratt Homes / David Wilson will deliver a broad mix of housing to assist in both short- and medium-term housing delivery helping the Council with the national requirement to maintain a sufficient supply of housing over its plan period.
- 1.1.9. Delivering housing at the site will result in significant economic, social and environmental benefits to the local area and community helping to boost the Castleton area of Rochdale. This represents a real opportunity to widen and diversify housing choice in a suitable and sustainable location and boost Rochdale's overall delivery of housing.
- 1.1.10. In justifying the suitability of the proposed development, this Planning Statement considers the development proposal against the Development Plan, relevant national policy and other material considerations. This Planning Statement is also accompanied by suite of plans and reports which provide detailed evidence and assessment upon which the content of this Planning Statement is based. This approach meets the requirements of Section 70(2) of the Town and Country Planning Act 1990, as well as Section 38(6) of the Planning and Compulsory Purchase Act 2004.

- 1.1.11. Although the Development Plan policies are out-of-date (over five years old without a review being concluded), this report has assessed the proposals against the relevant policies of the Development Plan. The assessment concludes that the proposals do accord with the Development Plan, and in particular meet the requirements of the Protected Open Land (POL) policy, justifying why the site should come forward for housing now and why it should no longer be POL.
- 1.1.12. However, on the basis that the Development Plan is out of date, applications should be granted permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
- 1.1.13. It is demonstrated throughout this report, and the wider application submission pack, that there are no adverse impacts arising from the development proposals which would significantly and demonstrably outweigh the benefits.
- 1.1.14. Therefore, in accordance with the presumption in favour of sustainable development, the application proposals should be supported and approved.

ENVIRONMENTAL IMPACT ASSESSMENT

- 1.1.15. In order to establish whether or not an Environmental Impact Assessment (EIA) should be submitted, the proposal has been screened under the Town and Country Planning (Environmental Impact Assessment Regulations 2017 (the EIA Regulations).
- 1.1.16. An Environmental Impact Assessment (EIA) Screening Request for a scheme of up to 600 dwellings was submitted to the Council who subsequently responded confirming that developing the site for 600 dwellings will not give rise to significant effects on the environment and that the proposal is not EIA development.
- 1.1.17. An EIA Request for Screening Opinion was submitted to Rochdale Borough Council.
- 1.1.18. The Screening Opinion adopted by Rochdale Borough Council on 5 February 2019 is included at **Appendix A**. It confirms that although the development will have some impact on the surrounding area, it has been judged that these will not be significant to warrant a formal Environmental Impact Assessment.
- 1.1.19. On the basis that the EIA Screening was for a greater quantum of development than this current application and that the development area and access arrangements remain the same and there have been no other development changes locally, then it follows that the conclusions reached would be the same; ie the proposal is not EIA development.

REPORT STRUCTURE

- 1.1.20. The structure of this Statement is as follows:
- Section 2 sets out the site context;
 - Section 3 sets out the development proposals;
 - Section 4 summarises the relevant planning policies for the site;
 - Section 5 sets out the case for development;
 - Section 6 Heritage Assessment;
 - Section 7 provides a summary of other relevant material considerations;
 - Section 8 sets out the Draft Section 106 Heads of Terms; and



- Section 9 summaries the Planning Balance.

2 SITE CONTEXT

- 2.1.1. The application site comprises greenfield land within the settlement boundary of Castleton, a suburban area of Rochdale in Greater Manchester. The site is well contained, bounded by the A627(M) to the east and M62 to the south, with Junction 20 situated close to the south-eastern corner of the site.
- 2.1.2. The site is currently, predominantly open land, surrounded by existing built form on two sides and a motorway to the east. Overall, the site extends to circa 20 hectares (ha) in size.



Figure 2-1 - aerial view showing the site outlined in red (Source: Google Earth)

SURROUNDING AREA

- 2.1.3. Crown business park is situated to the north, comprising a mix of commercial uses, include storage and distribution warehouses. The site is separated from the Crown Business Park to the north by Cripple Gate Lane, an unpaved road, which leads to a pedestrian bridge crossing the A627(M) and connecting to a residential area to the east of the A627(M). Cowm Top, the proposed access road runs northwards from Cripple Gate Lane.
- 2.1.4. The A627(M) forms the eastern boundary, with the site being fenced off from the motorway and partially covered by trees and shrubs / bushes. There is an embankment towards the north-eastern boundary.
- 2.1.5. The southern boundary of the site borders angling lakes, motor repairs business and Trows Farm and are partially covered by trees and shrubs / bushes, separating the site from the individual residential dwellings and the angling lakes.
- 2.1.6. To the west, there is a well-established residential area, with a row of properties running along the entirety of the western boundary.

- 2.1.7. The site is not within a conservation area but there are some heritage assets within a 1km radius from the approximate centre of the site; Grade II listed Sand Hole Farm, Grade II listed Church of Saint Martin an, Grade II listed Rochdale Canal Lock number 52 and Towpath Bridge and Grade II listed Rochdale Canal Lock Number 53. There are also a number of non-designated heritage assets located within the vicinity of the site. Any potential harm to these assets from the proposed development is assessed in the latter part of this Statement at Section 7.

TRANSPORT CONNECTIONS

- 2.1.8. The site is three miles from Rochdale Town Centre and one mile from Castleton train station and the Local Centre (promoted to a district centre through the Core Strategy). Rail journeys into Manchester City Centre from Castleton station take just over fifteen minutes and this is complemented by a quality bus corridor along Manchester Road. Within a 2km walking distance, there are numerous neighbourhoods alongside local amenities including primary schools, convenience stores, and doctors. The routes within this vicinity are generally well surfaced and street-lit. The site also has good access to the motorway network.

PLANNING HISTORY

- 2.1.9. An outline planning application was submitted in August 2021 (Planning Ref. 21/01349/OUT) for:
- 'Outline application, with all matters reserved except for means of access, for residential development at land south of Cowm Top Lane, Castleton';
 - The applicant team is working with the Council and statutory consultees to respond to feedback received during the determination period; and
 - This application is submitted in full. It builds upon the principles and parameters set out as part of the pending outline planning application, providing a detailed housing layout, Public Open Space (POS) strategy and landscaping scheme. It also, where possible, responds to consultee feedback received towards the outline planning application.

3 PROPOSED DEVELOPMENT

- 3.1.1. The proposal seeks to deliver a high-quality housing development which will integrate well with the existing neighbourhood providing a mix of housing for the community.
- 3.1.2. This full planning application seeks permission for:
- 3.1.3. “Full planning permission for residential development, with associated access, car parking, landscaping and infrastructure at land south of Cowm Top Lane, Castleton”.
- 3.1.4. The proposed site plan can be found at **Appendix B**.
- 3.1.5. The key aspect of the proposed development are summarised as follows:
 - 495 no. dwellings comprising a mix of terraced, semi-detached, mews and detached properties;
 - Circa 5.7ha on-site (POS);
 - Integrated green infrastructure network across the site including site-wide significant additional tree planting, alongside retention of exiting trees where possible;
 - Provision of a large linear park to create an attractive living environment and for use for recreational and leisure purposes;
 - Provision of Multi-Use Games Areas (MUGA) for use by existing and future residents;
 - The retention of the Public Rights of Way and a network of pedestrian footpaths throughout the site; and
 - Incorporation of natural landscaping features which include Sustainable Urban Drainage Systems (SUDS) as part of the proposed drainage strategy.

LAYOUT

- 3.1.6. BDW’s aspiration is to deliver nationally recognised placemaking through its design commitment, Great Places, to provide high-quality and cohesive developments that enhance communities socially and environmentally and ensure a lasting legacy for future generations.
- 3.1.7. The supporting Design and Access Statement (DAS) prepared by E*SCAPE, provides a detailed analysis of the proposal and the approach taken from a design perspective. This document should be read alongside the Planning Statement.
- 3.1.8. The DAS sets out that the proposed scheme has been carefully considered to address the location and existing topography while taking into consideration the existing dwellings nearby and neighbouring commercial uses.
- 3.1.9. The proposed layout has been designed to respond to the constraints and opportunities presented by the site and surroundings. The layout has been sensitively designed to ensure that the perceived impact on the local area is minimised and acceptable.

Topography

- 3.1.10. Whilst the site is undulating and does generally slope down from the highest point at the northeast corner to the south, topography is not a constraint that would mean development could not come forward at the site in the short term, it does however impact on viability.
- 3.1.11. The scheme is laid out in a stratified manner to respond to the topography of the site. Having a stratified layout with largely straight roads running east to west means level roads can be provided alongside a stepped approach to gardens, without the need for very large retaining walls.

- 3.1.12. The nearest sensitive receptors to any site level changes will be the residents along Leander Drive to the west and users of the PRow (Cripple Gate Lane) along the northern boundary. Both of these receptors will adjoin areas of POS and / or landscape buffers, therefore ensuring there will be no overlooking or loss of amenity for existing residents; further details are provided below with regards to the approach to POS/landscaping.
- 3.1.13. The topography of the site provides an opportunity to deliver a visually interesting scheme using the topography within the site. There is new employment development to the north of the site at Crown Business Park, but the site is large enough and set back sufficiently with landscape buffers in order to achieve adequate separation between the two uses.

Housing Mix and Appearance

- 3.1.14. The proposal is for 495 new homes which will include a mixture of 2,3, 4 and 5-bedroom houses. The proposals have been designed to incorporate a mix of house types to meet local needs and the aspirations of the current and future population.
- 3.1.15. The house type breakdown is as follows:

House type	Beds	Total Number	Total %
Barratt Homes			
Terraced House	2	10	2%
Semi / Mews House	3	10	2%
Detached / Semi Detached Dual Aspect	3	19	4%
Semi / Mews House	3	105	21%
Detached House	3	15	3%
Townhouse	3	12	2%
Townhouse	4	87	18%
Dual Aspect Detached House	4	41	8%
Detached House	4	39	8%
Detached House	5	18	4%
David Wilson Homes			
3 Bed House		77	16%
4 Bed House		49	10%
5 Bed House		13	3%
Total		495	101% (above due to rounding figures)

- 3.1.16. A total of 26 different house types are proposed across the site, ranging between 2 and 2.5 storeys in height. This will help create visual interest in the streetscene.
- 3.1.17. Of these 26 house types, 12 will be from the David Wilson Homes range, which equates to 139 of the proposed dwellings. David Wilson Homes focuses on delivering beautifully designed houses that are built to the highest quality with fixtures and fittings to match.
- 3.1.18. Having such a wide range of housing types and sizes across the site is a key benefit of the scheme as it seeks to provide a real choice for future residents, assisting in meeting the needs of the local area and creating a sustainable and balanced community.

POS AND LANDSCAPING

- 3.1.19. A landscaping scheme has been prepared and is submitted with this application. It responds to the existing site characteristics, including views into the site from the existing estate to the west of the site boundary with proposed hedgerow and tree planting. Existing trees and hedgerows will be retained where possible and supplemented with new planting.
- 3.1.20. The rear gardens of homes will provide amenity space and bin storage.
- 3.1.21. There is a high-pressure gas main which runs through the site, north to south, within the western part of the site. It is not possible to develop housing over the gas main and the required easement either side must also remain free from residential development.
- 3.1.22. To take account of this constraint, the area over, and around (ie the easement) is to be left free from development. As this has an impact on overall developable area remaining, it is proposed that the main area of POS is provided in this location. A linear park is therefore proposed that stretches the length of the site, running north to south.
- 3.1.23. This will be a shared resource for both the existing residents and the new development, providing an attractive space which will integrate the two and create a strong sense of place at the heart of the community. The linkages through will seek to integrate as opposed to separating the areas of housing which surround it.
- 3.1.24. The linear park as well as offering a large area of POS for recreational and leisure purposes, also offers opportunities for biodiversity enhancement through seeking to incorporate any lost habitats, and replacement tree planting, as part of the wider landscaping scheme.
- 3.1.25. Whilst the linear park is easily accessible from all parts of the proposed scheme, a secondary area of POS is also proposed in the south-eastern part of the site. This will be focused around one of the proposed ponds and include a multi-use games area (MUGA).
- 3.1.26. A central green spine is also proposed running north to south for the majority of the length of the site. This will provide further opportunities for tree planting and biodiversity enhancements along with a pedestrian footpath providing further connectivity through a vehicle free, attractively landscaped part of the site.
- 3.1.27. Tree planting has been carefully considered and chosen for the aesthetic and biodiversity benefits they bring to the site and the wider environment, including native, water/drought tolerant species ensuring plant resilience, along with the enhancement of green infrastructure on site and extensive shade provision to mitigate future climate change impact.

- 3.1.28. As well as areas of open space to the west and south, each new house will benefit from its own area of private amenity space in the form of enclosed rear gardens.

Existing ponds / watercourses

- 3.1.29. The existing tree lined channel that runs through from the centre of the Site to the southern boundary and connects to the adjacent pond has been retained and incorporated into the final drainage scheme.
- 3.1.30. Two attenuation ponds are proposed at the southern ends of the site, one to manage drainage flows from the eastern development parcels and the other to manage flows from the west. The proposed detention ponds also form important landscape features and assist in creating a softer edge to the site where it meets adjacent ponds and landscaped areas.
- 3.1.31. The attenuation ponds also provide moderate biodiversity habitat creation for wildlife across the site.

PROPOSED ACCESS AND PARKING

- 3.1.32. Vehicular access to the site will be provided at the northern boundary from Cowm Top Lane (off the A664 Queensway) by extending the existing road to the development site. Part of these works will involve providing a financial contribution to the Council so that the existing part of Cowm Top can be brought up to an adoptable standard.
- 3.1.33. The Site Layout Plan (ref 496-P-PLF-01 Rev 4) shows emergency access, along with pedestrian and cycle access, will be taken from the southern boundary off Trows Lane. This lane is currently utilised by a number of HGVs, therefore, is of a sufficient width to accommodate an emergency vehicle.
- 3.1.34. Whilst there will be connectivity throughout the site, the route of the internal roads and footways has been carefully considered with Public Rights of Way (PRoW) through the proposed linear park retained, facilitating linkages to the neighbouring existing housing on Leander Drive.
- 3.1.35. Parking is provided through a mix of shared and private driveways and on-site garages.
- 3.1.36. Overall, the layout seeks to create a responsive development with a strong 'sense of place'. Boundary treatments support active frontages and clearly delineated private spaces. It also creates a permeable site facilitating linkages to neighbouring open space, public rights of way and cycleways.

4 PLANNING POLICY

- 4.1.1. This section sets out planning policy relevant to the application site and the proposed development. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.1.2. The Development Plan for the site comprises, the Core Strategy (2016), saved policies from the Unitary Development Plan (UDP) (2006) and the Greater Manchester Joint Minerals Development Plan (2013).
- 4.1.3. The Council is progressing with a Site Allocations document but is awaiting the adoption of the Greater Manchester Places for Everyone (PfE) Joint Development Plan Spatial Framework to be adopted first.
- 4.1.4. The PfE has now been submitted to the Secretary of State for examination. The indicative timeline is that the Examination in Public will be held in the second half of 2022 and that PfE will be adopted during 2023.
- 4.1.5. Consultation has also taken place last year on a draft Supplementary Planning Document (SPD) for the Castleton Station Area, which was subsequently adopted back in March 2022.
- 4.1.6. Other material considerations include the National Planning Policy Framework (NPPF), Supplementary Planning Documents (SPDs), and Planning Practice Guidance (PPG).

NATIONAL PLANNING POLICY FRAMEWORK (2021)

- 4.1.7. At the heart of the NPPF is a presumption in favour of sustainable development and paragraph 11 states that development proposals that accord with the Development Plan should be approved without delay. Where the Development Plan is absent, silent or relevant policies are out-of-date, permission should be granted unless *“any adverse impacts of doing so would significantly and demonstrably outweigh the benefits”*.
- 4.1.8. The objectives, outlined at paragraph 8, include that planning should:
 - help to build a strong, competitive economy;
 - seek to support strong, vibrant and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations;
 - contribute to protecting and enhancing our natural, built and historic environment, including making effective use of land; and
 - support the transition to a low carbon future.

Delivering a sufficient supply of homes

- 4.1.9. The NPPF is unequivocal in its drive to “significantly boost the supply of homes” (paragraph 60). Paragraph 60 states:

“To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay”.

4.1.10. Paragraph 62 states that LPA should plan for a mix of housing based on current and future demographic needs, market trends and the needs of specific groups. They should identify the type, size and tenure of housing, and have policies to meet affordable housing need.

4.1.11. Paragraph 73 states that:

“The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities”.

Achieving well-designed places

4.1.12. Paragraph 126 stresses the importance of planning positively for “the creation of high quality, beautiful and sustainable buildings and places”, noting that this fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

4.1.13. To provide maximums clarity about design expectations at an early stage, all LPAs should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high-quality standard of design.

4.1.14. Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale or can be prepared by landowners/developers in support of planning applications.

4.1.15. Paragraph 130 stresses that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive, sympathetic to the local character, establish a strong sense of place, optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and support local facilities and transport networks, and address the connections between people and places and the integration of new development into the natural, built and historic environment.

4.1.16. Paragraph 132 states:

“Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot”.

Promoting healthy and safe communities

4.1.17. Paragraph 92 seeks to encourage developments which promote safe and accessible environments where crime and disorder and the fear of crime do not undermine quality of life and where clear and legible pedestrian routes and high-quality public spaces are provided.

Conserving and enhancing the natural environment

- 4.1.18. Paragraph 174 states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes by (among other things) protecting valued landscapes, minimising impacts on biodiversity and providing net gains, and mitigating and remediating despoiled, degraded and derelict land.
- 4.1.19. Paragraph 180 sets out that when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity and seek opportunities to incorporate biodiversity in and around developments.
- 4.1.20. Paragraph 183 confirms that in making planning decisions LPAs should be satisfied that the land is suitable for the use in ground condition terms.

Promoting sustainable transport

- 4.1.21. Paragraph 113 requires all developments that generate significant amounts of movements to be supported by a Transport Assessment and Travel Plan. Decisions on proposals should take account of whether opportunities for sustainable transport modes have been taken up, safe and suitable access can be achieved, and improvements can limit the significant impacts of the development.
- 4.1.22. Paragraph 112 sets out that developments should be located and designed where practical to give priority to pedestrian and cycle movements and have access to high quality public transport facilities.

Conserving and enhancing the historic environment

- 4.1.23. Section 16 of the NPPF sets out the necessary heritage policies. These are referred to in Section 7 of this report.

Meeting the challenge of climate change, flooding and coastal change

- 4.1.24. Paragraph 154 requires new development to avoid increased vulnerability to the range of impacts arising from climate change and help reduce greenhouse gas emissions.
- 4.1.25. Paragraph 157 expects new development to comply with local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable and take account of landform, layout, building orientation, massing, and landscaping to minimise energy consumption.
- 4.1.26. Paragraph 159 states inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk.
- 4.1.27. Paragraph 167 ensures that flood risk is not increased elsewhere and requires development to be supported by a site-specific flood-risk assessment.
- 4.1.28. Paragraph 169 expects major developments to incorporate sustainable drainage systems (“SuDS”), unless there is clear evidence they would be inappropriate.

LOCAL PLANNING POLICY

- 4.1.29. The National Planning Policy Guidance (NPPG) notes that to be effective plans need to be kept up to date. Paragraph 33 of the NPPF states that policies and spatial development strategies should be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary. Reviews should be completed no later than five years from the adoption date of a plan.
- 4.1.30. As of October 2021, the Rochdale Core Strategy became five years old and so far, no review of the Core Strategy has been completed. Therefore, policies are now out-of-date. In addition, as set out in Section 6 it is demonstrated that Council cannot demonstrate a five-year supply of housing, which also renders local policies out-of-date.
- 4.1.31. The emerging Places for Everyone (PfE) will set out the new overarching spatial strategy for Greater Manchester (excluding Stockport) and has recently been submitted to the Secretary of State for examination. The Examination is due to take place during the second half of 2022 with adoption anticipated during 2023. Therefore, this does represent a review of the spatial strategy for Rochdale and sets out a new suggested direction of travel.
- 4.1.32. Furthermore, as set out at paragraph 74 of the NPPF, where strategic policies are more than five years old (as will be the case in Rochdale in October 2021) LPAs are required to provide a minimum of five years' worth of housing against their local housing need as opposed to the requirement set out in adopted strategic policies. In instances where local housing need is used as the basis for assessing whether a five-year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning guidance.
- 4.1.33. Consideration to the weight attributed to relevant policies is discussed further in the following Section and notwithstanding this, the relevant policies are set out below.

ROCHDALE BOROUGH COUNCIL CORE STRATEGY (2016)

- 4.1.34. The Rochdale Core Strategy outline the Council's vision for Rochdale from 2012 to 2028. The Rochdale proposals map illustrates that the site falls within the Protect Open Land designation.
- 4.1.35. **Policy SD1** 'Delivering sustainable development' confirms planning applications that accord with the policies in the local plan will be approved without delay unless material considerations indicate otherwise.
- 4.1.36. **Policy DM1** 'General development requirements' highlights all development proposals should be of high-quality design, enhance the quality of the area, be compatible with surrounding land uses, do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.
- 4.1.37. **Policy SO2** 'To create successful and healthy communities' focuses of delivery sufficient housing to meet demand, improving the range of housing to meet everyone's needs and aspirations as well as ensuring new housing is supported by community facilities and service infrastructure
- 4.1.38. **Policy SO3** 'Improving design, image and quality of place' focuses on raising design quality and promoting sustainable developments as well as improving gateways into the borough and main transport corridors to improve the image of the borough.
- 4.1.39. **Policy SO4** 'Promoting a greener environment' promotes ensuring development is energy efficient and contributes to carbon reduction, maximising green open areas and biodiversity.

- 4.1.40. **Policy SO5** 'Improving accessibility and delivering sustainable transport' highlights development should be directed to the most accessible locations.
- 4.1.41. **Policy C1** 'Delivering the right amount of housing in the right places' outlines the need to deliver at least 460 net additional dwellings per year up to 2028 to assist in the creation of successful, inclusive and mixed communities and meet the housing need of the borough.
- 4.1.42. **Policy C3** 'Delivering the right type of housing' requires all housing development to be well designed and built to appropriate densities to meet the overall needs and aspirations of the borough.
- 4.1.43. **Policy P1**, 'Improving image', requires high quality design for all new development to ensure new development improves the image of the borough.
- 4.1.44. **Policy P2**, 'Protecting and enhancing character, landscape and heritage', seeks to ensure new development protects and enhances the borough's heritage assets.
- 4.1.45. **Policy P3**, 'Improving design of new development', requires all new development to adhere to design principles including ensuring it contribute positively to the townscape in addition to ensuring the impact upon the environment is minimised.
- 4.1.46. **Policy G1**, 'Tackling and adapting to climate change', aims for new developments to address climate change and ensure the development does not increase CO2 emissions.
- 4.1.47. **Policy G5** seeks to protect open land outside the urban area and not in the green belt. Therefore, development on open land outside the urban area and not in the green belt will be resisted unless it is limited development that would be acceptable were it in the green belt or it is small scale development consistent with other detailed policies or it satisfies the release of protected open land.
- 4.1.48. Protected Open Land will not be released for development unless all the following apply:
 - a. there is evidence that the development is needed, and that 'urban' brownfield and greenfield sites are not available to meet those needs;
 - b. the location of the site is sustainable and is in accordance with the overall Spatial Strategy;
 - c. the development does not undermine the delivery of other currently allocated sites or key regeneration priorities and can help to deliver wider regeneration;
 - d. development could be accommodated without an unacceptable impact on the area's landscape, biodiversity or wider green infrastructure value;
 - e. there is evidence that the land is physically suitable for the scale and type of development proposed; and
 - f. the development and supporting infrastructure is capable of being delivered.
- 4.1.49. Where the release of protected open land can be justified, the Council will seek to identify it as an allocation in a future DPD.
- 4.1.50. **Policy G6**, 'Protecting green infrastructure', seeks to ensure residential development provides or contributes financially towards recreational open space.
- 4.1.51. **Policy G7**, 'Increasing the value of biodiversity and geodiversity', outlines sites and features of biodiversity and geodiversity importance will be given full and appropriate recognition and protection and no development should result in a net loss of biodiversity or geodiversity interest in the borough and overall development in the borough should result in a net gain.

- 4.1.52. **Policy G8**, 'Managing water resources and flood risk', seeks to ensure that new development does not lead to any form of increased flooding locally, does not impede natural water and flood risk management, is not detrimental to existing or potential flood storage areas, contributes where possible to alleviating existing flood risk, and is well protected from flood risk.
- 4.1.53. **Policy G9**, 'Reducing the impact of pollution, contamination and land instability', requires that development does not have impacts that lead to an unacceptable increase in air, water, noise, light and other pollution; seeks to ensure that new residential development is not adversely affected by existing sources of pollution or ground contamination or land instability.
- 4.1.54. **Policy G10** 'Managing Mineral Resources', seeks to ensure the sustainable management of mineral resources and make an appropriate contribution towards helping Greater Manchester to meet its contribution to the regional apportionment for land-won aggregate and maintaining an appropriate land bank.
- 4.1.55. **Policy T2** 'Improving accessibility' aims to locate development in sustainable areas in order to minimise the need to travel by car and the number and length of car trips made to access local amenities.

SAVED POLICIES ROCHDALE BOROUGH COUNCIL'S UNITARY DEVELOPMENT PLAN (2006)

- 4.1.56. Within the UDP, the site comprises Protected Open Land (D/10) and Greenspace Corridors (G/8). Policy D/10 permits development that falls within one or more of the following:
- Development which would be acceptable were it in the Green Belt; or
 - Limited infilling within an established pocket of housing or industry where this is in scale with the area and will not adversely affect its character or surroundings; or
 - a limited extension to an existing building which:
 - i. forms part of an existing source of employment; or
 - ii. is necessary for the establishment of a new enterprise or business which satisfies other policies of the Plan; and iii. is sited within the existing curtilage of the business concerned and will not adversely affect the character of the surrounding land and its openness.
- 4.1.57. The policy continues by setting out that 'where new buildings are permitted, they should be sited to form a group with existing buildings. Where this is not possible, buildings, car parking areas and other new structures, should be sited where they will be well screened and unobtrusive in the landscape. All buildings and extensions should be of a high standard of design, using materials that are compatible with the landscape, and should not detract from the visual amenity and environment of adjacent Green Belt.'
- 4.1.58. Policy G/8 relating to Greenspace Corridors is split into parts. Part A sets out that these corridors will be protected and development which enhances their recreational, ecological or landscape and amenity value will be permitted. The Council will not permit development which would:
- a. Lead to an unacceptable narrowing or a division of the corridor into sections, thereby, restricting the movement of wildlife along it, or restricting the movement of people along established or proposed recreational routes or rights of way;
 - b. Result in the loss or severance of links between areas of recreational open space;

- c. Result in the loss of existing valued recreational facilities or prejudice proposed new facilities; or
- d. Prevent public access into the corridor at strategic locations; or which would result in unacceptable harm to: -
- e. The better landscape qualities and character of the corridor;
- f. The amenity value of the corridor where it provides welcome visual relief from urban development, including attractive views in and out of the corridor;
- g. Features of nature conservation interest, including designated and non-designated sites; or
- h. Viable agricultural operations, including good quality grazing land and allotments.

4.1.59. Part B sets out that any new development permitted within or adjacent to the corridors will be of a design, and use materials appropriate to, the character and setting of the corridor whilst Part D identifies that development proposals will be permitted that protect and enhance Greenspace Corridors and realise their potential for recreation and nature conservation.

4.1.60. Policies EM/7 and EM/8 have also been saved. These concern development and flood risk and the protection of surface and ground water.

GUIDELINES & STANDARDS FOR RESIDENTIAL DEVELOPMENT SPD (JUNE 2016)

- 4.1.61. The Council adopted this SPD in June 2016 to inform the development management policies relevant to residential development, and to set guidelines for specific design issues which should be address by new residential developments.
- 4.1.62. These include but are not limited to standards surrounding overlooking distances between dwellings, waste management arrangements and minimum space standards.

URBAN DESIGN GUIDANCE SPD

- 4.1.63. The Residential Design Guide forms one part of a series of the Design Guides produced jointly by Oldham Metropolitan Borough Council, Rochdale Metropolitan Borough Council, and the Oldham Rochdale Partners in Action Housing Market Renewal. The aim of the document is to provide clear guidance on the quality of design expect by both boroughs.

AFFORDABLE HOUSING SPD (MARCH 2008)

- 4.1.64. This SPD sets out Rochdale's position with regards to affordable housing policy and is based around three themes:
- providing high quality homes in mixed sustainable communities for those in need;
 - widening the opportunities for home ownership; and
 - offering greater quality, flexibility and choice to those who rent.
- 4.1.65. The Council will in most cases expect the contribution to affordable housing to be made on site as an integrated part of the development.
- 4.1.66. This will promote socially inclusive and sustainable communities and minimise the delay in making the affordable housing available. Providing affordable housing off-site is not the Council's preferred method. However, in certain circumstances consideration will be had if there are good planning and housing need reasons, that on-site provision is not suitable.

PROVISION OF RECREATIONAL OPEN SPACE IN NEW HOUSING SPD (UPDATED 2007)

- 4.1.67. This SPD sets standards for the open space required within new residential development.

CASTLETON STATION SPD (MARCH 2022)

The introduction of the SPD notes that the *“regeneration and improvement of Castleton represents a strategic priority for the Council to contribute to the wider housing strategy for new and improved housing offer in the area, exploit its connectivity to the strategic road and rail network”*.

- 4.1.68. The application site lies within the Castleton Station Area; however, the draft SPD did note that in Development Plan terms, any final decision to include the site as a housing allocation is a matter to be considered through the ongoing joint Development Plan process.
- 4.1.69. The draft SPD recognises the need to diversify the housing supply within Castleton and that the delivery of market housing within the area is required to achieve this diversification.

GREATER MANCHESTER JOINT MINERALS PLAN

- 4.1.70. Part of the site is identified to lie within a much larger Mineral Safeguarding Area. As a result, a Minerals Resource Assessment has been carried out and submitted in support of the application.

PLACES FOR EVERYONE (PFE)

- 4.1.71. The PfE is a framework to set out how Greater Manchester (excluding Stockport) should develop up to 2037. It identifies the amount of new development that will come forward in the nine Local Authority areas, including Rochdale, and subsequently allocates sites for employment and housing outside of the urban area.
- 4.1.72. The site is identified within the emerging PfE for a residential development of circa 550 dwellings (allocation JPA25).
- 4.1.73. JPA25 Trows Farm is identified to deliver around 550 new homes incorporating a good mix of house types including higher value family housing. The policy identifies points to be incorporated into the allocation such as achieving excellent design and sustainability, provide access primarily via Cowm Top Lane to the north and to provide safe and attractive walking and cycling routes to the local centre of Castleton and the railway station.
- 4.1.74. Development of the site should use the topography and contours within the site to deliver a well-designed scheme, incorporating good quality green and blue infrastructure and ensuring it provides a positive visual impact due to its prominent position adjacent to the M62 and A627(M) motorways.
- 4.1.75. The supporting text for the policy clearly acknowledges the suitability of the site for residential development, setting out, inter alia:
- The site is available and deliverable for residential development, providing excellent opportunities to widen housing choices in a sustainable location;
 - This site complements the existing housing opportunities in Castleton and offers the potential to regenerate Castleton in the longer term;
 - Castleton offers a number of local services and has excellent transport links;
 - Rail journeys into the city centre from Castleton station take only 15 minutes and is complemented by a quality bus corridor along Manchester Road and good access to the motorway network; and

- The topography of the site does not affect its deliverability and provides an opportunity to deliver a visually interesting scheme using the topography within the site.
- 4.1.76. A key objective of PfE is to meet the local housing needs and direct development to the most sustainable areas. Greater Manchester is facing a housing crisis and PfE is designed to be one of the tools that Greater Manchester has to address these issues.
- 4.1.77. The PfE examination is nearing Regulation 22 stage. A set of independent examiners from the Planning Inspectorate have been allocated to guide the process to an examination likely to take place towards the end of 2022, with adoption anticipated during 2023.
- 4.1.78. Statements of Common Ground (SoCG) have been prepared by individual Councils on behalf of the nine PfE districts (Greater Manchester Combined Authority (GMCA)) for each proposed allocation. For the Trows Farm allocation, the SoCG notes that both parties (the Council and site promoters) strongly support the allocation of the site to deliver high-quality homes in a sustainable location.
- 4.1.79. **Draft Policy JP-S1** states that to help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts and actively seek opportunities to secure net gains across each of the different objectives.
- 4.1.80. **Draft Policy JP-S2** aims to deliver a carbon neutral Greater Manchester no later than 2038, with a dramatic reduction in greenhouse gas emissions by following the energy hierarchy by firstly minimising energy demand and maximising-energy efficiency and utilising renewable energy.
- 4.1.81. **Draft Policy JP-H1** sets out the proposed scale, distribution, and phasing of new housing development across the GM area stating that a minimum of 164,880 net additional dwellings are to be delivered over the period 2021-37.

5 REASONS WHY PLANNING PERMISSION SHOULD BE GRANTED

- 5.1.1. This section assesses the proposal in relation to the planning policy context in terms of the principle of development. It demonstrates why the proposals are acceptable and accord with relevant national and local policies, the key benefits associated with the scheme and why development of the site is needed now. Sections 7 and 8 then go on to demonstrate further that there are no technical reasons or material considerations as to why the site can't be developed for housing now.

WEIGHT TO POLICY

- 5.1.2. The Development Plan covering the site includes the Core Strategy (2016) and saved policies from the Unitary Development Plan (UDP) (2006).
- 5.1.3. The UDP is now almost 15 years old and was adopted well before the presumption in favour of sustainable development and the pressing need to “significantly boost the supply of housing”, which are at the heart of the NPPF.
- 5.1.4. Paragraph 219 of the NPPF sets out that existing policies should not be considered out of date simply because they were adopted or made prior to the publication of the Framework. Due weight should be given to them, according to their degree of consistency with the Framework; the closer the policies in the plan to the policies in the Framework, the greater weight that may be given.
- 5.1.5. Whilst the NPPF does not specifically refer to POL, it does refer to Local Green Space. The NPPF, at paragraph 102 states that Local Green Space designations should only be used where the green space is:
- In reasonably close proximity to the community it serves;
 - Demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
 - Local in character and is not an extensive tract of land.
- 5.1.6. It also notes that policies for managing development within a Local Green Space should be consistent with those for Green Belt.
- 5.1.7. All three of the above criteria need to be met for land to be designated as Local Green Space. Whilst the site is in close proximity to the local community, it is not “demonstrably special” and doesn't hold any form of “particular local significance”. Although it does include parts of a Greenspace Corridor, the majority of this is either retained or replaced and enhanced.
- 5.1.8. Furthermore, the Core Strategy POL policy does note that some POL sites are a potential resource to meet future development needs which cannot be met within the urban areas or on previously developed land and provides a mechanism for justifying the release of POL for development.
- 5.1.9. On this basis, the UDP policy and Core Strategy are at odds with one another as the more recently adopted policy does provide more flexibility. Furthermore, given the mechanisms set out in the Core Strategy policy to release POL sites and enable them to come forward without being bound by Green Belt restrictions indicates that POL sites are not of the same status as Local Green Space and, therefore, should not be treated as such when considering the presumption in favour of sustainable and footnote 7 of the NPPF.

- 5.1.10. When considering the UDP POL policy (D/10) against the rest of the NPPF, it is not consistent with current national policy.
- 5.1.11. Unlike the Core Strategy POL policy, the UDP policy does not provide any mechanism for these sites coming forward as a potential source of housing supply when required to meet housing needs. This is inconsistent with the seeking to significantly boost housing supply and the acknowledgement at paragraph 73 of the NPPF that:
- “Planning for large scales development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed and supported by the necessary infrastructure and facilities (including a genuine choice of transport modes)”.*
- 5.1.12. UDP policy D/10 is, therefore, out of date and is of no weight in the determination of this application so is not included in the assessment below for the reasons set out above.
- 5.1.13. As set out in the previous section, the Core Strategy is now five years old and as of yet a review process has not been completed. Furthermore, as set out below, the fact the Council cannot demonstrate a five-year supply of housing also renders local policies out-of-date.
- 5.1.14. Notwithstanding the above, the proposals have been assessed against the Core Strategy policies to demonstrate how the proposals do accord with these policies.
- 5.1.15. With regards to emerging policy, the PfE, whilst being done at the Greater Manchester level, does represent a review which looks at the growth strategy for Rochdale and identifies strategic sites which need to come forward to assist the Borough in meeting its current and future housing needs.
- 5.1.16. It is considered that the emerging PfE can be given limited weight given its progression to examination stage in Autumn 2022. The site continues to be included as a housing allocation in all iterations of the Joint Development Plan which is clear indication of the Council’s direction of travel for the future development of Castleton, and indeed how it proposes to meet the housing needs of the wider Borough.

PRINCIPLE OF DEVELOPMENT

- 5.1.17. The site is currently allocated as Protected Open Land (POL). The Core Strategy policy G5 notes that POL outside the urban area needs to be managed to ensure a satisfactory balance between restricting its development to focus development and regeneration into the urban area, and its justified release to meet development needs which cannot be met within the urban area.
- 5.1.18. The reasoned justification for policy G5 notes that *“whilst protected areas have some intrinsic open land value, not all provide a vital green infrastructure resource (e.g., for biodiversity, recreation, flood management, minerals, farming etc). Some therefore provide a potential resource and flexibility to meet future development needs which cannot be met within the urban areas or on previously developed land”* (Core Strategy paragraph 10.25).
- 5.1.19. This demonstrates that the designation of a site as POL does not mean it cannot come forward for development, but more that it is a matter of bringing such sites forward at the right time to ensure it won’t undermine wider regeneration initiatives. In effect, the site given its POL designation does represent a future source of supply to be utilised when housing needs cannot be met on other ‘urban’ brownfield or greenfield sites.

5.1.20. The policy sets out that:

“Protected Open Land will not be released for development unless all the following apply:

- *There is evidence that the development is needed, and that ‘urban’ brownfield and greenfield sites are not available to meet those needs;*
- *The location of the site is sustainable and is in accordance with the overall Spatial Strategy;*
- *The development does not undermine the delivery of other currently allocated sites or key regeneration priorities and can help to deliver wider regeneration;*
- *Development could be accommodated without an unacceptable impact on the area’s landscape, biodiversity or wider green infrastructure value;*
- *There is evidence that the land is physically suitable for the scale and type of development proposed; and*
- *The development and supporting infrastructure are capable of being delivered.”*

Justification as to how this proposal meets with each of the above criteria is set out below:

“There is evidence that the development is needed, and that ‘urban’ brownfield and greenfield sites are not available to meet those needs.”

- 5.1.21. In terms of the first criteria, the development is needed. The fact that the site was identified in the earlier iterations of the draft GMSF and continues to be identified as an allocation in the emerging PfE, which has now been submitted for Examination, means that it has been accounted for when determining what sites need to come forward to enable Rochdale to meet its housing needs. This demonstrates that the Council considers this site is needed to meet housing needs. It was also identified in the PfE Housing Topic Paper that Rochdale is projected to have the next largest population increases behind Manchester and Salford; therefore, reiterating the need for sustainable sites, such as this to come forward in the short term.
- 5.1.22. As set out in the PfE Site Selection Background Paper, POL sites, such as this site, were identified as the first category of sites to be considered for future residential development in order to meet future housing needs.
- 5.1.23. Although Rochdale did pass the Housing Delivery Test (HDT) with a delivery rate of 169%, this should not be used as a reason to resist future housing development. We are aware that Rochdale has changed the way it monitors completions from 2017/18 onwards and that this resulted in a number of missed historic completions now being added to the 2017/18 delivery rates. Therefore, the fact that historic completions are now being counted means the figures are not necessarily realistic of the number of units actually delivered in 2017/18.
- 5.1.24. Whilst the latest published information (the Strategic Housing Land Availability Assessment 1 April 2020 released March 2021) suggests that the Council can demonstrate a five-year supply of housing based on the Core Strategy target; this does not preclude the promotion of sustainable development where this can assist in delivering additional housing to meet local needs.
- 5.1.25. Also, as set out below, we question whether the Council does have a five-year supply of housing and demonstrate why this site needs to come forward now to assist the Borough in meeting its future housing needs.
- 5.1.26. Furthermore, regardless of the quantitative need for this site in terms of housing land supply, there is also a qualitative need for the type of housing this site can offer which other sites coming forward aren’t able to.

HOUSING DELIVERY

- 5.1.27. As of October 2022, the Rochdale Core Strategy will become six years old and, in the absence of any review concluding the current housing requirement remains sound, the housing land supply position will need to be based on the “local housing need”. This is defined in the NPPF (footnote 41) as being calculated using the standard method set out in planning guidance. Based on the current standard method calculations this would result in a housing need figure for Rochdale of 503dpa (dwellings per annum).
- 5.1.28. Whilst at this stage the PfE cannot be given any weight, it does set out ambitious growth plans for Rochdale and proposes a stepped housing delivery programme:
- 2021-2025 = average 606dpa
 - 2023-2030 = average 616dpa
 - 2030-2037 = average 622dpa
- 5.1.29. Once adopted, the housing need rates set out in the PfE will represent the starting point for determining housing need. However, in the meantime, what is clear is that the Council, having endorsed the draft PfE, do agree that the higher housing need figure for Rochdale is appropriate and indeed required if the Borough is able to achieve its future housing need requirements.
- 5.1.30. For the purposes of considering this application, the starting point is the local housing need figure of 503dpa, given that the Core Strategy target is now out of date. However, given the clear direction of travel is a higher housing need figure, the following assessments have also taken account of these potential future scenarios.
- 5.1.31. The Council’s 2021 SHLAA sets out that based on a residual housing requirement figure of 460dpa to 522dpa (varying to reflect the different NPPF buffers), the Council considers it has between 62- and 74-years supply of housing, as of 1 April 2020.
- 5.1.32. The Council set out in the 2021 SHLAA that the components of this supply are as follows (focusing on years 1-5 only):

Category	No. of dwellings
Sites currently under construction	1,359 dwellings
Sites with planning permission	1,237 dwellings
Other sites identified for housing	1,232 dwellings
Total	3,828

- 5.1.33. Based on the NPPF definition of deliverable (Annex 2), the table below sets out a high-level assessment of the categories of sites which the Council considers will make up its deliverable (five year) supply of housing.

Categories of supply	Base data dwelling yield (20-24)	WSP Review	WSP adjusted base data dwelling yield (20-24)
Under construction	1,359	No assessment has been carried out to establish whether the delivery of any of these sites has stalled or build rates have slowed. At this stage no dwellings have been discounted but there is likely to be some slippage in the number of dwellings actually delivered in the next five years from this category of sites.	1,359
Planning permission not started	1,237	At this stage, there hasn't been a forensic assessment of each site against the definition of deliverable as set out in the NPPF. Whilst the majority of sites with planning permission listed in the 2021 SHLAA have full planning permission, there could still be clear evidence that in a particular circumstance home will not be delivered within five years. Therefore, it is possible that should further scrutiny of sites be carried out that sites from this category can be discounted from the next five-year supply. In any event, it is typical to apply a small site lapse rate to sites with planning permission not yet under construction and there are Inspector appeal decisions advocating this approach. Of the 1,237 new dwellings expected from this source of supply, 356 dwellings will be from sites with consent for under 10 dwellings. Therefore, applying a lapse rate of 10% then this means at least 36 dwellings (rounding up) should be deducted from this category of sites.	1,201
Other identified sites for housing (no planning permission and including expired planning permission)	1,232	As per the definition in the NPPF, sites without planning permission can only be included in the deliverable supply where they are an allocation or are included on the brownfield land register and where there is evidence to demonstrate these sites will come forward in the next five years. There is only one remaining UDP housing allocations which does not have planning permission; Healey Hall Mills. However, this site has been removed from the latest SHLAA as based on more up to evidence, the site has access constraints meaning it has not come forward for development. At this stage have not reviewed sites on the brownfield land register. However, in the absence of any clear evidence that these sites can come forward in the next five years, all sites have been excluded from the 20-24 supply. The NPPF is clear that once permission has expired on a site, that site is no longer considered as being deliverable. Furthermore, where consents have expired on a site, it suggests that there are challenges with bringing them forward and a case could be made that they are no longer viable for residential	0

Categories of supply	Base data dwelling yield (20-24)	WSP Review	WSP adjusted base data dwelling yield (20-24)
		development. In the absence of any evidence to demonstrate these sites do have the potential to come forward over the plan period, they have all been excluded from the 20-24 supply.	
Total	3,828		2,560

- 5.1.34. In terms of 'other identified sites', the 2021 SHLAA notes that these include Council owned sites which are actively being promoted for disposal; sites with known developer interest; areas of opportunity allocated in the UDP, expired permission, nominated sites where officers are of the view housing would be appropriate; sites in Priority Regeneration Areas listed in previous SHLAAs; employment land which has the potential for future housing and other sites where residential development would be appropriate.
- 5.1.35. The sites in the 'other identified sites' category is included in appendix 2 of the SHLAA, however, are only split into 'other identified sites' and 'employment sites which may have future potential for housing'. No details are provided as to which of the criteria under 'other identified sites' each of the sites falls and no indication as to what evidence has been presented to demonstrate that these are indeed deliverable. Therefore, as set out in the table above, this category of sites has been discounted.
- 5.1.36. The 2021 SHLAA notes that it does not include any allowance for large windfalls, assuming that most of these sites can be identified through the SHLAA process and that although windfalls do come forward these will offset those identified sites that do not come forward as anticipated.
- 5.1.37. In terms of small windfalls, it is acknowledged in the 2021 SHLAA that these are hard to identify so only a small allowance has been allowed for in years 6-15 based on past trends. However, it is noted in footnote 75 in the PfE Submission Plan that in terms of allowances added to the housing land supply position, Rochdale has a negative figure as demolitions are expected to outnumber the number of new dwellings expected to be built on small sites. Therefore, for the SHLAA to include a small windfall allowance is at odds with the PfE.
- 5.1.38. With regards to demolitions, the 2021 SHLAA set out that a general assumption is that around 20 dwellings will be lost through demolition each year. However, to take account of large scale planned clearance over the coming years the assumption for the next 10years has been increased to 85dpa. For the remaining SHLAA periods the assumption is 20 dpa (2021 SHLAA, paragraph 5.2).
- 5.1.39. In summary, as set out above, at this stage no forensic assessment of each site included with years 1-5 has been carried out. Therefore, it is likely that in addition to the deductions made in the table above that further sites can be discounted from the anticipated supply. When an allowance from large scale demolitions is also considered, this significantly reduces the level of supply further and as discussed in greater detail below means the Council's housing land supply position is likely to fall below the five-year housing requirement.

Five Year Housing Land Supply Position

5.1.40. The 2021 SHLAA sets out the following projected net completions (ie taking account of demolitions and allowing for a small allowance from 2025 onwards):

- 2020/21 – 2024/25 = 681dpa
- 2025/26 – 2029/30 = 748dpa
- 2030/31 – 2034/35 = 194dpa

5.1.41. Taking the anticipated supply for 2020/21 – 2024/25 set out in the 2021 SHLAA (3,828 dwellings); and dividing this by five gives 765.6dpa. Rather than rounding up for the purposes of this assessment we've assumed 765dpa for years 1 and 2 and 766dpa for years 3,4 and 5.

Calculations	2020/21 -2024/25
2021 SHLAA Gross Supply	3,828 (766dpa)
2021 SHLAA Net Supply (taking account of 85 demolitions per year)	3,405 (681dpa)
WSP Gross Supply (SHLAA gross supply minus other identified sites for housing)	2,560 (512dpa)
WSP Net Supply (taking account of 85 demolitions per year)	2,135 (427dpa)

5.1.42. Taking the local housing need figure of 503dpa, it is clear from the table above that when applying the WSP net supply figure of 427dpa there would be a shortfall against the housing target; resulting in less than a five-year supply of housing.

5.1.43. The shortfall, and lack of a five-year supply, becomes worse when the higher housing targets of the emerging PfE are applied. Therefore, during the next five years the housing need figure for Rochdale will only increase and based on the WSP net supply, additional housing sites will need to come forward if the Borough is to achieve the required five-year supply standard set by the NPPF.

5.1.44. The 2021 SHLAA does not include a breakdown of 'other identified sites for housing' to indicate which are subject to an expired planning permission. However, we have been informed by the Council that the base data for the PfE is what underpins the SHLAA and this does set out which sites are subject to expired permissions. This base data has been used to inform the WSP calculations in the table below.

Calculation	2025/26-2029/30	2030/31-2034/35
2021 SHLAA Gross Supply	4,165 (833dpa)	1,072 (214dpa)
2021 SHLAA Net Supply (taking account of 85 demolitions per year 2025/26-2029/30 then reducing to 20 per year)	3,740 (748dpa)	970 (194dpa)
WSP Gross Supply (SHLAA gross supply minus expired sites)	2,570 (514dpa)	730 (146dpa)
WSP Net Supply (taking account of 85 demolitions per year 2025/26-2029/30 then reducing to 20 per year)	2,145 (429dpa)	630 (126dpa)

5.1.45. As can be ascertained from the table above:

- From 2025/26 to 2029/30 discounting all sites with expired planning permissions and applying the 2021 SHLAA demolitions rate, supply is likely to continue to be below 503dpa, therefore, meaning the lack of a five-year supply will continue, resulting in a sustained under supply of housing.
- From 2030/31 onwards, the base data supply (without any adjustments) and 2021 SHLAA trajectory substantially reduces and significantly drops below both the Standard Method and draft PfE housing requirements. This can be reduced further when the demolition rate is applied and sites with expired planning permissions discounted.

5.1.46. It is acknowledged that the base data supply doesn't take into account the draft allocations in the draft PfE; however, some of these do already have planning permission, for example South Heywood (part of cross-boundary draft allocation JP1.1). The PfE Submission Plan estimates it will generate in the region of 2,125 dwellings from specific Rochdale PfE allocations and further dwellings from the cross-boundary allocations, however, the proportion that will be delivered in Rochdale is not yet known. However, based on the current status of the draft PfE it cannot be afforded any weight. Nonetheless, it is unrealistic to assume that none of these draft allocations will indeed deliver housing up to 2035. Therefore, it is likely that a proportion of these sites will start to deliver towards the end of the plan period.

5.1.47. The latest timescales for the preparation of e PfE, assume the Plan will be adopted in 2023, at the earliest. Allowing a lead in time for the allocated sites to secure planning permission means that at the earliest these sites won't start to deliver housing until at least 2027. Not all sites will start to deliver immediately at that point and many of the sites are strategic in nature and require investment and provision of infrastructure before housing delivery rates can start to push forward.

5.1.48. On the basis that we consider the Council cannot currently demonstrate a five year supply of housing and that it is unlikely any substantial contribution will be made from draft PfE allocations until at least 2027, the Cowm Top site should be released from its Protected Open Land (POL) designation now as it has the ability to start delivering in the short / medium term to help with stabilising the Council's supply position until this can be bolstered by PfE sites.

5.1.49. Working on the basis that the necessary detailed approvals are secured during 2023, the site can start to yield housing from 2023/4 onwards. It is anticipated that build out rates will start at 30 dwellings for the first year but then increase to 60dpa onwards.

5.1.50. It is appreciated that Cowm Top is one of the draft PfE allocations, however, as set out previously, it is able to come forward in the short term unlike some of the other allocations which are constrained by existing green belt policy for example. The Cowm Top site is designated as POL, but there is a policy mechanism for such sites to come forward for development where the policy criteria is met. Whereas for a number of the other draft allocations, in the absence of being able to demonstrate very special circumstances to address green belt designations, the only option is wait for the land to be released from the green belt as part of the PfE. Therefore, if there are any more delays to PfE, the more likely it is that housing delivery from these sites will also be delayed.

5.1.51. In summary, therefore, the Cowm Top site is needed now to assist in stabilising the supply so that the Borough doesn't find itself in a position of persistent under delivery and unable to meet housing needs.

- 5.1.52. In addition, by virtue of the fact that the Council's housing land supply position is shown to drop below the required five years, that demonstrates that there are no 'urban' brownfield and greenfield sites are available to meet those needs.

Qualitative Need

- 5.1.53. In addition to there being a qualitative need for the site to come forward and start delivering housing, there is also a qualitative need.
- 5.1.54. The Castleton Station Area SPD identifies the opportunities and benefits that Castleton has as a location to be able to make a real difference to widening housing choice, stating on page 10:
- "Castleton's Canalside setting and proximity to the countryside contributes to tourism potential which in turn means the town has many possibilities for future development and attracting new people to the area, including commuters requiring accessible links and families requiring larger homes. This will in turn breathe a new vitality to the area and make Castleton a desirable location to live".*
- 5.1.55. Three Focus Areas close to the station are identified in the SPD as the main areas for future development. Two of these are located within 400m of the Station and the other just half of the Focus Area is within 400m. The SPD proposes to set minimum net residential densities of between 120 and 70 dwellings per hectare on sites within 400m of the Station. This suggests that the majority of new housing proposed to come forward in the Focus Areas will be apartments and smaller properties.
- 5.1.56. Therefore, despite the three Focus Areas being considered the main areas for future development, the housing that is proposed to be delivered within these areas is unlikely to cater for the *"families requiring larger homes"* which the SPD is hoping are attracted to come and reside in Castleton. This means there is a still an unmet requirement for family housing in the area, hence there being a need for family housing to be brought forward on the Cowm Top site.
- 5.1.57. This site has the ability to deliver a high-quality housing scheme which can offer a range of different house styles, types, tenures and sizes. According to the 2021 SHLAA, when looking at the sites with planning permission for the next 5 years, the majority of the sites (87%) are for schemes of 10 or less dwellings with 69% being five dwellings or less. In addition, of the larger consents, several comprise apartment schemes. Therefore, these sites are unable to provide the varied range of housing, which has been identified as needed within the area to widen housing choice, which this site can offer.
- 5.1.58. The Castleton Station Area SPD states that *"the Council's latest SHMA (draft 2015) supports a need for the increased delivery of family houses sized two bedrooms and above to meet emerging need. In addition there is a recognised need to deliver a housing product within the SPD area that meets a variety of local needs in terms of unit size and tenure as well as exploiting the connectivity of Castleton and Manchester City Centre and the wider City Region"*.
- 5.1.59. This reinforces that alongside the apartment schemes being delivered, there is a need for larger family homes; which is the type of accommodation this application site can provide in an attractive setting and sustainable location.

- 5.1.60. The Castleton Station Area SPD is focused on “*diversifying housing supply*” within the area and as part of this acknowledges that notwithstanding the identified need for affordable housing provision across Rochdale, the delivery of market housing in the Castleton area is required to deliver the diversification and to ensure the sustainability of retained affordable housing in the area, with only partial clearance of existing estates proposed.
- 5.1.61. Again, this site can respond to helping meet local housing needs and is proposing a market housing led scheme. However, acknowledges that delivery of affordable housing is important, so will be offering an element of the new dwellings as affordable housing.

Furthermore, smaller sites are a less reliable source of supply than those from major housebuilders and will only generate limited S106 contributions, reducing the amount of investment from new development into the local area. This site, on the other hand, has the ability to provide investment into local services and facilities which will also be of benefit to existing residents in Castleton and the wider Borough. A summary of the key benefits is set out below: and **Appendix C**:

Economic

- 5.1.62. The temporary construction employment benefits have been assessed based on the anticipated build cost for the development proposals of circa £105m.
- 5.1.63. Data from the Annual Business Survey 2020 published in June 2022¹ reveals that total turnover in the construction sector during 2020 was £272 billion. The average number of people employed in the construction sector during 2020 was 1.54 million², suggesting that average turnover per construction job in 2020 was around £176,000.
- 5.1.64. Using the build cost estimate of £105m and the average turnover per full time equivalent construction job in 2020 of £176,000, it is estimated that the development would generate 597 person years of temporary construction employment.
- 5.1.65. The standard convention in economic impact assessment is that ten person years of construction employment equate to one full-time equivalent (FTE), permanent job in the construction sector. This means that the construction of the scheme could therefore support the equivalent of around 60 FTE permanent construction jobs. This is a gross figure across the entire construction phase.
- 5.1.66. The development will also have a beneficial impact on Rochdale’s annual Council Tax receipts once complete and operational. In order to estimate the scale of this, WSP has made the following assumptions:

¹ ONS (2022) Annual Business Survey 2020 Results [Online] Available from:
<https://www.ons.gov.uk/businessindustryandtrade/business/businessservices/datasets/uknonfinancialbusinesseseconomyannualbusinesssurveysectionsas>

² ONS (2022) Broad Industry Group (SIC) – Business Register and Employment Survey (BRES): Table 1 [Online] Available from:
<https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/employmentandemployeetypes/datasets/broadindustrygroupsicbusinessregisterandemploymentsurveybrestable1>

- All new properties at the site are rated as Council Tax Band D, which attracts an annual charge of £2,110.26 per annum in 2022/23³. WSP has assumed Council Tax Band D as this generates a mid-range annual charge; and
- All the residential units are fully occupied.

- 5.1.67. Based on these assumptions, the additional Council Tax receipts generated by the 495 additional households at the site will be £1.04 million per annum based on 2022/23 prices.
- 5.1.68. The new residential population will generate additional demand by increasing household spending in the local area.
- 5.1.69. The report on Family Spending, published by the Office for National Statistics in July 2022, provides data for the financial year ending 2021 on household expenditure based on results of the Living Cost and Food Survey conducted across the UK⁴.
- 5.1.70. Family Spending reveals that the average weekly household expenditure in the North West for the period between the financial year ending 2019 and the financial year ending 2021 was £507.80. The survey also shows that, on average, each household in the North West spends £73.20 per week on net housing (excluding mortgage interest payments and Council Tax), fuel and power costs. Since this spending typically goes to major national institutions with only modest impacts on the local economy, this spending has been deducted from average weekly household expenditure.
- 5.1.71. This means that for the period between the financial year ending 2019 and financial year ending 2021 (net) average weekly household expenditure in the North West was £434.60, which is equivalent to an annual figure of £22,599. Assuming that VAT of 20% had been paid on all this spending, the average annual household expenditure (net of indirect taxation and housing, fuel and power costs) was £18,079 for the North West during the period April 2019 to March 2021.
- 5.1.72. Based on this analysis and the net addition 495 households to the local area, it is estimated that the gross additional household expenditure generated by the new residential population at the site would be around £8.9m per annum. This assumes that the 495 net additional households demonstrate spending patterns typical of the North West as a whole.
- 5.1.73. This additional household expenditure of £8.9m per annum is a gross effect. Some of this spending would clearly leak out of the area. It has been assumed that 25% of this additional household expenditure generated by the new residential population would be spent outside the Rochdale economy.
- 5.1.74. This means that the net additional household expenditure generated will be in excess of £6.7m per annum.

³ Rochdale Borough Council (2022) Council Tax Charges and Band [Online] Available from: <https://www.rochdale.gov.uk/council-tax/council-tax-charges-bands>

⁴ ONS (2022) Family Spending in the UK: April 2020 to March 2021 [Online] Available from: <https://www.ons.gov.uk/peoplepopulationandcommunity/personalandhouseholdfinances/expenditure/bulletins/familyspendingintheuk/april2020tomarch2021>

5.1.75. Through the scheme there will also be Provision of a substantial financial contribution towards the highways and surface water drainage works at Cowm Top which will result in solving the current adoption issues associated with the road, thereby resolving a current Council problem to the benefit of the wider area.

5.1.76. In summary, the economic benefits of the scheme include:

- Generation of around 60 full-time equivalent (FTE) permanent construction jobs;
- Increased Council Tax funding estimated to be £1.04m per annum;
- Net additional household expenditure generated will be in excess of £6.7m per annum;
- Contribution towards highways and surface water drainage issues to benefit the wider community; and
- Should the need for such be demonstrated, S106 contributions to support and improve local infrastructure, schools and other amenities will be discussed with the LPA.

Social

- Provision of a mix of housing, including family homes to help address the local needs of existing residents and the forecast requirements for more housing across the Borough over the next five years;
- Delivery of high-quality and some executive homes to broaden the housing offer of the Borough, to complement the smaller and more affordable homes available;
- New residents to increase patronage and assist in ensuring the future viability of existing transport links.

Environmental

- Provision of an extensive area of accessible POS, green corridors and amenity space of around 5.7ha (inclusive of linear park) available for new and existing residents;
- Integrated green infrastructure network across the site including site-wide significant additional tree planting, alongside retention of exiting trees where possible;
- Provision of a large linear park to create an attractive living environment;
- Provision of a Multi-Use Games Areas (MUGA) for the benefit of existing and future residents;
- The retention of the Public Rights of Way and provision of a network of pedestrian footpaths throughout the site; and
- Incorporation of natural landscaping features which include Sustainable Urban Drainage Systems (SUDS) as part of the proposed drainage strategy.

5.1.77. These benefits, along with the short- and medium-term delivery of housing at the site to meet local needs, weigh significantly in favour of bringing the site forward for housing.

5.1.78. Therefore, it has been demonstrated that there is both a quantitative and qualitative need for the Cowm Top site to come forward for housing and that this need cannot be met on other 'urban' brownfield or greenfield sites.

"The location of the site is sustainable and is in accordance with the overall Spatial Strategy";

5.1.79. The site is strategically well placed to deliver additional development, being located at the junction of the A627 (M) leading into Oldham and centre of Rochdale and the M62 heading across to Huddersfield and on to the M60 Manchester Ring Road.

- 5.1.80. The site forms a logical urban extension. The site is well contained with strong defensible boundaries with existing development to the north and west and abuts the A627 (M) and M62 to the east and south meaning that the development would not encroach into the open countryside.
- 5.1.81. The site is sustainably located within easy reach of Castleton's services and facilities and also a range of public transport options including Castleton Railway and the bus corridor along Manchester Road. It is extremely well related to existing development, in particular housing to the west. The site provides an excellent, sustainable opportunity to widen housing choice.
- 5.1.82. Whilst it is currently allocated as POL and partially a greenspace corridor, it does lie outside the Green Belt. It represents an opportunity to meet some of the development needs of the Borough without having to release Green Belt sites.
- 5.1.83. Whilst the Council does have a preference for a brownfield first approach, it has been acknowledged that there aren't enough brownfield sites to meet future housing needs (as set out above). The release of this site to assist in meeting future development needs has already been identified in emerging draft policy documents.
- 5.1.84. The Castleton Station SPD stated (paragraph 1.1):
- "The regeneration and improvement to Castleton represents a strategic priority for the Council to contribute to the wider housing strategy for new and improved housing offer in the area, exploit its connectivity to the strategic road and rail network, regenerate under-utilised land and buildings and support further planned investment in transport infrastructure".*
- 5.1.85. Therefore, it is clear that the Castleton Station Area (which includes the site) is an important component of the Council's overall spatial strategy for the future development of the Borough and that this site has a role to play in this vision being realised.
- 5.1.86. Furthermore, the PfE seeks to set an overarching spatial strategy for the Greater Manchester area (excluding Stockport), which includes this site coming forward for around 550 dwellings. The Council has recently entered into a Statement of Common Ground (SoCG) with the joint applicants and confirmed that all parties strongly support the allocation of the site to deliver high-quality homes in a sustainable location.
- 5.1.87. Therefore, the release of this site and its development for housing is in accordance with the current spatial strategy, which does allow POL sites to come forward subject to meet housing needs where this can be justified, and also the emerging spatial strategy which seeks to allocate the site for housing.
- "The development does not undermine the delivery of other currently allocated sites or key regeneration priorities and can help to deliver wider regeneration"*
- 5.1.88. The Council have inputted into the progress and process of PfE and, therefore, the emerging housing allocation in PfE means that the dwellings to be delivered from this site had been accounted for when determining the overall level of housing required across the Borough.

- 5.1.89. In terms of the existing UDP housing allocations (including the Areas of Opportunity), only one has not got planning permission; Healey Hall Mills which was identified as having capacity to deliver 40 dwellings. However, this site has since been removed from the 2021 SHLAA and discounted as a potential housing with the conclusion “site not come forward, access constraints”. Therefore, although it might be a historic allocation, even the Council’s latest evidence notes that it is not deliverable or developable.
- 5.1.90. As set out above, the delivery of family housing at the site will complement the regeneration initiatives for the focus areas around Castleton Station (and Rochdale station) by proposing to deliver family housing as opposed to higher density apartment led schemes. Therefore, it will not undermine but actually assist the area in being able to offer an improved housing choice for existing and new residents.
- 5.1.91. The Castleton Station SPD also seeks to focus the regeneration of the area on reducing car dependency, as part of the vision to tackle climate change, and improving pedestrian and cycle corridors. The application can assist with this and is offering a contribution towards works to upgrade Cripplegate Lane which links to the Bee Network; therefore, assisting in promoting sustainable travel and healthier urban living.
- 5.1.92. Therefore, there is sufficient capacity for this site to come forward without hindering any of the other emerging identified sites or regeneration priorities.
- “Development could be accommodated without an unacceptable impact on the area’s landscape, biodiversity or wider green infrastructure value”
- 5.1.93. As set out in the EIA Screening Report submitted on 21 December 2018, development can be delivered at the site without any unacceptable impacts to the area’s landscape, biodiversity and wider green infrastructure. This was confirmed by the Screening Opinion received from the Council setting out that development of the site for up to 600 houses is not EIA development (5 February 2019).
- 5.1.94. The supporting technical reports also conclude that there will be no detrimental impact to the site or surroundings ecology or landscaping features; as set out in the accompanying Phase I Ecological Assessment, Landscape Appraisal and Habitat Regulations Assessment. Summaries of these reports are set out in Section 7.
- “There is evidence that the land is physically suitable for the scale and type of development proposed”
- 5.1.95. This planning application, including the supporting technical reports, demonstrate that the site is physically suitable to deliver a residential housing scheme. The reports conclude that it is possible for the site to accommodate a mix of different size and type of dwellings alongside a significant proportion of open space which can be suitably accessed from across the site (and adjoining areas).
- “The development and supporting infrastructure are capable of being delivered”
- 5.1.96. The technical reports submitted as part of this application provide justification that the necessary supporting infrastructure can be delivered to support the proposed development of the site.

Allocation in a future DPD

- 5.1.97. Policy G5 sets out that where the release of protected open land can be justified, the Council will seek to identify it as an allocation in a future DPD. This has now been superseded and the Council has decided that release of POL sites will be done through the PfE as opposed to a local DPD. However, for completeness, the criteria in policy G5 for considering the release of POL sites has still been assessed below - any proposals that come forward would need to do the following:

Involve a comprehensive scheme for the delivery of the development, transport and other necessary infrastructure to serve the development

- 5.1.98. Due to the size of the site, it is likely that any future development will be delivered in phases. However, to ensure that a comprehensive and cohesive scheme is delivered, overarching parameters and design principles have been incorporated into the overall Proposed Layout Plan which covers the entire site. This will become an approved plan and all subsequent phases of development will need to be brought forward in accordance with this approved plan.
- 5.1.99. As the planning application is submitted in full, it does seek to fix the vehicular access arrangements for the entire site at the outset, ensuring that the access / highways proposals are sufficient to serve the development as part of a comprehensive scheme.

Identify measures to address environmental impacts and where possible provide local benefits

- 5.1.100. The reasoned justification supporting the policy notes “*whilst protected areas have some intrinsic open land value, not all provide a vital green infrastructure resource...some therefore provide a potential resource and flexibility to meet future development needs which cannot be met within the urban areas or on previously developed land*”.
- 5.1.101. The suite of technical reports supporting this application demonstrate that the delivery of housing at the site will not lead to any adverse environmental impacts. As set out above, there are significant benefits to be realised for the local area by developing the site for housing.
- 5.1.102. As set out above, it has been demonstrated that the release of this POL land is needed now in order for the area to meet its current and future housing needs. The benefits associated with bringing the site forward for housing have also been listed above.

UDP Policy D/10 – Protected Open Land

- 5.1.103. Policy D/10 of the UDP has been saved and is intended to be read alongside Core Strategy policy G5. However, as set out above, on that basis, saved UDP policy D/10 is out-of-date and should not be afforded any weight due to inconsistencies with the overall approach of the NPPF, it is not a consideration in the determination of this application.

Greenspace Corridor

- 5.1.104. A small part of the site is also designed as a Greenspace Corridor. Saved UDP policy G/8 notes that Greenspace Corridors will be protected, with development and other measures which enhance their recreational, ecological or landscape and amenity value being permitted. A response to each point of policy G/8 is set out below:

A) The Council will not permit development proposals which would:

Lead to an unacceptable narrowing or a diversion of the corridor into sections, thereby i) restricting the movement of wildlife along it; or ii) restricting the movement of people along established or proposed recreational routes or rights of way

- 5.1.105. Only a small proportion of the site is designated as a Greenspace Corridor, with a small corridor running along western boundary of the site and two narrow corridors running through the centre of the site. The Greenspace Corridor also runs along to the north, east and south of the site.
- 5.1.106. As shown on the Site Layout Plan, a significant area of POS, in the form of a linear park, is proposed along the western boundary of the site. This is substantially larger than the existing Greenspace Corridor designation and will protect and greatly enhance the biodiversity of this existing corridor through new landscape planting.
- 5.1.107. In addition, a smaller green space corridor is proposed through the centre of the site, again running north to south for almost the entire length of the site, which will act as a further corridor for the movement of wildlife.
- 5.1.108. A landscape buffer is proposed around the entirety of the site so the existing linkages provided through the Greenspace Corridors will be retained. The Public Rights of Way that exist into the site from Leander Drive and adjacent to it, Cripple Gate Lane, will also be retained. Therefore, access to the any on-site greenspace will remain.

Result in the loss or severance of links between areas of recreational open space

- 5.1.109. None of the Greenspace Corridors relating to this site link to areas of recreational open space. However, as set out above, existing linkages and Public Rights of Way into/from the site will be retained, therefore, any access to nearby recreational open space will not be hindered as a result of developing the site.

Result in the loss of existing valued recreational facilities or prejudice proposed new facilities

- 5.1.110. None of the Greenspace Corridors across the site provide valued recreational facilities. As set out above, the provision of a new linear park will actually enhance the recreational value of that part of the site by providing a large useable area of POS.

Prevent public access into the corridor at strategic locations

- 5.1.111. As set out above, existing linkages and Public Rights of Way into/from the site will be retained, therefore, public access into the retained elements of the corridor will be retained. Whilst there is likely to be some loss of the Greenspace Corridor within the centre of the site, this is compensated for through the provision of the linear park and the central green spine which runs through the centre of the scheme.

Or which would result in unacceptable harm to:

The better landscape qualities and character of the corridor and the amenity value of the corridor where it provides welcome visual relief urban development including attractive views in and out of the corridor

5.1.112. The Greenspace Corridors surrounding the site and those running within the site along the western boundary will be retained and will still provide an attractive boundary treatment for the site. The site is located between existing residential development, an industrial estate and motorway, therefore, it already has an urban character being largely enclosed by development. Views are, therefore, already characterised by urban development.

Features of nature conservation interest including designated and non-designated sites

5.1.113. The site comprises poor semi-improved grassland with marshy grassland and dense scrub throughout. Small areas of tall ruderal vegetation, continuous bracken, defunct hedgerows and scattered trees are also present. The Ecological Assessment carried out to support the application concludes that it is not anticipated that any designated sites would be impacted by the proposals.

5.1.114. Furthermore, as part of the proposals, the new linear park area will offer improvements and enhancements to nature conservation of the site.

Viable agricultural operations including good quality grazing land and allotments

5.1.115. The development of the site will not lead to a loss of viable agricultural operations. A detailed field scale survey (carried out as part of the Soils and Agricultural Land Classification Report) concluded that all of the agricultural land within the site is of non-Best Most Versatile quality comprising the two lowest gradings in Agricultural Land Classification.

B) Any new development permitted within or adjacent to the corridors will be of a design, and use materials appropriate to, the character and setting of the corridor. Boundary treatments and landscaping should help to retain or re-establish a 'countryside' character in the corridors and contribute to nature conservation interest through design and use of appropriate species.

5.1.116. A detailed landscaping plan and strategy is included as part of the proposals. The existing corridors are of a linear nature and those around the edge of the site will be largely retained. The new POS corridor to be provided through the centre of the site will also be of a linear nature, reflecting the pattern of the existing corridors.

5.1.117. Planting will be provided throughout the green spine which will include appropriate species to enhance the biodiversity of the site. Boundary treatments will be sympathetic and provide a soft interface between being a mix of hedgerows, screen walls and low railings.

C) Proposals for open or built recreation facilities should be of a scale and nature appropriate to the location and should not lead to an unacceptable level of recreational activity having regards to visual amenity, nature conservation interests and the need to retain an informal or unspoilt character. Development or activities should not conflict with existing uses or activities (e.g. grazing) and should not create disturbance for local residents.

5.1.118. N/A – the proposal is not for open or built recreation facilities.

D) Development proposals will be permitted that protect and enhance Greenspace Corridors and realise their potential for recreation and nature conservation.

- 5.1.119. The majority of the Greenspace Corridors will be retained as part of the proposals. However, whilst there will be some minimal loss of Greenspace Corridor areas across the centre of the site, this is compensated for through the delivery of significant enhancements to the existing Greenspace Corridor which runs along the western boundary of the site and new green spine through the centre of the scheme. This new linear park will provide opportunities for recreation and nature conservation enhancements, functions that the current Greenspace Corridors don't offer.
- 5.1.120. Whilst the proposed green spine through the centre of the scheme doesn't follow the precise alignment of the existing Greenspace Corridor, it does provide an opportunity for wildlife movement through the centre of the site, thereby providing a similar function to the existing corridor.

PRECEDENT ACROSS THE BOROUGH

- 5.1.121. The Council has previously granted planning permission for residential development elsewhere in the Borough on sites allocated as POL and Greenspace Corridors, including application ref: 15/00830/OUT. In this case, outline planning permission was granted for up to 110 homes on land at New Road, Littleborough. In reaching its decision, the Council stated that, amongst other reasons for approval, whilst a deliverable five-year housing land supply could be demonstrated, it recognised the importance of ensuring there is no ongoing deficit in the supply. The Council also supported the proposals for a broad mix of high-quality family housing. There are clear parallels between this planning permission and the scheme proposed at Cowm Top.
- 5.1.122. Furthermore, planning permission refs: 16/01399/HYBR, 16/00725/OUT and 16/00444/OUT all approved the loss of significant swathes of POL and Greenspaces for residential development.
- 5.1.123. In terms of the case for development, despite the fact the site is allocated as POL and includes elements of Greenspace Corridors, it has been demonstrated above that the in principle, the proposal accords with the development plan. Therefore, in accordance with paragraph 11 of the NPPF, the application should be approved without delay.
- 5.1.124. The following sections demonstrate that there are no other material considerations which would prevent the site coming forward for housing the in the short term.

PLACES FOR EVERYONE

- 5.1.125. Although PfE is of limited weight in the determination of this application, it does provide a helpful insight into the Council's vision for this site and the likely future direction of travel with regards to how the site comes forward for development. Therefore, set out below is a summary of how the scheme responds to the latest draft policy allocation in the PfE Submission Plan as a means of demonstrating that the site is line with this future direction of travel.
- 5.1.126. Draft JP Allocation 25 (Trows Farm) states that development at the site will be required to:
- Deliver around 550 new homes incorporating a good mix of house types including high value family housing**
- 5.1.127. This application is for 495 dwellings and as demonstrated by the proposed schedule of accommodation (paragraph 3.1.14) does seek to incorporate a good mix of housing types, including larger family properties. This includes 31 five-bedroom properties.
- 5.1.128. Of the 495 dwellings, 139 are to be delivered by David Wilson Homes, which offer the higher-end Barratt house types.

5.1.129. This application is for a slightly smaller site area than is proposed in the emerging PfE allocation, therefore, that is why the number of dwellings proposed is also slightly below what is suggested in the emerging policy. However, the nature of the proposed layout does not preclude or prejudice the remainder of the emerging allocation from coming forward at a later date.

Achieve excellent design and sustainability through masterplanning and the use of design codes for the whole site to ensure comprehensive development

5.1.130. Given the scale of the site and the fact it is being promoted by a single developer through a single application it is not necessary to require design codes to ensure a joined-up approach.

5.1.131. As shown on the Proposed Layout Plan (ref: 496-P-PLF-01 Rev 4) and explained in the accompanying Design and Access Statement, a comprehensive development has been achieved without using design codes.

5.1.132. Instead, what is proposed is a series of character areas which are defined by variations to house styles and architectural treatment. The central part of the site (139 dwellings) will comprise David Wilson Homes, which offer a higher-end style of property. A number of these dwellings will overlook one of the proposed attenuation ponds, with these properties being 2.5 storey to maximise views of this attractive outlook.

5.1.133. These higher properties have also been used in key locations as focal/header buildings to articulate corner plots/key intersections.

5.1.134. A longer row of dwellings front the western boundary, and these are positioned closer to one another with front of property parking. The majority of these properties are also 2.5 storey. This is in response to the findings of the Noise Assessment, which indicated that in order for private amenity space to meet acceptable noise levels, the dwellings, with minimal gaps between were required to act as a screen to mitigate noise from the adjacent motorway. Therefore, in this location there are no opportunities for side driveways as this would enable noise to slip between the dwellings and reach rear gardens.

Provide access to the site primarily via Cowm Top Lane to the north

5.1.135. The proposed vehicular access is from Cowm Top Lane. Access from Trows Lane will be restricted to emergency vehicles, pedestrians and cyclists.

Provide safe and attractive walking and cycling routes to the local centre of Castleton and the railway station

5.1.136. The existing Public Rights of Way to/from the site will be retained and in places enhanced. This will encourage use of sustainable travel modes when seeking to access the local centre and railway station.

5.1.137. Figure 6.5 of the Design and Access Statement provides a Street Hierarchy Plan showing the network of linkages and connectivity throughout the site. It shows how pedestrians/cycles have a choice of primary and secondary streets when moving through the site, including use of shared private driveways and dedicated pedestrian / cycle paths to access the surrounding areas.

Provide appropriate access to electric vehicle charging infrastructure and cycle storage

5.1.138. Each property will have access to electric vehicle charging points. Each property will have sufficient private amenity space in which to locate any required cycle storage facilities.

Use the topography and counters within the site to deliver a well-designed scheme which incorporates good quality green and blue infrastructure having regard to existing biodiversity and greenspace corridors

- 5.1.139. The site is undulating and as such requires re-grading in order for it to be ready for development.
- 5.1.140. To reflect the topography, the orientation of the street pattern is east-west which largely follows the contours of the site. As discussed in the Design and Access Statement, the houses will be laid out to step and flow with the topography and where necessary providing stepped rear gardens as opposed to having lots of large retaining walls and steep sloping gardens.
- 5.1.141. The longer rows of townhouses have purposely been concentrated along the flatter part of the site, still following the east-west orientation.
- 5.1.142. The Site Layout Plan shows proposed green and blue infrastructure. It shows a substantial area of POS along the western boundary with a continuous green edge around the development parcel which accommodates a circular pedestrian/recreational route around the perimeter of the site. This reflects the position of part of the existing Green Corridor which is around the edge of the site.
- 5.1.143. A green spine is now also proposed through the centre of the site which does align with part of the existing Green Corridor.
- 5.1.144. In terms of blue infrastructure, this is provided in the form of two attenuation basins located on lower ground along the southern edges of the site. These are required for the drainage strategy but also provide amenity features within areas of POS.
- 5.1.145. As set out previously, this new linear park and continuous green edge around the site perimeter provides enhancements to existing green corridors across the site.

Carry out a project specific Habitat Regulations Assessment for planning applications

- 5.1.146. A Shadow Habitat Regulations Screening Assessment has been prepared and is submitted as part of the application. It concludes that the proposed development is unlikely to have a significant adverse effect on the integrity of the conservation interests of the Rochdale Canal SAC.

Define the archaeological potential of the development

- 5.1.147. An Archaeological Desk-Based Assessment has been carried out. It concluded that there is moderate potential for the presence of currently unknown Prehistoric archaeological evidence but low potential for archaeological evidence of all other periods.

Ensure that development provides a positive visual impact given its prominent position adjacent to the M62 and A627(M) motorways

- 5.1.148. The site layout has been positioned to take into account of the existing site constraints including the M62 and A627(M) motorways. Development parcels are set back from this constraint within the south-eastern corner of the site. Green open public spaces feature in this area to create separation.

Provide financial contributions to mitigate impacts on the highway network identified through a Transport Assessment

- 5.1.149. A Transport Assessment forms part of this application submission and does not indicate a need for any off-site highway contributions. However, this will be discussed and agreed with Officers as part of the post-submission discussions.

5.1.150. To assist in improving pedestrian and cycle linkages, a financial contribution is proposed to improve Cripplegate Lane along the northern boundary which links to the Bee Network.

Incorporate appropriate noise and air quality mitigation along the M62 and A627(M) motorway corridors

5.1.151. The Noise Assessment submitted with this application demonstrates how with good acoustic design acceptable noise levels can be achieved within dwellings and also in private amenity areas.

5.1.152. Along the southern and eastern boundaries, the majority of dwellings purposely front the site boundaries and have minimal gaps in between with parking having to be provided up-front as opposed inside driveways. As set out in the Noise Assessment this means gardens areas can achieve suitable noise levels as the built form of the dwellings provide the mitigation from noise generated by the motorway.

5.1.153. With regards internal noise, acceptable levels can be achieved in all properties provided mitigation measures for upgrading glazing and installing alternative ventilation is implemented.

5.1.154. An Air Quality Assessment and Addendum to reflect the current proposals are included as part of this application. Both conclude that the development-related traffic movements and exhaust emissions would not result in significant adverse impacts on local receptors.

5.1.155. In terms of impacts on the proposed development, any potential impacts during the construction phase can be mitigated against using a Construction Environment Management Plan (CEMP), which can be secured as a part of a suitably worded planning condition.

5.1.156. During the lifetime of the development, the set-back of properties from the western boundary and incorporation of additional planting along this boundary, provides any necessary air quality mitigation.

Provide contributions to ensure that there are sufficient school places to accommodate the new housing either through an expansion of existing schools or the provision of new school facilities

5.1.157. Discussions relating to any necessary financial contributions towards education will take place with the Council during the determination period.

6 HERITAGE ASSESSMENT

- 6.1.1. The application site does not lie within a conservation area, however, there are some listed buildings and non-designated heritage assets within the vicinity. A heritage assessment has, therefore, been conducted which concludes that the development will be carried out in a sensitive manner which will not be detrimental to the heritage assets.
- 6.1.2. This assessment has been carried out in the context of relevant statutory duties under Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. These sections of the 1990 Act respectively require that, in determining development applications, special regard is given to the desirability of preserving the fabric and setting of listed buildings. In undertaking their consideration of the development proposals, the Council is required to ensure that any finding of harm is given considerable importance and weight in the decision-making process.
- 6.1.3. In addition, this assessment has been prepared in the context of national and local heritage planning policy. The assessment is presented to accord with the national policy requirement of NPPF paragraph 194, to describe the significance of heritage assets affected by the proposed development and evaluate the consequent impact of the proposed development.
- 6.1.4. The aim of this assessment is to demonstrate that the proposed residential development meets the requirements of local and national planning policy and relevant legislation.
- 6.1.5. The application site is located towards the south-west extent of the main urban area of Rochdale and consists of a series of fields. The site lies adjacent to predominantly residential areas to the west, industrial development to the north and open fields to the east and south. The relationship with the other areas of open fields is severed by the M62 and A627(M) which bound the site to the south and east respectively. In this manner, the site is a pocket of contained fields.

IDENTIFICATION OF HERITAGE ASSETS

- 6.1.6. As with the majority of Greater Manchester towns, Rochdale saw a rapid period of expansion during the Industrial Revolution, with associated building and infrastructure being developed. As such, there are a notable number of listed assets within the wider local area. However, the majority of these are concentrated close to the centre of Rochdale, some 3km to the north of the site, with a significantly smaller number and concentration of assets to be found close to the site or within the intervening space.
- 6.1.7. However, a number of listed assets are to be found closer to the site, as listed below and illustrated in Figure 7-1:
 - The Grade II listed Sand Hole Farm (LEN: 1396460) approximately 250m to the east of the site;
 - The Grade II listed Church of Saint Martin (LEN: 1203230) approximately 370m to the west of the site; and,
 - The Grade II listed Rochdale Canal Lock Number 52 and Towpath Bride (LEN: 1038295) and the Grade II listed Rochdale Canal Lock Number 53 (LEN: 1346237) both approximately 550m to the west of the site.

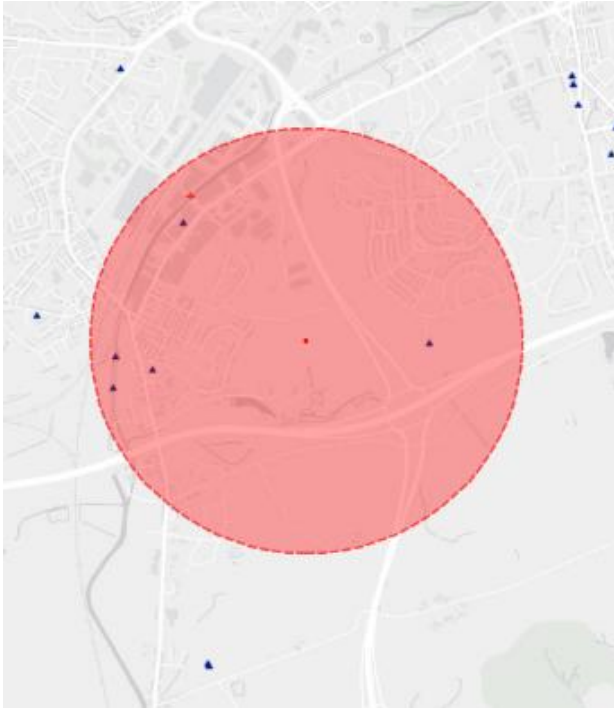


Figure 6-1 - 1km radius from approximate centre of site. The blue triangles are listed assets. Adapted from map excerpt of Historic England 'Search the List – Map Search'.

- 6.1.8. Consideration of these assets and the scoping out of assets further from the site is considered appropriate. This is primarily due to the spatial and functional separation between the site and those assets. The assessment of the assets listed above will demonstrate that this approach is sufficient to understand the potential impact of the proposal on the significance of any assets, given the fact that these assets are closer to the site and similarly listed and have a closer, albeit limited, spatial, visual or functional relationship with the site than any of these other assets (there are no Grade I listed assets within at least one mile of the site and only one Grade II* listed building).
- 6.1.9. In addition, a number of non-designated heritage assets (listed below) are located in the vicinity of the and are also considered as part of this assessment:
- Castleton Works (Trows Fulling Mill), Trows Lane;
 - Former Castleton Print Works (Trows Upper Works), Trows Lane;
 - The Grange, Trows Lane;
 - Trows Farm, Trows Lane; and
 - Cowm Top, Cowm Top Lane.

LEGISLATIVE AND POLICY CONTEXT

- 6.1.10. The purpose of this assessment is to demonstrate that the proposed residential development meets the requirements of local and national planning policy and relevant legislation.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 6.1.11. The legislative requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 provide specific protection for buildings of special architectural or historic interest, over and above that provided by development management.

- 6.1.12. Section 66 of the 1990 Act requires that, when considering whether to grant planning permission for development which affects a listed building, the local planning authority, *“shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”*.

National Planning Policy Framework (2021)

- 6.1.13. Section 16 (paragraphs 189 to 208) of the NPPF is specific to conserving and enhancing the historic environment.

- 6.1.14. Paragraph 197 states:

“In determining planning applications, local planning authorities should take account of: - the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation”.

- 6.1.15. Paragraph 199 states:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation”.

- 6.1.16. Significance is defined as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting”.

- 6.1.17. The setting of a heritage asset is defined as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral”.

- 6.1.18. In determining applications, the NPPF also advises that LPAs should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

- 6.1.19. In relation to non-designated heritage assets, paragraph 203 states that in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Historic England Guidance

- 6.1.20. Historic England is the Government’s statutory adviser on the historic environment and its powers are set out in the National Heritage Act 1983.

- 6.1.21. Historic England provides guidance on a variety of topics. The guidance most pertinent to these development proposals is set out in three documents relating to significance, setting and development:

- Conservation Principles: Policy and Guidance for the Sustainable Management of the Historic Environment (2008);

- Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015); and,
- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017).

6.1.22. Conservation Principles, Policy and Guidance (English Heritage 2008) sets out how the relative levels of significance can be measured:

- **Exceptional:** an asset important at national to international levels' including scheduled monuments, Grade I and II* listed buildings and World Heritage Sites.
- **High:** a designated asset important at regional level and also at national level, including Grade II listed buildings and conservation areas. Substantial harm should be exceptional.
- **Medium:** an undesignated asset important at a local to regional level, including local (non-statutory) listed buildings or those which make a positive contribution to the setting of a listed building or to a conservation area. May include less significant parts of listed buildings. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation.
- **Low:** structure of feature is of very limited heritage value and not defined as a heritage asset. May include insignificant interventions to listed buildings. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.
- **Negative:** structure of feature that harms the value of a heritage asset. Wherever practicable, removal or negative features should be considered, taking account of setting and opportunities for enhancement.

6.1.23. The Setting of Heritage Assets, published 22 December 2017, gives general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views contribute to setting.

6.1.24. The document sets out the broad approach to assessment recommended by Historic England, in terms of the significance of any heritage assets including development affecting the setting:

***Step 1:** Identify which heritage assets and their settings are affected*

***Step 2:** Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated*

***Step 3:** Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it*

***Step 4:** Explore ways to maximise enhancement and avoid or minimise harm*

***Step 5:** Make and document the decision and monitor outcomes".*

Rochdale Core Strategy

6.1.25. Core Strategy Policy P2 sets out that the council will protect the borough's heritage by conserving, enhancing and promoting key heritage assets and non-statutory heritage assets of local interest; prioritise the conservation of heritage assets at risk from decay and use heritage assets positively to strengthen identity and image.

6.1.26. Paragraph 9.15 in support of this policy confirms that designated and non-designated heritage assets must be conserved in accordance with their significance and the relevant national guidance, standards and good practice guides.

- 6.1.27. Strategic Objective SO3 seeks to improve design, image and quality of place through, inter alia, protecting and enhancing heritage and natural assets.

ASSESSING SIGNIFICANCE

- 6.1.28. This section identifies the assets and provides details on their significance, taking account of the NPPF and Historic England Guidance. Paragraphs 7.1.44 – 7.1.69 then assess the impacts on the significance of these assets as a result of the proposed development.

Sand Hole Farm

- 6.1.29. Sand Hole Farm is a Grade II listed, 17th century farmhouse, listed due to its age and vernacular style. The listed building is the oldest of a collection of farm buildings (none of which are listed). Its significance is derived from its age and appearance.
- 6.1.30. The listed building is set within a strong and uninterrupted (save for two access tracks) boundary of matures hedges and trees no more than 50m from the listed building. A number of fields further surround the collection of buildings in each direction, extending between 90m and 390m from the building.
- 6.1.31. Residential development has been built as close as 100m to the north of the listed building. Permission for 259 dwellings has also been granted on a site 175m to the east of the listed building (ref: 15/00826/FUL), with no intervening features other than open fields. Notably, this consented scheme for a similar development type but effectively within the same uninterrupted field system assessed its impact upon the setting and significance of this listed asset and found that impact to be such that it would not necessitate refusal of the scheme, with no specific associated mitigation required.
- 6.1.32. The A627(M) forms the western boundary of the field system within which the listed building is located and the M62 forms the southern boundary. These motorways were built in 1972 and the 1960s respectively.
- 6.1.33. These boundary features create a pocket of fields within which the listed building lies. The setting of the building is immediately defined by the smaller yard within which it sits and does not extend in any significant manner beyond the field system within which it sits, with the exception of views from the dwellings immediately adjacent to those fields to the north and east of the site.
- 6.1.34. In this respect, the significance of Sand Hole Farm being derived by its age and appearance, and its setting being defined by its yard and wider curtailed field system, demonstrates that the asset has no significant spatial or functional relationship with the proposed development site.

The Church of Saint Martin

- 6.1.35. The Church of Saint Martin is Grade II listed and was built between 1860 and 1862. The listing notes the architectural features of the building, as well as its age. It is not noted as having any unique features.

- 6.1.36. The building is set within a church yard and is well screened by mature trees in all directions other than to the north. The site is adjacent to a primary school and is otherwise bound by residential areas in each direction. The church steeple can be seen from all directions in the local area.
- 6.1.37. The listed church has long been bound by predominantly residential areas to the north, south and west, with the previously open space (at least in part used for allotments) to the east being developed for dwelling houses within the past 60 years.
- 6.1.38. Whilst the surrounding urban area has spread over the past 160 years, the listed church and its associated yard appear to have remained largely intact since being built.
- 6.1.39. In this respect, the significance of the Church of Saint Martin is derived from its age and architectural features, whilst its setting has existed as part of continuously growing and evolving urban landscape.

Listed Canal Assets

- 6.1.40. The Grade II listed Rochdale Canal Lock Number 52 and Towpath Bride, and Rochdale Canal Lock 53 are infrastructure related to the Rochdale Canal.
- 6.1.41. These features are an enduring reminder of the impact of the Industrial Revolution on the landscape of Rochdale which notably includes the construction of the Rochdale Canal. Since its creation, it has been flanked by a wide variety and ever-changing range of land uses, both undeveloped and urban, recreational and commercial, residential and industrial. In this sense, the setting of the Rochdale Canal has continually changed and varied along its length, reflecting changes in population, commerce, technology and policy.
- 6.1.42. Therefore, the Rochdale Canal derives its significance from its historic interest as an essential part of the infrastructure that facilitated the industrial revolution. Although the setting of the Rochdale Canal relates to full length, it can simply be understood as a waterway that is experienced within both urban and rural landscapes, with the surrounding land uses having changed over time. In some places, its setting extends to associated docks and other infrastructure, but its setting is contained within the limits of its physical elements.
- 6.1.43. These particular features nearby the canal in this location do not extend towards the site and not beyond their immediate urban context, effectively being completely spatially and functionally separate from the site.

IMPACT ON SIGNIFICANCE

- 6.1.44. An assessment of significance is a requirement for any application that could potentially affect a heritage asset. Based upon the identification, description, significance and setting of the heritage assets coupled with an understanding of the development proposals as set out earlier, this section assesses the impact of the proposed development on the significance of the heritage assets, in accordance with paragraph 194 of the NPPF.
- 6.1.45. The following concludes that the proposal will not be detrimental to the character or setting of the listed and non-designated assets and thus their significances will be unaffected.

Sand Hole Farm

- 6.1.46. The proposed development site is at least 250m from Sand Hole Farm, with an approximately 100m wide motorway in the intervening space.

- 6.1.47. The significance of the listed farm derives largely from its age, architectural interest and existence as part of a farmstead. Whilst glimpses of the farmstead may be visible from parts of the site, these will be largely screened by intervening landform, vegetation and the motorway. Where such glimpses exist, they will be within the wider context of urban development with areas of open space. Notably, the already defined pocket of fields within which the farm exists will not be affected. The proposed development will thereby have no significant functional, spatial or visual relationship with the listed farm, and thereby will not harm the significance of Sand Hole Farm.

The Church of Saint Martin

- 6.1.48. The proposed development site is at least 370m from the Church of Saint Martin, with a large residential area in the intervening space.
- 6.1.49. The significance of the listed church derives largely from its age, architectural interest and from its steeple that is visible in views to the church and therefore can potentially be susceptible to visual changes over a wide area. However, the church has long been experienced within an urban setting. Whilst the spire is a notable feature of the skyline, it is deemed that the proposed development will not challenge or diminish the way in which the church is understood or enjoyed. The development proposals will be positioned away from the church with other dwelling houses in the intervening space. Whilst there may be visual changes within views, these will not be harmful. There will therefore be no harm to the significance of the Church of Saint Martin.

Listed Canal Assets

- 6.1.50. The proposed development site is at least 550m from the Grade II listed Rochdale Canal Lock Number 52 and Towpath Bride, and Rochdale Canal Lock 53 are infrastructure related to the Rochdale Canal. Significant areas of predominantly residential urban development lie within the intervening space.
- 6.1.51. The significance of these from its historical interest is associated with the industrial revolution. The surroundings of the listed assets have undergone a wide variety and ever-changing range of uses since their creation to reflect the changes in population, commerce, technology and policy. On this basis, combined with the distance of the application site and the residential areas separating the site and heritage features, there will be no harm to the significance of the listed canal assets.

Non-designated Heritage Assets

- 6.1.52. It is worth referencing the Historic Environment Assessment (HEA) (Report Ref: SA/2020/92) prepared by the Centre for Applied Archaeology at the University of Salford in 2020, which was commissioned by the Council, to form part of the evidence base underpinning the proposed allocation of the application site for housing in the emerging PfE.
- 6.1.53. The HEA concludes that the proposed development of the site for housing will not have any impact on any built heritage assets. It also goes on to state:

“Three non-designated built heritage assets have been identified within close proximity to the land allocation, including The Grange, Grange Mill and Trows House, however, development within the land allocation area will not affect the setting of these buildings”.

6.1.54. The HEA explains on page 15:

“The values of the non-designated heritage assets identified within close proximity of the site are not enhanced by the farmland within the land allocation, and therefore, development within the site will not affect the settings of these non-designated heritage assets. The farmland associated with the Grange is not included within the land allocation and so this heritage asset will maintain a rural setting”.

6.1.55. Notwithstanding the above, the five non-designated heritage assets close to the site are discussed in turn below, re-iterating the findings of the HEA that the development of the site for housing won't result in any adverse impacts to these assets.

Castleton Works (Trows Fulling Mill), Trows Lane

6.1.56. The Trows Fulling Mill is not identified as one of the three non-designated heritage assets within close proximity to the site, which are listed in Table 1 of the HEA (page 15). Furthermore, Appendix 1 of the HEA provides the following description of Trows Fulling Mill:

“Fulling Mill, in existence by the late 18th century, became part of the Castleton Print Works during the mid-19th century. Original buildings appear to have been demolished”.

6.1.57. On the basis that the original buildings associated with Trows Fulling Mill have now been demolished, means the proposals will not have any impact upon this non-designated heritage asset.

Former Castleton Print Works (Trows Upper Works), Trows Lane

6.1.58. Appendix 1 of the HEA describes the Former Castleton Print Works as:

“Print Works, possibly 18th century in origin. First known as Grange Mill Print Works, then later became Castleton Print Works. Much of the complex was rebuilt during the later 19th century, expanded during early 20th century. Closed, partially demolished then converted into Engineering Works by mid-20th century. Complex still survives”.

6.1.59. The proposed development would not preclude the ability to appreciate the printworks as its location is set back from the proposed development boundary and features intervening woodland and landscaped areas. Furthermore, the HEA does not raise any concerns with any potential impacts upon this asset as a result of developing the application site for housing.

The Grange, Trows Lane

6.1.60. Appendix 1 of the HEA describes The Grange as:

“Possible 18th Century farm, later the Castleton Print Works owner's house. The name suggests the presence of a possible monastic grange during the medieval period. Still standing although heavily modified. Outside the land allocation”.

6.1.61. The HEA does note The Grange as a non-designated heritage asset within close proximity of the site. However, concludes at paragraph 6.2 “development within the site will not have an effect on the significance of this heritage asset”. The HEA states that no further work is recommended in relation to the assessment of this asset.

Trows Farm, Trows Lane

6.1.62. Trows Farm/Trows Lane, is not identified as one of the three non-designated heritage assets within close proximity to the site, which are listed in Table 1 of the HEA (page 15).

- 6.1.63. Trows Farm is located south of the proposed site boundary and has been present since the mid-19th century, however during the 1980s, most of the buildings have since been demolished and replaced with a modern structure, as explained in the HEA.
- 6.1.64. The proposed development directly north of the farm will feature attenuation basins allowing for a degree of separation between the farm, landscaped area, attenuation basin and future dwellings.
- 6.1.65. On the basis that the original buildings associated with Trows Farm have now been demolished and replaced with a modern structure, means the proposals will not have any impact upon this non-designated heritage asset.

Cowm Top, Cowm Top Lane

- 6.1.66. This was listed as one of the non-designated heritage assets in the Conservation Officer response to the outline planning application at the site. However, using the link provided in that response to the Council's non-designated heritage assets list, no assets along Cowm Top are listed. Likewise, the HEA does not make reference of any assets along Cowm Top.
- 6.1.67. In addition, the character of Cowm Top is also heavily commercialised, as it runs through the Cowm Top Business Park. There are a number of large warehouse and commercial buildings either side of Cowm Top, therefore, it is already well-used by vehicles visiting the Business Park.
- 6.1.68. Cowm Top Lane will provide the vehicular access to the proposed housing development; however, the character of this lane won't change as a result of the proposed development.
- 6.1.69. Therefore, developing the application site for housing won't have any adverse impacts upon existing properties along Cowm Top Lane.

Summary

- 6.1.70. It has been demonstrated above that the development of the application site for housing won't result in any adverse impacts upon any nearby listed or non-designated heritage assets. This is also the conclusion reached in the HEA that was commissioned by the Council.
- 6.1.71. Based on the above assessment, the proposal accords with Core Strategy Policy P2 and the NPPF, as it will not result in any harm to the listed and non-designated heritage assets in the vicinity of the site.

7 MATERIAL CONSIDERATIONS

- 7.1.1. This section of the report provides a summary of the technical work undertaken to demonstrate that there are no site constraints preventing residential development from being delivered on the site in the short term. The assessment, reports and surveys referenced below have all been submitted as part of the planning application submission.

DESIGN

Topography

- 7.1.2. As set out previously, houses will be laid out to step and flow with the topography. The street pattern has been influenced by the site's topography with longer rows of townhouses typically concentrated along the flatter ground and east-west orientated streets following the contours of the site.
- 7.1.3. North-south orientated streets will predominantly be characterised by rows of detached houses and semis with changes in levels accommodated for with low retaining walls between houses and sloping gardens.

Movement / accessibility

- 7.1.4. The Design and Access Statement sets out the street hierarchy which shows a clear, logical series of inter-connected primary and secondary street and shared private drives. This is alongside a number of pedestrian routes which throughout the site.

All the streets will have a 5.5m carriageway and a 2m pavement on both sides meaning pedestrians have a safe route through the site. A shared pedestrian/cycle route is provided through the central green spine, connecting the houses at the northern and southern ends of the development, traffic calming, in the form of raised block paved tables, is provided where this route crosses adjoining streets to create a safe environment for pedestrians.

- 7.1.5. The layout along the eastern boundary has been heavily informed by the Noise Assessment. In order to ensure that noise levels are met in external rear garden areas for properties along the eastern boundary, the dwellings have all had to face the site boundary as they form a noise buffer to the rear gardens. For the buffer to be effective, there needs to be minimal gaps between the properties, which means side parking is not an option as this would enable the noise to travel through. Therefore, these properties have to have front parking.

Materials / Appearance

- 7.1.6. The Design and Access Statement explains how the elevation designs reference surrounding vernacular, incorporating architectural details, materials and scale of buildings that will knit the scheme into the surrounding built environment. This enables the scheme to complement and enhance the existing environment while introducing something new.
- 7.1.7. The scheme has two distinct character areas with the central part of the site featuring David Wilson Homes dwellings and the remainder comprising Barratt's classic house type range.

Public Open Space

- 7.1.8. Policy G6 and the Provision of Recreational Open Space in New Housing SPD set out the POS requirements, split between Local Open Space and Outdoor Sports Provision. The calculation for determining the amount of POS to be provided is based on the estimated population from new development, assuming one person per bedroom.
- 7.1.9. Based on the proposed schedule of accommodation, the scheme will deliver 1,745 bedrooms/residents.
- 7.1.10. The POS requirements for 1,745 residents is 1.75ha of Local Open Space and 1.92ha of Outdoor Sports Provision; a total of 3.67ha of POS. The SPD notes that for schemes over 900 bedrooms, on-site provision is expected.
- 7.1.11. Responding to site constraints, most notably the no-build zone resulting from the presence of the high pressure gas main and easement, and in response to feedback from the LPA, means there is a substantial over provision of POS. This is largely made up of the linear park along the western boundary, central green spine, MUGA and continuous green corridor around the site perimeter.
- 7.1.12. The scheme is showing 5.7ha of POS, against a policy requirement of 3.67ha.

Landscaping

- 7.1.13. A Landscaping Strategy plan has been prepared and forms part of the application submission. The plan demonstrates how the residential scheme can retain and enhance existing natural assets where possible, provide ecological benefits, enhanced recreational opportunities and mitigates any potential landscape or visual effects.
- 7.1.14. Key elements of the landscape strategy include:
 - Retention of the existing elements that make up the site's green infrastructure where possible, such as trees and hedges along the boundaries and integrating these into the development, giving the scheme an immediate sense of maturity;
 - Ensuring the gaps in the existing hedge along the boundaries, in particular the A627(M) are in-filled with native trees and hedge planting. Evergreen species of holly could be included in the mix to provide effective screening through the winter months;
 - Ornamental and native hedge planting to be planted in and around the proposed development to soften the effects of the built form;
 - High quality mixed native tree and hedge planting will be planted in and around the proposed public open space and along the streets;
 - There will be a network of footpaths providing connectivity throughout the site;
 - Native hedgerows, trees and ornamental shrub planting will be used in front gardens to define the public/private realm, delineate property boundaries and create attractive streets; and
 - Sustainable Urban Drainage features have been incorporated into the landscape structure of the site in the form of two attenuation basins set within public open space along the southern edge of the site.
- 7.1.15. In terms of views, a Landscape and Visual Appraisal has been carried out and demonstrates how the development respects adjoining neighbours and provides landscape buffers to mitigate any effects from surrounding infrastructure. The Appraisal concludes that the long-term residual effects of the development are not likely to exceed minor in terms of significance to the overall landscape and visual amenity.
- 7.1.16. The proposal therefore accords with policies P2, P3 and G6.

Crime Impact

- 7.1.17. A Crime Impact Statement (CIS) has been undertaken to identify any potential impacts related to crime associated with the proposed development of the site for housing. The CIS recognises and recommends possible measures of mitigation against any identified impacts relating to perimeter fencing, lighting, use of security systems and housing for the sub-stations.
- 7.1.18. The CIS notes that as the majority of dwellings are laid out back to back in a block/grid patterns, overlooking the street and open spaces that this will aid security and increase surveillance opportunities.
- 7.1.19. Inclusion of the recommended measures will satisfy the requirements of relevant policies, including policy SO3 which seeks to improve image and quality of place and DM1 seeking to minimise opportunities for crime.

ENERGY

- 7.1.20. Locating development on this sustainable site accords with the provisions of policy G1 in terms of locating development in areas likely to minimise the need to travel and which are well served by public transport and connecting well to surrounding areas and facilities by sustainable means of transport.
- 7.1.21. As required by policies G2 and G9, an Energy Statement has been prepared and is submitted with the planning application and assesses measures to reduce the carbon emissions of the proposed residential development.
- 7.1.22. The Energy Statement notes that all new-build developments must comply with Building Regulations which now, through Approved Document L 2021 (SD-L 2021) provides for a 31% reduction in carbon emissions over the provision 2013 edition.
- 7.1.23. All plots will include Solar Photovoltaic (PV) panels and improvements to standard specifications on hot water and heating systems, lighting fixtures and also fabric improvements. This will enable the development to comply with the latest Building Regulations.
- 7.1.24. The proposal therefore accords with policies G1, G2 and G9 which seek to reduce energy demand from new development and reduce future emissions in line with the energy hierarchy.

ECOLOGY

- 7.1.25. The large areas of POS across the create opportunities to provide biodiversity enhancements. In accordance with policy G7, considerations has been given to the following recommendations set out in the submitted Ecological Assessment:
- Sensitive lighting scheme to avoid indirect impacts of lighting on nocturnal and crepuscular species during construction and post-construction.
 - Additional bird and bat boxes and bug hotels;
 - Use of locally native plant species to be used where possible in newly created planting areas to provide foraging opportunities for local wildlife;
 - For new grassland planting wildflower seed mixes, 70% wildflower (suitable to the soil type) could be used which would be favourable to invertebrates such as bees and butterflies; and
 - Proposed attenuation areas could include native planting.

- 7.1.26. The Ecological Assessment concludes that on the basis that the recommendations outlined are implemented and biodiversity enhancements are incorporated into the scheme, of which they are, the requirements of the biodiversity related planning policies will be met. Furthermore, there are no implications with regards to designated sites as a result of the proposed development.

NOISE

- 7.1.27. The Noise Assessment prepared by Professional Consult has informed the proposed layout of the site to ensure that good acoustic design has been implemented across the scheme to ensure that suitable noise levels are achieved internally and within private amenity rear garden areas.
- 7.1.28. In terms of internal noise levels, these can be achieved through the implementation of upgraded glazing and alternative ventilation.
- 7.1.29. Along the southern and eastern boundaries, the majority of dwellings purposely front the site boundaries and have minimal gaps in between with parking having to be provided up-front as opposed inside driveways. As set out in the Noise Assessment this means gardens areas can achieve suitable noise levels as the built form of the dwellings provide the mitigation from noise generated by the motorway. The proposal therefore accords with policy G9.

TRAFFIC AND HIGHWAYS

- 7.1.30. SCP has prepared a Transport Assessment (TA) and Travel Plan to support the application, as required by policy T2. The impact of traffic arising from the development has been assessed and concludes that there is no reason on highway or transport grounds as to why the proposed scheme should not be granted planning permission.
- 7.1.31. Vehicular access will be provided from an extension to Cowm Top Lane, which will include the provision of traffic-calming and drainage improvements to enable this part of Cowm Top to be adopted.
- 7.1.32. Policy T2 seeks to improve accessibility by locating development where good access to public transport is available or can be provided and for development to be appropriately located to minimise the need to travel by car and the length of car trips made to access local amenities.
- 7.1.33. The TA includes an assessment of the existing sustainability of the site and concluded that the site has good accessibility to those travelling by foot, bicycle and public transport. In order to maximise these opportunities available, as required by policy T2, the development will provide a network of pedestrian and cycling infrastructure to ensure journeys are safe and along well surfaced and street-lit footways.
- 7.1.34. In terms of cycle accessibility, the National Cycle Route (NCR) 66 is located 970m north of the, with a number of other NCRs located in close proximity to the site. These routes provide links to central Manchester, Leeds, York, Beverley and Kingston upon Hull. A number of local cycle routes are also available near the site including dedicated cycle lanes and unpaved trails.
- 7.1.35. The scheme proposes to complement the cycle infrastructure improvements already being implemented around Castleton and will provide a contribution towards improving the surface of Cripple Gate Lane/Hillcrest Road to further promote walking and cycling trips to/from the site and assist in the delivery of this section of the Bee Network.

- 7.1.36. The nearest bus stop to the site is located on A664 Queensway, approximately 710m from the site. Other bus stops are also in the vicinity of the site, around 10minutes walk away. These local bus services provide journeys to Castleton, Manchester and Rochdale.
- 7.1.37. Castleton Railway Station is approximately 900m west of the site and within walking distance. The Station provides journeys to Rochdale, Clitheroe, Blackburn and Manchester.
- 7.1.38. Therefore, it has been demonstrated that the site is situated with good access to public transport and through the use of a Travel Plan will encourage the use of non-car travel when accessing the local services nearby in Castleton. The proposal therefore accords with policy T2 and Strategic Objective SO5.

AIR QUALITY

- 7.1.39. The M62 and A627(M) to the south of the site are designated Air Quality Management Areas (AQMAs), as such an Air Quality Impact Assessment was carried out to support the outline planning application at the site. An Addendum to this assessment has subsequently been carried out to assess the detailed proposals; both reports are submitted with the application.
- 7.1.40. The reports conclude that through incorporating standard dust mitigation measures during construction works, to be implemented as part of a Construction Environment Management Plan (CEMP) which can be secured by a suitably worded condition, no unacceptable impacts on human health, amenity or ecological receptors have been identified.
- 7.1.41. An assessment was also carried on potential impacts on local human and ecological receptors from vehicle exhaust emissions associated with the operational phase of the development. No unacceptable impacts on human health or amenity have been identified arising from local air quality impacts from the additional traffic associated with the development. The Proposed Site Layout Plan includes a landscaping buffer between both the M62 and A627(M) and the proposed housing, which the Air Quality Impact Assessment (and Addendum) concludes is a sufficient set-back and on that basis does not recommend any further mitigation measures.
- 7.1.42. Furthermore, due to the sustainable location of the site, pedestrian and cycle linkages and the fact the scheme is supported by a Travel Plan, this will serve to promote sustainable travel thereby assisting in the reduction of vehicle exhaust emissions.
- 7.1.43. The proposals accord with the provisions of policy G9 which seeks to ensure that new development will not result in an unacceptable increase in air pollution and also that new developments are not adversely affected by existing sources of pollution.

FLOOD RISK AND DRAINAGE

- 7.1.44. In accordance with the EA Flood Risk Maps, the site is shown as being located wholly within Flood Zone 1. Therefore, the proposed development will not have an adverse impact on flood risk. Despite the designation of the site as Flood Zone 1, due to it being over 1ha in size, a Flood Risk Assessment has been undertaken by RSK.
- 7.1.45. The assessment concludes that the site is at a low risk of flooding from fluvial sources and that the flood risk from surface water is predominantly considered very low at the site. The development will have no impact on other forms of flooding and in line with relevant policy, surface water runoff from the site will be limited to the pre-development Greenfield Rates from the developable area – with all flows in excess of this retained site.

- 7.1.46. In terms of drainage, the proposed strategy for surface water has been considered in line with the drainage hierarchy. Following an assessment of the drainage options, set out in the submitted Flood Risk and Drainage Strategy, it was concluded that proposed drainage strategy for surface water includes formalising the on-site drainage system discharging into the pond to the south of the site. Surface water will be conveyed within the existing ditch/fishing lodge network and piped network to the south in line with the existing regime.
- 7.1.47. Two SUDs ponds are proposed as part of the surface water drainage strategy and will be attractive landscape features within the scheme. The submitted Flood Risk and Drainage Assessment shows how the proposed drainage strategy has evolved and the reason why certain methods were not progressed.
- 7.1.48. Foul sewage will be disposed of by the mains sewer and the development will connect to the existing drainage system. This approach will require two pump stations, each with its own rising main to the public sewer to pump foul sewage northwards to the UU sewer.
- 7.1.49. The proposals therefore accord with policy G8 as the proposals will not lead to any form of increased flood risk and there is a suitable drainage solution to manage surface water.

GROUND CONDITIONS

- 7.1.50. Policy G9 seeks to reduce the impact of contamination and land instability as a result of new development, requiring any risks arising from contaminated land or land instability and appropriate mitigation to be identified before development takes place.
- 7.1.51. In accordance with policy G9 a Phase I Geo-Environmental Appraisal, Preliminary Phase I and II Contamination and Geotechnical Assessment have been carried out by Smith Grant.
- 7.1.52. The reports concluded that no significant potential natural or man-made sources of pollution have been identified within or adjacent to the site. Therefore, there is generally a low-level risk associated with ground contamination within the site.
- 7.1.53. Apart from some relatively minor areas of tipping (largely inert soil wastes) and a more widespread area of reworked natural soil fill, the site soils appear to be natural in origin and uncontaminated.
- 7.1.54. The tip areas require some further delineation and assessment, however, within the context of the overall scale of developing the site, these present relatively minor constraints can readily be addressed during the preparatory earthworks required on the site.
- 7.1.55. In addition, a Coal Mining Risk Assessment has been completed by Wardell Armstrong. The risk assessment identifies the principal risks to the proposed development to be the potential presence of coal at extremely shallow depths, and the potential for unrecorded shallow mine workings and unrecorded mine entries. Further intrusive investigation can be undertaken and will feed into the detailed design for the scheme.
- 7.1.56. Overall, the assessment concludes there is no constraint for residential development with regards to coal mining risk.

MINERALS RESOURCE ASSESSMENT

- 7.1.57. A Mineral Resource Assessment was carried out by Wardell Armstrong in January 2020 and subsequently updated in November 2020. The report concluded that the superficial deposit on site is actually diamicton (previously called till or boulder clay), which is not a safeguarded mineral.

- 7.1.58. The solid geology is Carboniferous Coal Measures comprising brick clay and coal. However, the quality of the coal and brick clay underneath the site is too small to be worked and the minerals have already been indirectly sterilised by previous residential development to the west of the proposed development site, therefore, is not an economically viable mineral resource.
- 7.1.59. As the diamicton is not a safeguarded mineral resource and the safeguarded mineral resource is of no commercial value, the site meets the requirements of criterion 2 of the mineral safeguarding policy, which means developing the site for housing is acceptable in a Mineral Safeguarding Area.
- 7.1.60. The Mineral Safeguarding Area designation is, therefore, not a constraint to the future development of the site for housing and accords with policy G10.
- 7.1.61. The proposal accords with policy G9.

8 DRAFT S106 HEADS OF TERMS

- 8.1.1. This section sets out the draft Heads of Terms based on the relevant development policies and supplementary guidance in addition to pre-application discussions.
- 8.1.2. The applicant will continue discussions with the relevant departments/consultees to clarify the final range/scope and quantum of obligations sought in a manner to ensure compliance with relevant development policies and guidance in addition to national planning policy.
- 8.1.3. The detail of the obligations below will be agreed with the LPA as part of the application process. The applicant reserved the right to withdraw or amend these obligations during negotiations with the LPA, particularly if any obligations cannot be fully justified in accordance with Regulation 122 of the Community Infrastructure Regulations 2010 (as amended) and Government Guidance on Planning Obligations.
- 8.1.4. It is also important to note, that the NPPF, and the Rochdale Core Strategy does allow applicants the opportunity to provide a viability assessment to justify why certain obligations cannot be provided and for this to be considered in the decision making process. Viability of the development proposals is currently being assessed and evidence will be presented shortly to assist with discussions on planning obligations.

PUBLIC OPEN SPACE

- 8.1.5. Based on the current quantum of development, policy requires a total of 3.7ha of POS (Local Open Space and Outdoor Sports). A MUGA is proposed in the south-eastern part of the site and a trim trail runs through part of the linear park along the western boundary.
- 8.1.6. Due to a number of site constraints, primarily the fact that no built development can be placed above the high power gas main and associated easement, and in response to feedback from the LPA about integration of POS throughout the scheme, there is an over-provision of POS across the site (5.7ha).
- 8.1.7. Discussions during the determination period will continue with regards to the provision of POS.

EDUCATION

- 8.1.8. As part of discussions during the determination period, feedback will be received from the Local Education Authority on any required contributions from this site to primary and/or secondary education. Although we are aware that in response to a shortage of primary school places within Castleton a new primary school is being delivered as part of development proposals at the former Car Craft Site on Nixon Street.

AFFORDABLE HOUSING

- 8.1.9. As set out previously, the SHMA, and indeed Castleton Station SPD does highlight a need for new market housing within the Castleton area. Therefore, the intention is for this scheme to be a market led family housing development; with discussions with the Council continuing on scheme viability and affordable housing requirements during the determination period.

PEDESTRIAN / CYCLE CONNECTIONS

- 8.1.10. The Castleton Station SPD also seeks to focus the regeneration of the area on reducing car dependency, as part of the vision to tackle climate change, and improving pedestrian and cycle corridors.
- 8.1.11. The application can assist the Borough in working towards its regeneration ambitions for Castleton to reduce car dependency and improve pedestrian and cycle corridors, through offering a contribution towards proposed works to upgrade Cripplegate Lane (which runs along the northern boundary of the site) which links to the Bee Network; therefore, assisting in promoting sustainable travel and healthier urban living.

OTHER DEVELOPER CONTRIBUTIONS

- 8.1.12. If it becomes clear during the course of the application that any additional developer contributions are required/requested to those set out above, this will need to be discussed during the application determination period.
- 8.1.13. The final developer contributions are subject to negotiation with the LPA during the course of the planning application regarding both the range/scope of developer contributions and the amounts.

LEGAL AND ADMINISTRATIVE COSTS

- 8.1.14. The applicant is willing to pay the Council's reasonable costs to produce the legal agreement. Such costs should be set out and agreed in advance. Any monies paid under the above terms but not directly spent on such provisions shall be paid back to the applicant within five years of receipt of payment.

9 PLANNING BALANCE

9.1.1. The supporting assessments demonstrate that there are no site constraints preventing residential development being delivered on the site in the short term. Delivering housing at the site will result in significant economic, social and environmental benefits to the local area and community, helping to boost the Castleton area of Rochdale. This represents a real opportunity to widen housing choice in a suitable and sustainable location and boost Rochdale's overall delivery of housing.

9.1.2. The site continues to be identified as an allocation in the emerging PfE (Trows Farm) to deliver around 550 new homes incorporating a good mix of house types including higher value family housing. The supporting policy justification acknowledges that the site is available and deliverable for residential development and provides an excellent opportunity to widen housing choice in a sustainable location.

9.1.3. The proposed development conforms to the aims of the NPPF and the objectives of the Local Plan, by generating substantial benefits as demonstrated in Section 6. In summary, these include:

Economic

- Generation of around 60 full-time equivalent (FTE) permanent construction jobs;
- Increased Council Tax funding estimated to be £1.04m per annum;
- Net additional household expenditure generated will be in excess of £6.7m per annum; and
- Contribution towards highways and surface water drainage issues to benefit the wider community.

Social

- Provision of a mix of housing, including family homes to help address the local needs of existing residents;
- Delivery of high-quality and some executive homes to broaden the housing offer of the Borough, to complement the smaller and more affordable homes available; and
- New residents to increase patronage and assist in ensuring the future viability of existing transport links.

Environmental

- Provision of an extensive area of accessible POS, green corridors and amenity space of around 5.7ha (inclusive of linear park) available for new and existing residents;
- Integrated green infrastructure network across the site including site-wide significant additional tree planting, alongside retention of exiting trees where possible;
- Provision of a large linear park and a MUGA to create an attractive living environment;
- The retention of the Public Rights of Way and provision of a network of pedestrian footpaths throughout the site; and
- Incorporation of natural landscaping features which include Sustainable Urban Drainage Systems (SUDS) as part of the proposed drainage strategy;

9.1.4. The site is currently allocated as POL (albeit in an out-dated plan) and, therefore, has been assessed against adopted Core Strategy policy G5. This Planning Statement has justified why this development is needed now in addition to why this site is appropriate for residential development.

9.1.5. To summarise:

- The site is identified in the PfE by the Council which means the LPA consider it an appropriate, important site for development;
- Furthermore, the LPA has signed a Statement of Common Ground relating to the proposed allocation of the site for housing in the PfE to state that it strongly supports the site being brought forward for housing and allocated for such purposes in the PfE;
- This clearly demonstrates that the site is needed to come forward to enable Rochdale to meet its housing needs;
- The site will generate several benefits and along with the short- and medium-term delivery of housing at the site to meet local needs, both weigh significantly in favour of bringing the site forward for housing;
- The Council should not be discouraging sustainable housing sites, such as this, from coming forward;
- The supporting technical reports demonstrate that there will be no detrimental impact on biodiversity, ecology, or landscaping; and
- Alongside the quantitative housing need, there is a significant qualitative need for high quality housing across a range of types and sizes.

9.1.6. Although the adopted Core Strategy is now out of date, this Statement concludes that the proposed development accords with the adopted Development Plan, therefore, should be approved without delay.

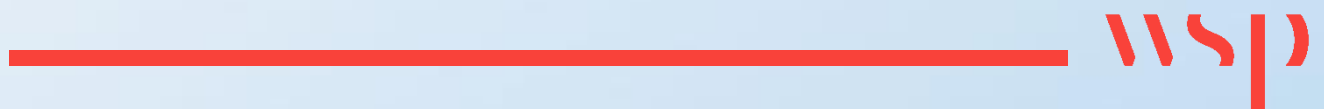
9.1.7. As the Development Plan policies are out of date, in such circumstances, in accordance with paragraph 11 of the NPPF, permission should be granted where it can be demonstrated that the proposals won't result in any adverse impacts which would significantly and demonstrably outweigh the benefits.

9.1.8. This Statement and the wider application submission pack demonstrates that there are no technical constraints to development of the site nor any material considerations which indicate that planning permission should be refused; or indeed any adverse impacts arising from the proposals which would significantly and demonstrably outweigh the benefits.

9.1.9. Therefore, in accordance with the presumption in favour of sustainable development, the application proposals should be supported and approved.

Appendix A

ROCHDALE COUNCIL'S EIA SCREENING OPINION





Town and Country Planning Act 1990 (as amended)

The Town and Country Planning (Environmental Impact Assessment)
Regulations 2017

ENVIRONMENTAL IMPACT ASSESSMENT SCREENING OPINION

APPLICATION REFERENCE: 19/00006/SO

Name and address for correspondence:	Applicant name:
Indigo St James' Tower 7 Charlotte Street Manchester M1 4DZ	GLP Ltd And Barratt Homes

Part 1 - Particulars of Application

Date of Application: 21 December 2018

Proposal:	Request for screening opinion in respect of proposed residential development
Location:	Land Off Cowm Top Lane, Rochdale

Part II - Particulars of decision

The proposed development does not fall within Schedule 1 of the above regulations.

The proposed development falls within the description of paragraph 10(b) of Schedule 2 of the above regulations.

The proposed development would not be located in a sensitive area and having taken into account the criteria in Schedule 3 of the regulations, would not be likely to have significant effect on the environment by virtue of factors such as its nature, size and location.

The proposed development for which planning permission is sought is not EIA development and an Environmental Statement would not be required for the proposed development.

Date Decision Issued 5 February 2019

.....
Authorised Officer

INFORMATIVE

This decision should be read in conjunction with the attached statement of reasons which clarify the Council's decision in this particular case.

STATEMENT OF REASONS

THE TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 - SCREENING OPINION OF ROCHDALE METROPOLITAN BOROUGH COUNCIL IN RESPECT OF PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING UP TO 600 RESIDENTIAL UNITS AND ASSOCIATION ACCESS WORKS, LANDSCAPING AND INFRASTRUCTURE ON LAND OFF COWM TOP LANE, ROCHDALE

Under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (Regulations), "EIA development" means development which is either Schedule 1 development or Schedule 2 development that is likely to have significant effects on the environment by reason of factors such as its nature, size or location.

The proposed development is not Schedule 1 development. However, Part 10 'Infrastructure Projects' of Schedule 2 of the Regulations includes:

- b) Urban development projects where the development includes more than 1 hectare of urban development which is not dwellinghouse development, or includes more than 150 dwellings or the overall area of the development exceeds 5 hectares.

The Planning Practice Guidance (PPG) sets out that if a proposed project is listed in the first column in Schedule 2 of the 2017 Regulations and exceeds the relevant thresholds or criteria set out in the second column (sometimes referred to as 'exclusion thresholds and criteria') the proposal needs to be screened by the local planning authority to determine whether significant effects on the environment are likely and hence whether an Environmental Impact Assessment is required. Projects listed in Schedule 2 which are located in, or partly in, a sensitive area also need to be screened, even if they are below the thresholds or do not meet the criteria.

The PPG defines sensitive areas as:

- Sites of Special Scientific Interest and European sites
- National Parks, the Broads and Areas of Outstanding Natural Beauty; and
- World Heritage Sites and scheduled monuments.

The site is not located in or partly in any of the sensitive areas listed above, however as the proposed development is for up to 600 dwellings on a site that exceeds 5 hectares it would exceed the exclusion thresholds and criteria above. As such it is considered to be Schedule 2 development that needs to be screened against the criteria in Schedule 3.

Developers are encouraged to identify any features of their proposed development and any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment and to include these with the information required to inform the screening decision. The extent to which mitigation

or other measures may be taken into account in reaching a screening opinion depends on the facts of each case.

The PPG goes on to stipulate that whilst it is not possible to formulate criteria or thresholds which will provide a universal test of whether or not an assessment is required, it is possible to offer a broad indication of the type or scale of development which is likely to require an assessment. It is also possible to provide an indication of the sort of development for which an assessment is unlikely to be necessary.

To aid LPA's determine whether a project is likely to have significant environmental effects, a table (the table) which provides a set of indicative thresholds and criteria has been produced. The table also gives an indication of the types of impact that are most likely to be significant for particular types of development.

The indicative thresholds and criteria set out that an EIA is unlikely to be required for the redevelopment of land unless the new development is of a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination.

Sites which have not previously been intensively developed in areas, are also unlikely to require an EIA where:

- (i) The scheme is more than 5 hectares; or
- (ii) It would provide a total of more than 10,000m of new commercial floorspace;
or
- (iii) The development would have significant urbanising effects in a previously non-urbanised area (e.g a new development of more than 1000 dwellings).

The PPG states that it should not be presumed that development above the indicative thresholds should always be subject to assessment and that each development needs to be considered on its merits. The key issues to consider are listed in the table as the physical scale of such developments, potential increase in traffic, emissions and noise. These factors along with Schedule 3 of the Regulations selection criteria for screening Schedule 2 development are considered below:

Characteristics of development

(a) The size and design of the whole development.

The proposed development comprises a maximum of 600 dwellings, with associated open space and infrastructure on approximately 20ha of agricultural land. No details of design, other than a draft layout plan, have been provided.

(b) Cumulation with other existing development and/or approved development.

An extension to the neighbouring storage and distribution warehouse on Cowm Top Lane (17/00728/FUL) has recently been granted permission and is currently under construction. However this is not considered to have an impact on the proposed development and there are no other planned developments in the vicinity that would need to be considered.

(c) The use of natural resources, in particular land, soil, water and biodiversity

It is not envisaged that there would be a significant use of natural resources in either the construction or operation of the proposed development. Nonetheless, it would have to be constructed in accordance with adopted Building Regulations and be likely to be controlled via a planning condition for a Construction Environmental Management Plan (CEMP).

With these measures in place it is not considered that the proposal would result in the use of any natural resources that are considered to be in short supply.

Whilst not located in a sensitive area, the site is located across the A627 from Tandle Hills Country Park which is designated as a Site of Biological Interest (SBI). However a Habitat Regulation Assessment has been carried out and submitted with the Screening Opinion Request. This concludes that an Ecological Mitigation Strategy is prepared for the proposed development of the site to ensure that enhancements are provided.

The Greater Manchester Ecology Unit (GMEU) has also concluded that it does not appear that an EIA would be required on Ecological grounds. Natural England (NE) have also advised, on the basis of the material supplied with the consultation, that, in so far as statutory designated sites, landscapes and protected species are concerned, that there are no potential significant impacts.

As such it is not considered that the proposal would be likely to result in such an impact as to require an EIA.

(d) The production of waste.

Waste arising from the construction stage will be dealt with and disposed via a CEMP and site waste management plan which would be required via a planning condition. These would identify opportunities for waste minimisation, segregation and the transfer to appropriate processing facilities.

Operational waste will be produced by end users however this would be domestic and not considered to be unusual or hazardous. It is therefore not considered that waste and waste management is a matter that is required to be assessed through an EIA.

(e) Pollution and nuisances.

A CEMP, along with a number of technical studies including a Transport Assessment, Air Quality Assessment, Ecological Survey, Contaminated Land Risk Assessment and Flood Risk Assessment would be required to demonstrate that there would be limited pollution, noise, disturbance and nuisance associated with the proposed development. It is considered that these will demonstrate that mitigation measures through appropriately worded planning conditions would ensure that no significant level of pollution and nuisance will be created.

(f) The risk of major accidents and or disasters relevant to the development concerned; and (g) The risk to human health

The main risk of accident would potentially be associated with the location of a high pressure gas pipeline that runs through the site. Cadent Gas and HSE have been consulted (via the online pahdi system). Whilst the HSE consider there to be sufficient reasons on safety grounds for advising against the granting of planning permission they also state that the likelihood of a major accident occurring is small. Cadent Gas has stated that the building proximity distance for this pipeline is 8

metres, and based on the submitted draft layout it does not appear that the proposed works would directly affect the pipeline. Whilst these responses slightly contradict each other, it is considered that the layout could be amended to avoid any restricted access to the pipeline and achieve acceptable distances away from pipeline (applying the HSE consultation zones) to reduce any risks.

The application site is also located in the defined Coal Mining Development High Risk Area. However the Coal Authority has been consulted and has recommended that a Coal Mining Risk Assessment, to include further intrusive investigations, be submitted with the planning application to assess whether or not past coal mining activity poses any risk to the development proposal and mitigation measures should be set out in the report to address any issues of land instability.

The applicant has submitted phase I and phase II Ground Investigation Reports in respect of potential contaminated land. These identify relatively minor potential impacts from contamination (minor areas of deposited waste materials are present). However they also highlight that heavy plant and earthmoving equipment will be required to complete the site regarding earthworks, which could involve the excavation, movement and placement of 250,000m³ of material. They also conclude that the large scale earthworks required could provide potential to cause instability, and that any impact must be assessed as a part of the general design and earthworks specification programme for the works. It is recommended in the phase II report that retaining structures, foundations, pavements, drainage and supporting infrastructure design can only be finalised once detailed design proposals are available; some or all of which may require further investigations to confirm conditions at site-specific locations, or following completion or preparatory earthworks. Therefore, whilst there is a degree of uncertainty in this regard, further investigations are required to be carried out as the scheme's design progresses and these reports along with suitable mitigation would be submitted with any future planning application. As such it is not considered that the uncertainties associated with this matter are such to necessitate an EIA.

Whilst parts of the site also lie in an Air Quality Management Area, an Air Quality Management Plan will be required to be supplement any future planning application, and appropriately worded planning conditions, including the requirement for Air Quality screening and a construction management plan, will be required to mitigate against these issues.

These factors, in addition to the reasons provided in the pollution and nuisance section of this report are considered to ensure that there would not be no more than a low risk of accidents, disasters, or to human health.

Location of development

(a) The existing land use

The main land use is agricultural, with a small business dealing in car parts located to the south western end of the site.

(b) The relative abundance, quality and regenerative capacity of natural resources in the area.

There are no known natural resources on the site that can be extracted. As such the site is not environmentally sensitive when having regard to natural resources.

(c) The absorption capacity of the natural environment.

It is not considered that the development would likely impact upon, coastal zones, mountain or forest area, nature reserves, densely population areas or landscapes of historical, cultural or archaeological significance. There are no listed buildings located on the site itself and it is not designated as a conservation area, however the proposed development would be in the setting of listed buildings.

Given the intervening distances between the site and these designated heritage assets it is expected that a heritage assessment, which will accompany the planning application, will conclude that the character and appearance, setting and features of special architectural or historic interest of the listed buildings would be preserved.

As previously noted, the site is also located in the vicinity of Tandle Hills Country Park (SBI). However the GMEU and NE have not raised any objections subject to the application being supported by sufficient biodiversity and landscape information, including an Ecological Assessment or similar to include measures for biodiversity enhancement.

Given the nature of the proposal, and the appropriate controls in place, it is not considered that the proposal would be likely to result in materially different, additional, unexpected or unusual impact that would be considered to require an Environmental Statement.

Types and characteristics of the potential impact

- (a) The magnitude and spatial extent of the impact**
- (b) The nature of the impact**
- (c) The transboundary nature of the impact**
- (d) The intensity and complexity of the impact**
- (e) The probability of the impact**
- (f) The expected onset, duration, frequency and reversibility of the impact**
- (g) The cumulation of the impact with the impact of other existing and/or approved development.**
- (h) The possibility of effectively reducing the impact.**

Given the location of the site no transboundary impact is expected, the magnitude, spatial extent, intensity and complexity of the impact would be limited and would be confined to the local area due to the type of development proposed and its location adjacent to an existing residential and industrial area.

The nature of the impact is considered to mainly relate to air quality, ecology and nature conservation, ground conditions and land stability, heritage, flood risk and drainage, landscape and visual impact, transport and accessibility, and noise. Nonetheless, these are not considered to be unusual impacts and a suite of supporting technical information is required to be submitted with the planning application to demonstrate that any potential harm can be effectively reduced and mitigated.

Furthermore, it is not considered that other existing or the previously noted consented schemes within the immediate surrounding area would result in cumulative harm if delivered alongside the proposed development. The cumulative impact of this development would therefore not necessitate an EIA.

The probability of the impact is therefore predictable, localised, would be for a relatively limited period of time and can be effectively reduced and mitigated.

Physical scale of such developments

The proposed amount of housing would inevitably have an urbanising effect on this large area of predominantly undeveloped land. However there are a number of urban influences in the vicinity of the site as it is bound by a residential development to the west, industrial development to the north and the M62 and A627 highways to the south and east.

Whilst the area of the site is more than 5 hectares, it would not include commercial floorspace, and the amount of housing would fall below the indicative threshold of 1000 dwellings and is therefore not considered to be of a significant physical scale or to have a significant urbanising effect in its context. There would also be sufficient space within the site to apply soft landscaping as visual buffers.

Potential increase in traffic

Vehicular access to the site would be via existing points off Cowm Top Lane and Trows Lane. The applicant has stated that personal injury collision data for the road network near the site shows that there are no material safety issues on the local highway network that would be exacerbated by the proposal. The site is also in a relatively accessible location in walking distance of cycling facilities and public transport. Castleton local centre and the railway station are also only approximately 1 mile away from the site.

The applicant also states that whilst there would be some impact on the capacity of surrounding highways, these are unlikely to be significant, and that a Transport Assessment (TA) and Framework Travel Plan (FTM) would be submitted with any forthcoming planning application to demonstrate this. The Council's Highway Section, Transport for Greater Manchester and Highways England have all been consulted and have raised no objections subject to the submission of a TA and FTM.

Emissions and noise

Emissions and air quality have already been covered in the 'Characteristics of development' section of this report. It is considered that mitigation measures could be set out in an Air Quality Assessment to overcome any significant impact.

The applicants have stated that an initial Noise Survey has been carried out which takes account of noise from the M62, A627 and roundabout. Whilst this isn't based on a specific number of units, it states that on the basis of the measured sound pressure levels, the site can be considered to be acceptable for residential use subject to implementing good acoustic design and noise mitigation measures, such as trickle ventilation, double glazing and acoustic barriers. The Council's Public Protection Section has been consulted and has stipulated that they would have no objections to the scheme subject to certain internal and external noise criteria being met. On the basis of this information it is considered that the mitigation measures listed above could ensure that no undue level of noise and disturbance to any future occupiers of the development would occur.

Conclusion

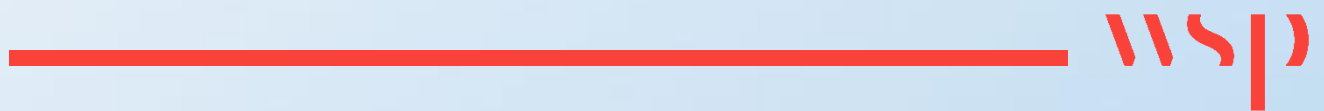
The PPG advises that only a very small proportion of Schedule 2 development will require an Environmental Impact Assessment. There is a degree of uncertainty about some matters such as land stability. However based on the information provided, and statutory consultee's responses, it is not considered that there is such doubt about these issues as to necessitate an EIA.

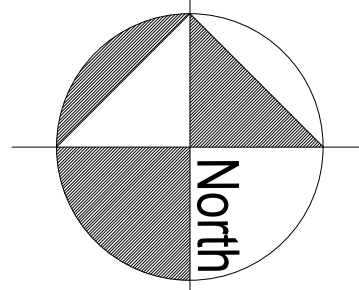
The LPA are therefore satisfied that assessment of the proposal against the screening criteria in Schedule 3 of the Regulations does not suggest that this proposal is likely to give rise to significant effects on the environment. For the reasons provided above it is also not considered that significant effects are likely to be caused by the proposal's physical scale, the potential increase in traffic and emissions and noise.

Therefore, Rochdale Metropolitan Borough Council does not consider that the proposed development comprises EIA development as defined by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Appendix B

PROPOSED SITE LAYOUT PLAN





SCHEDULE OF ACCOMMODATION

Barratt Type	House Type	Sqft	No	Total Sqft
Private Sales Units				
Kensley - End	2 Bed Terraced House	624	8	4992
Kensley - Mid	2 Bed Terraced House	624	2	1248
Brandon - End	3 Bed Semi / Mews House	706	10	7060
Moresby	3 Bed Detached / Semi Detached Dual Aspect House	854	11	9394
Moresby - End	3 Bed Detached / Semi Detached Dual Aspect House	854	8	6832
Ellerton - End	3 Bed Semi / Mews House	830	68	56440
Ellerton - Mid	3 Bed Semi / Mews House	830	17	14110
Maidstone - End	3 Bed Semi / Mews House	830	16	13280
Maidstone - Mid	3 Bed Semi / Mews House	830	4	3320
Luttworth - SH	3 Bedroom Detached House	1000	13	13000
Kingville - End	4 Bed Townhouse	1072	66	10722
Kingville - Mid	4 Bed Townhouse	1072	20	21440
Stambourne - End	3 Bed Townhouse	1157	8	9256
Stambourne - Mid	3 Bed Townhouse	1157	4	4628
Alderny	4 Bed Dual Aspect Detached House	1225	25	30625
Dewby	3 Bedroom Int. Garage Detached House	881	2	1762
Windermere	4 Bedroom Int. Garage Detached House	1073	28	30044
Ripon	4 Bedroom Int. Garage Detached House	1121	11	12331
Halton	4 Bedroom Int. Garage Detached House	1267	17	21539
Lamberton	5 Bed Detached House	1552	18	27936
Private Total				356 359989

DAVID WILSON HOMES

Archford (End)	3 bed house	832	33	27456
Archford (Mid)	3 bed house	832	6	4992
Hadley (End)	3 bed house	1001	1	1001
Hadley (Del)	3 bed house	1001	1	1001
Abbydale	3 bed house	1026	5	5130
Greenwood (End)	3 bed house	1179	28	33012
Greenwood (Mid)	3 bed house	1179	3	3537
Millford	4 bed house	1335	18	24030
Bayswater	4 bed house	1342	5	6710
Kirkdale	4 bed house	1354	9	12186
Hertford	4 bed house	1364	9	12276
Bradgate	4 bed house	1454	1	1454
Alfordale	4 bed house	1491	7	10437
Hilden	5 bed house	1539	8	12312
Emerson (Corner)	5 bed house	1822	4	7288
Emmerson	5 bed house	1822	1	1822
Private Total				139 164624

Total number of units and square footage	495 524613
Gross Site Area in Acres	TBC
Open Space & Undevelopable Area in Acres	TBC
Net Site Area in Acres	31.21
Density (Units per Acre)	16
Density (Units per Hectare)	39
Square Foot / Acre	16,809

WARNING TO HOUSE PURCHASERS
Property Misdescriptions Act 1991

Buyers are warned that this is a working drawing and is not intended to be treated as descriptive material describing, in relation to any particular property or development, any of the specified matters prescribed by any Order made under the above act. The contents of this drawing may be subject to change at any time, and alterations and variations can occur during the progress of the works without revisions of the drawing. Consequently the layout, form, content and dimensions of the finished construction may differ materially from those shown. Nor do the contents of this drawing constitute a contract, part of any contract, or warranty.

KEY:

- Application Boundary Red Edge
- 5m Access Way
- 6m Access Way
- 10m Access Way
- Landscape Buffer
- Proposed dwelling and house type code
- Proposed garage(s) to be built
- AS/OPP Denotes handing of plot (As or Opposite)
- Personnel gates
- Indicative Tree Planting
Refer to PGLA Landscaping Design for actual positions
- POS
Refer to PGLA Landscaping Design for actual positions
- Private Grassed Areas
Refer to PGLA Landscaping Design for actual positions

Note:
Retaining Walls are shown on the site plans as this site has a very varied terrain.

04	Amended to LPA Comments	02.08.22	CL
03	Amended to noise report and JS comments. Also considered engineers comments	01.07.22	CL
02	Amended to initial LPA comments	23-05-22	AA
01	Amended to WSP comments	18-05-22	AA

Rev	Description	Date	Drawn	Chk'd
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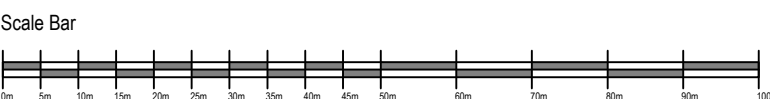
BARRATT
HOMES
MANCHESTER

Barratt Homes Manchester
(A division of BDW Trading Ltd)
4 Brindley Road
City Park
Manchester
M16 9HQ
Tel: 0161 872 0161
Fax: 0161 855 2828

Job TROWS FARM CASTLETON			
Title PLANNING LAYOUT FULL			
Design By AA	Date APR 22	Drawing Number 496 - P - PLF - 01	Rev 04
Drawn By NC	Scale @ A1 1: 1000		

Right of way. To allow machinery to the northern lodge. From the southern boundary up to the lodge the easement is 6m. Around the actual lodge itself it is 10m.

Potential 5m easement / right of way for last lodge.



Appendix C

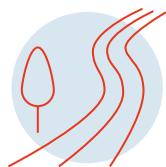
INFOGRAPHIC OF SCHEME BENEFITS



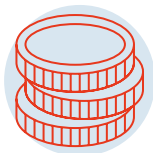
Cowm Top, Castleton

Infographic Summary

Economic



Financial contribution towards upgrades to Cowm Top



Increased Council Tax funding estimated at £1.04m



Net additional household expenditure estimated at £6.7m per annum



Generation of 60 FTE permanent construction jobs

Environmental



Extensive areas of accessible Public Open Space



Creation of a new linear park



Opening up the site for public use



Opportunities for biodiversity and landscape enhancements

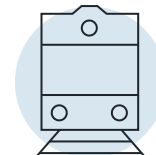
Social



Mix of family housing to help address local needs



Delivery of high-quality homes



Increased patronage to local services



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wsp.com

PUBLIC