

Mr Tom Hiles
Planning
Rochdale Borough Council
Number One Riverside
Smith Street
Rochdale
OL16 1XU

Our ref: BTT/25-01485
Your ref: 24/00581/HYBR
Date: 15 August 2025

Dear Tom,

Re: 24/00581/HYBR - Land to the West of Hollingworth Road and Land off Rakewood Road, Littleborough

We write on behalf of Bloor Homes (North West) Ltd ("Bloor", or "the Applicant") in respect of the above planning application.

Following ongoing discussions and feedback from officers and statutory consultees, a series of further design amendments have been made to the proposed residential element of the scheme at the Hollingworth Road land parcel. The revised scheme drawings are provided with this letter and are supported by the enclosed Design Addendum, which is intended to build upon the previously submitted Design Response Document (dated April 2025), to further illustrate the Applicant's high-quality residential proposals for the site.

Bloor has fully engaged with Officers and stakeholders in a collaborative way on this important project, including several years of pre-application discussions and feedback from two separate Design Review Panel meetings. At each stage, Bloor has responded positively to the comments received.

During the latest design-focussed meeting which was held on 24 June 2025, the Council's Urban Design Officer expressed concern that the proposed residential scheme failed to demonstrate a locally distinctive response and that there was a lack a variety of housetypes across the development. As a result of such feedback, Bloor has reviewed the scheme drawings and has made some further enhancements to the proposed development. Most notably:

- Bloor has reviewed the road frontage proposed as part of the *Hollingworth Gateway* character area and has added two new sections of reclaimed natural stone boundary walling on either side of the two access points. This amendment is intended to frame and enhance the two entrances to 'Hollingworth Rise' (the name of Bloor's proposed development). Bloor has also removed the 'on plot' reconstituted stone boundary walls and replaced them with softer hedge planting to identify the private and public spaces more sympathetically. The houses fronting Hollingworth Road are proposed to be constructed using natural stone; which is designed to be more compelling in offering a quality sense of arrival. Bloor has also introduced a thin 'dressed edge' slate roof on focal plots at the site entrance to further lift the place making characteristics of the scheme gateway.

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- In the *Lakeside* character area, Bloor has removed the white ‘barrel top’ porches from dwellings and introduced a number of traditional tiled porches on hand cut timber frames. As illustrated in the Design Addendum, such revisions are intended to enhance the overall appearance of this part of the site. Bloor has also considered the Council’s Design Officer feedback that the scheme contains bland and repetitive house types. On the contrary, the updated illustrations demonstrate a clear yet subtle distinction between house types and roof typologies, especially along the key frontages.
- In the *Hill View* character area, Bloor has now included over 20 plots with natural stone gables fronting onto the main central area of public open space. These house designs are unique to this site and will offer a bespoke plotting solution and elevational treatment along one of the most prominent frontages at the site.
- Across the scheme, Bloor has introduced a number of traditional slate roofs to compliment the proposed brown and grey plain tiles previously proposed. This would be a locally distinctive thin tile that has a ‘dressed edge’. Again, these plots are sited on prominent frontages that face key spaces and public vantage points.

As the Design Addendum illustrates, the key frontages have been carefully considered throughout the scheme, as have the overarching master-planning principles of the scheme layout. With a clear understanding of the surrounding area, the design team has developed a high quality and locally responsive scheme all set within a unique landscape. This will result in a coherent place with a subtle, yet identifiable, character that will contribute significantly to both Littleborough and Smithy Bridge. As explained within the enclosed Design Addendum, this approach is in complete accordance with best practice and follows the Government’s National Design Guide.

In response to further comments raised by the Council’s Strategic Housing Service, the Applicant has also amended the proposed scheme drawings to provide larger affordable dwellings, including no.4 four bedroom homes, as part of the affordable housing mix. The updated schedule of the dwellings proposed at the site is summarised in Table 1.

Table 1: Proposed Housing Mix and Tenure

Private		
Bedrooms	Storeys	Number
3	2	100
3	2.5	20
4	2	126
5	2	12
5	2.5	4
Market Total: 262 dwellings (84.8%)		

Affordable: Social Rent		
Bedrooms	Storeys	Number
2	2	6
3	2	2
4	2	4
Affordable Social Rent Total: 12 dwellings (3.9%)		
Affordable: Shared Ownership		
Bedrooms	Storeys	Number
2	2	20
3	2	15
Affordable Shared Ownership Total: 35 dwellings (11.3%)		
Affordable Total: 47 dwellings (15.2%)		

Schedule of Revised Drawings

Table 2 below sets out the revised schedule of drawings which reflect the amendments to the scheme, and are now being submitted for determination.

Table 2: Revised Drawings Schedule

Drawing Title	Drawing Reference
Site Layout	NW111-PD-1001J
Coloured Layout	NW111-PD-1001E (Coloured)
Character Areas	NW111-PD-901
House Type Pack: Hill View (Primary)	-
House Pack Type: Hill View (Secondary)	-
House Pack Type: Hollingworth Gateway	-
House Pack Type: Lakeside	-
Landscape Concept Plan	NW111-LS-001c

Site Landscaping	• NW111-LS-002e • NW111-LS-003d • NW111-LS-004c • NW111-LS-005d • NW111-LS-006e • NW111-LS-007e • NW111-LS-008d
Site Landscaping Specification and Schedule	NW111-LS-009f
Site Landscaping Site Cross Sections A-A, B-B, C-C	NW111-LS-010a
Site Landscaping Site Cross Sections D-D, E-E, F-F, G-G	NW111-LS-011a
Street Scenes	NW111-PD-060 C
Fencing Layout	NW111-PD-1004 H
Materials Layout	NW111-PD-1007 L
Vehicle Charging Layout	NW111-PD-1011 F
Shed and Bin Layout	NW111-PD-1012 E
Hard Surfacing	NW111-PD-1014 F
Build Route	NW111-PD-1018 D
Cross Sections Sheet 1	NW-ENG-CS (Sheet 1) Rev.B
Cross Sections Sheet 2	NW-ENG-CS (Sheet 2) Rev.B

In addition to the revised scheme drawings listed above, and in response to a request made by the Council's Urban Design Officer, Bloor has produced a series of visualisation drawings which are set out at Table 3 below. The visualisation drawings are intended to illustrate the high-quality nature of the proposed residential scheme at the site.

Table 3: Supporting Visualisation Drawings

Title	Drawing Reference
Hollingworth Gateway Visualisations	NW111_Littleborough_Visuals_HollingworthGateway
Hill View Visualisations	NW111_Littleborough_Visuals_Hillview
Lakeside Visualisations	NW111_Littleborough_Visuals_Lakeside
Key Frontages Street Scenes (Hill View and Lakeside)	-

Planning and Environmental Considerations

As explained within the accompanying Design Addendum, Bloor is confident that its revised development proposals represent a well-designed scheme which thoughtfully responds to the local character and the site's proximity to the Pennine fringe. For the reasons set out within the Planning Statement which accompanied the submission of the original planning application, there is clear policy support for the proposals.

As you are aware, the original planning application was supported by an Environmental Statement 'ES'. An Addendum to the ES was produced to support the previous set of substantive scheme revisions which were submitted to the Council on 8 May 2025. As no material changes to the scheme layout are proposed as part of the latest set of amendments, and there are also no changes to overall the number of dwellings units proposed since the previous submission, it is considered that the ES and ES Addendum which have already been provided to the Council remains a valid and up-to-date basis from which the environmental impacts of the proposed development can be assessed.

Conclusion

We trust that the enclosed Design Addendum, revised proposed scheme drawings and associated visualisations serve to better demonstrate the high quality of Bloor's proposed scheme in Littleborough.

We would also stress that the proposed development is in accordance with the Council's adopted development plan policies and will deliver a comprehensive set of S106 contributions which will support local people and infrastructure.

Please do not hesitate to contact me if you have any questions or wish to discuss any aspect of the application further.

Yours sincerely,

B. Tiwana-Thompson

B. Tiwana-Thompson (Aug 15, 2025 16:40:34 GMT+1)

Bal Tiwana-Thompson

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Associate Partner

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Enc. Design Addendum, dated August 2025
 Revised Scheme Drawings (as set out at Table 2)
 Visualisation Drawings (as set out at Table 3)

CC: Melanie Hale, Head of Planning Services