



JULY 2023

Planning Statement

Land adjacent to the Heywood Sports Village, West
Starkey St, Heywood OL10 4TW

Iceni Projects Limited on behalf of
Tilbury Douglas Ltd, on behalf of
the Department for Education

ICENI PROJECTS LIMITED
ON BEHALF OF TILBURY
DOUGLAS LTD, ON BEHALF
OF THE DEPARTMENT FOR
EDUCATION

July 2023

Iceni Projects

Birmingham: The Colmore Building, 20 Colmore Circus Queensway, Birmingham B4 6AT

London: Da Vinci House, 44 Saffron Hill, London, EC1N 8FH

Edinburgh: 11 Alva Street, Edinburgh, EH2 4PH

Glasgow: 177 West George Street, Glasgow, G2 2LB

Manchester: This is the Space, 68 Quay Street, Manchester, M3 3EJ

t: 020 3640 8508 | w: iceniprojects.com | e: mail@iceniprojects.com

linkedin: [linkedin.com/company/iceni-projects](https://www.linkedin.com/company/iceni-projects) | twitter: [@iceniprojects](https://twitter.com/iceniprojects)

Planning Statement
LAND ADJACENT TO THE
VILLAGE, WEST
HEYWOOD SPORTS

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APPENDIX A – CONSULTATION FLYER

1. INTRODUCTION

- 1.1 This planning statement has been prepared on behalf of Tilbury Douglas Ltd (the 'Applicant'), in relation to the proposed redevelopment of land to the north of West Starkey Street, Heywood. The proposed description of development is:

'Erection of a two-storey school building, with associated access, parking, refuse store, outdoor recreation facilities, landscaping and ancillary works'

- 1.2 This planning statement summarises the nature of the Site and the proposed development, detailing the acceptability of the proposals in the context of national and local policy considerations.

Background to the Proposals

- 1.3 Tilbury Douglas have been instructed on behalf of the Department for Education (DfE) to deliver a new build SEND (Special Educational Needs and Disabilities) school for the New Bridge Multi Academy Trust.
- 1.4 The school is specifically designed to cater for children aged 11- 19 (Key stage 3, years 7, 8 and 9, Key Stage 4, Years 10 and 11 and Key Stage 5, years 12, 13 and 14) who have an EHCP (Education, Health and Care (EHC) plan) and a diagnosis of ASC (Autistic spectrum conditions) and may also have other needs such as communication and/or sensory processing needs.
- 1.5 The school will be funded by the Department for Education (DfE) and operated by the New Bridge Multi Academy Trust. There are currently five schools within the Trust, based across Tameside, Oldham and Rochdale; Newbridge School; Hollinwood Academy; Spring Brook Academy; Springboard Project and Hawthorns School.
- 1.6 Tilbury Douglas has a track record of successfully delivering education construction projects in primary, secondary, tertiary and higher education facilities. This includes new and refurbished teaching blocks, and specialist units for pupils with specials needs.

This application

- 1.7 The application has been submitted with the following plans and reports:

- Full plan package prepared by EWA Architects:
 - Site Location Plan (FS0911 EWA ZZ ZZ D 9002 Rev P1)

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- Existing Site Plan (FS0911 EWA ZZ ZZ D 9000 Rev P1)
 - Existing Site Topographic Survey (FS0911 EWA ZZ 00 D 79004 Rev P2)
 - Proposed Site Plan (FS0911 EWA ZZ ZZ D 9001 Rev P10)
 - Site Sections (FS0911 EWA ZZ ZZ D 9004 Rev P4)
 - Proposed Sections (FS0911 EWA ZZ ZZ D 0601 Rev P9)
 - Proposed Elevations (FS0911 EWA ZZ ZZ D 0501 Rev P10)
 - Urban Greening Factor (FS0911 EWA ZZ ZZ D 9005 Rev P2)
 - Level 00 – GA (FS0911 EWA ZZ 00 D 0400 Rev P5)
 - Level 01 – GA (FS0911 EWA ZZ 01 D 0401 Rev P6)
 - Roof Plan – GA (FS0911 EWA ZZ RF D 0402 Rev P4)
 - Circulation Strategy (FS0911 EWA ZZ ZZ D 0420 Rev P2)
 - Access Strategy 01 (FS0911 EWA ZZ 00 D 0421 Rev P1)
 - Access Strategy 02 (FS0911 EWA ZZ 00 D 0422 Rev P1)
 - Access Strategy 03 (FS0911 EWA ZZ 00 D 0423 Rev P1)
 - Fencing Strategy (FS0911 EWA ZZ ZZ D 0424 Rev P1)
 - Cleaning and Maintenance Strategy (FS0911 EWA ZZ ZZ D 0425 Rev P1)
 - Out of House/Community Use (FS0911 EWA ZZ ZZ D 0426 Rev P1)
 - Proposed External Visuals (FS0911 EWA ZZ ZZ I 0010 Rev P1)
 - Proposed Internal Visuals 01 (FS0911 EWA ZZ ZZ I 0011 Rev P1)
 - Proposed Internal Visuals 02 (FS0911 EWA ZZ ZZ I 0011 Rev P1)
 - CGI images showing the proposals from 5 viewpoints
- Technical drawing package prepared by Kennedy Redford:
 - Proposed External Lighting Strategy (FS0911-KRD-XX-XX-D-E-9000 Rev P02)

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- Mechanical Services External Louvre Locations Elevation Layout (FS0911-KRD-XX-XX-D-M-5010 Rev P01)
 - Mechanical Services External Louvre Locations Plan View Layout (FS0911-KRD-XX-XX-D-M-5011 Rev P01)
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- Design & Access Statement prepared by EWA Architects
 - Transport Assessment and Travel Plan prepared by Hydrock
 - Air Quality Assessment prepared by Redmore Environmental
 - Noise Survey prepared by Sandy Brown
 - Noise Impact Assessment prepared by Hydrock
 - Crime Impact Statement prepared by Greater Manchester Police (to follow)
 - Preliminary Ecological Appraisal and Biodiversity Metric Report prepared by e3p
 - Arboricultural Impact Assessment prepared by e3p
 - Geotechnical and Geo-environmental Desk Study prepared by Mott McDonald
 - Coal Mining Risk Assessment prepared by Hydrock
 - Ground Investigation prepared by Hydrock
 - Flood Risk Assessment and Outline Drainage Strategy prepared by AJP
 - Energy Strategy Report prepared by Kennedy Redford

2. SITE & SURROUNDINGS

The Application Site

- 2.1 The application site comprises approximately 1ha of overgrown brownfield land located to the north of West Starkey Street. The site currently forms part of the Heywood Sports Village and sits to the west of the main sports hall building and car park.



Figure 1. Indicative aerial site plan.

- 2.2 It is our understanding that 4No.rows of property were mapped across the southern portion of the site between 1955-1977. These were since demolished and the site was then used as a sports pitch for a short time until December 2011 when a player fell and sustained a bad injury on 'building rubble' that had reportedly risen to the surface over time across the site. Following the incident, the site became disused.

Site Surroundings

- 2.3 The site borders a number of residential dwellings, located along Cedar Avenue to the west and West Starkey Street to the south, as well as the Heywood Sports Village to the east. The Sports Village contains community facilities including a gym, sports hall, swimming pool and sports pitches. The site is also located close to the Times Retail Park (south of the site) and other local shops and services.
- 2.4 The site is located within a central, accessible location; there are a number of bus stops along Peel Lane to the west of the site, the site is within a 15-minute drive of Castleton Train Station and is also within a 7-minute drive of Junction 19 of the M62.

Planning History

- 2.5 There are no planning applications associated with the site to date. Whilst the site may appear to be part of the Heywood Sports Village, it is not currently used and the land is not formally laid out as a sports pitch.

3. POLICY & LEGISLATIVE FRAMEWORK

3.1 This section provides an overview of the Development Plan and other material considerations relevant to the consideration of these proposals, as required by Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended).

3.2 In the context of this proposal, planning policy operates at two levels:

- **National** | The Government produced guidance in the form of the National Planning Policy Framework (2021) ('NPPF') and the supporting National Planning Practice Guidance ('PPG').
- **Local** | Local Plan Core Strategy (2016) and the saved policies of Unitary Development Plan (1996-2016).

3.3 The following section outlines the key planning policies to be considered during the planning application.

National Planning Policy

3.4 The updated National Planning Policy Framework ('NPPF') was published by the Government in 2021, superseding any former iterations. It sets out the Government's planning policies for England and how these are expected to be applied.

3.5 Within the NPPF, both Chapter 8 – 'Promoting healthy and safe communities', and Chapter 11 – 'Making effective use of land', encourage Local Planning Authorities to take a "proactive, positive and collaborative approach" towards ensuring that there is a sufficient choice of school places to meet the needs of existing and new communities. They should give great weight to the need to create, expand and alter schools through their decisions on applications and work with delivery partners to resolve key planning issues before applications are submitted (paragraph 95). Policy also states that the Local Planning Authorities should support proposals which make more effective use of the sites that provide and improve the quality of community services such as schools (paragraph 123).

3.6 The DfE have identified a need for a SEND school within this area and hence delivery of the project will accord with the NPPF in land use principle terms. However paragraph 99 of the NPPF is also relevant. This paragraph states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless: a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or b) the loss

resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use. The implications of this policy are discussed in detail in the following section of the report.

Local Planning Policy

3.7 The Council's Development Plan guides development within the Borough and is comprised of the following:

- Core Strategy - this is the lead document of the Rochdale Borough Local Plan. It provides an overview of the policy objectives for the whole of the borough.
- 1996-2016 Unitary Development Plan – this document is still in place until an Allocations Development Plan may be adopted.

Key Policy Consideration – Policy G3

3.8 According to the policy map associated with the Local Plan, the site is part of a wider area afforded protection under Policy G3 (Protection of Existing Recreational Open Space). The site is shown on the map extract below, shaded green and labelled as part of the 'Heywood Sports Village'.

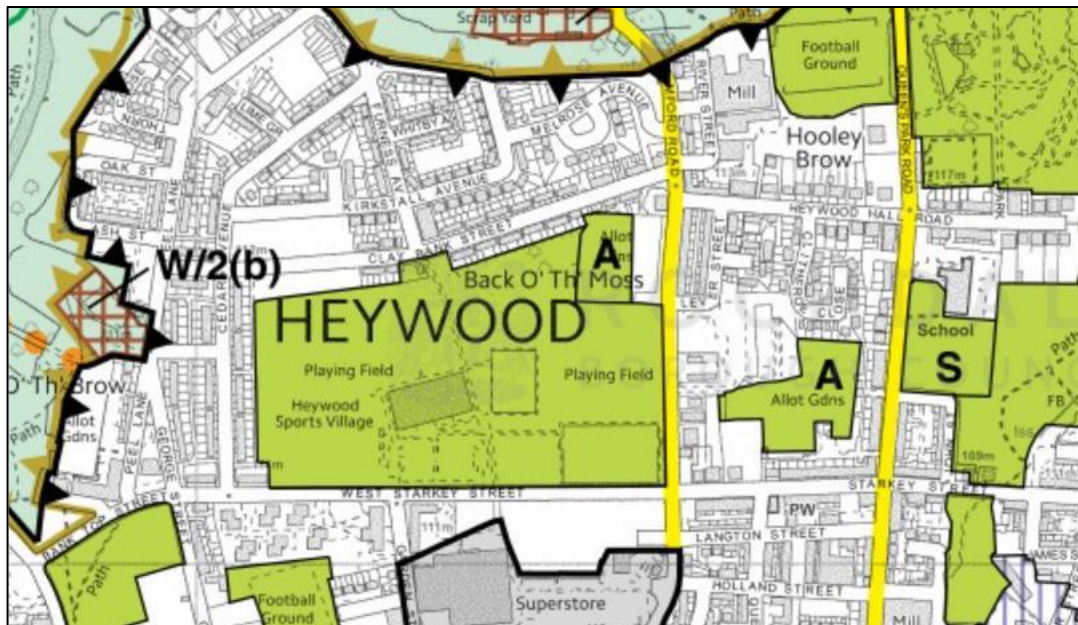


Figure 2. Extract from Rochdale Policies Map.

3.9 Policy G3 states that:

The development of public or private recreational open space for any other purpose will not be permitted unless one or more of the following exceptions applies:

a) The development is for a non-commercial community use within a park or other outdoor recreation area, is ancillary to the recreational use of the area, would not lead to a deficiency in recreational open space in relation to present or future needs, and does not harm the recreational, townscape or nature conservation value of the remaining open space;

b) Alternative provision is made of at least the equivalent quantity and quality of recreational open space, in a satisfactory location and taking account of local environmental and traffic considerations;

c) The development funds improvements to existing outdoor sports facilities within the site or on another site, commensurate with the open space being lost; and

d) The development comprises a built recreational facility of greater benefit to the wider community than the open space being lost and does not result in a serious deficiency in open space in the area.

Where exceptions are to be made under (b) and (c) above, the Council may impose planning conditions and/or seek planning obligations under S106 of the Town and Country Planning Act 1990 to secure the suitable replacement or improvement of open space. With regard to criterion (d), such proposals will only be permitted where no suitable alternative brownfield site exists. School playing fields which are surplus to educational requirements, and privately-owned sports grounds which have deteriorated due to lack of use and maintenance, will continue to be safeguarded from development as they still offer potential to meet current and future recreational needs.

3.10 The implications of this policy are discussed in chapter 6 of this report.

Other policy considerations

3.11 The following policies from the Rochdale Local Plan Core Strategy will also be relevant to the determination of this application:

- C7 - Delivering education facilities
- C8 - Improving community, sport, leisure and cultural facilities
- P1 - Improving image
- P3 - Improving design of new development
- G1 - Tackling and adapting to climate change
- G2 - Energy and new development
- G3 - Renewable and low carbon energy developments

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- G8 - Managing water resources and flood risk
 - G9 - Reducing the impact of pollution, contamination and land instability
 - T2 - Improving accessibility
 - DM1 - General development requirements

3.12 The following policies from the Rochdale Local Plan UDP will also be relevant to the determination of this application:

- A/3 New development - Access for Pedestrians and Disabled People
- A/4 New development - Access for Cyclists
- A/5 New development - Access for Bus Services
- A/6 New development - Access by Taxi
- A/7 New development - Access for Service Vehicles
- A/8 New development - Capacity of the Highway Network
- A/9 New development - Access for General Traffic
- A/10 New development - Provision of Parking
- A/11 New Development - Transport Assessments
- A/12 New development - Travel Plans and School Travel Plans
- BE/2 Design Criteria for New Development
- BE/8 Landscaping in New Development
- EM/2 Pollution
- EM/3 Noise and New Development
- EM/4 Contaminated Land

Plans in progress

3.13 The following two planning documents are currently being drafted and once adopted, will form part of the adopted development plan in Rochdale.

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- Allocations Plan - a plan which outlines several sites and areas of land which can be used for new developments in the borough.
 - Places for Everyone plan - a long-term plan for new jobs, homes, and sustainable growth across Greater Manchester.

3.14 In their current format, neither of these plans are relevant to the determination of an application at this site at present.

Other material considerations

Planning for Schools Development Policy Statement (2011)

3.15 The Planning for Schools Development Policy Statement (2011) states that there are a number of principles which should be considered when planning the development of a school. The document also states that there should be a presumption in favour of the development of state-funded schools and that local authorities should make full use of their planning powers to support applications for state-funded schools.

Sport England

3.16 As a national body, Sport England will act as a statutory consultee for any planning application at the site, considering it comprises of an existing playing field. Sport England's key policy document in the consideration of planning applications is 'Playing fields policy and guidance - Sport England's policy and associated guidance on planning applications affecting playing fields' (March 2018). The Playing Fields Policy states that:

Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

all or any part of a playing field, or

- *land which has been used as a playing field and remains undeveloped, or*
- *land allocated for use as a playing field*

unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.

3.17 The five exceptions are:

1. A robust and up-to-date assessment has demonstrated, to the satisfaction of Sport England, that there is an excess of playing field provision in the catchment, which will remain the case should the development be permitted, and the site has no special significance to the interests of sport.
2. The proposed development is for ancillary facilities supporting the principal use of the site as a playing field and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.
3. The proposed development affects only land incapable of forming part of a playing pitch and does not:
 - reduce the size of any playing pitch.
 - result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas).
 - reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality.
 - result in the loss of other sporting provision or ancillary facilities on the site; or
 - prejudice the use of any part of a playing field and any of its playing pitches.
4. The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field:
 - of equivalent or better quality, and
 - of equivalent or greater quantity, and
 - in a suitable location, and
 - subject to equivalent or better accessibility and management arrangements.
5. The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.

4. PRE-APPLICATION CONSULTATION

Pre-application Dialogue with Rochdale Borough Council -2021

4.1 A pre-application meeting was held to discuss the proposals in November 2021. This was attended by Michael Atkinson -Smith, John Gillighan and Dr Fay Davies (Rochdale Council); Justine Entezari (Iceni Projects); Sam Denby (Hydrock); Darren Smith (Tilbury Douglas) and Adam Smith (EWA Architects).

4.2 The meeting provided a valuable opportunity to discuss a number of aspects of the scheme, including the design of the school, validation requirements and the status of discussions with Sport England regarding offsetting the loss of the sports pitch.

Design

4.3 The scheme was reviewed by the Planning Officer and whilst the overall feedback on the design was positive, the team were asked to consider the following elements of the scheme in more detail:

- Service yard design and boundary treatment to the leisure centre.
- Relocation of raised table crossing.
- Enlargement of pedestrian entrance gates.
- Provision of ivory/warm tones for the render.
- Breaking up the elevation by adding some vertical elements/different colours as appropriate.

4.4 These elements of the design have since been considered further by the project team.

Sport England

4.5 It was noted by Officers that the site was previously used as a sports pitch but it was decommissioned more than 10 years ago because of an accident that occurred due to the subsurface rubble. Sport England therefore requested that the loss of the sports pitch should be mitigated by a monetary contribution to allow the re-provision of a turf pitch at Firgrove Playing Fields.

4.6 The Playing Pitch strategy manager and the Link 4 Life (now renamed "Your Trust") Head of Business Intelligence and Improvement at RMBC agreed that it would not be useful for those monies to be spent at Firgrove. Instead, the funds, by their direction, will be spent at Sutherland Road Playing Fields and Heywood Sports Village where most of the local children's sports teams train and play.

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- 4.7 Sport England have agreed to this approach, and the Council have approved a spend of £95k for mitigation works at these sites.

Validation requirements

- 4.8 Following the pre-application meeting, the validation requirements for the application were agreed, and additional reports and considerations were requested, which included:

- Provision of a Coal Mining Risk Assessment.
- Requirement to complete the NW SUDS pro-forma.
- Consideration of delivering Biodiversity Net Gain.
- Consideration of inclusion of EV charging points.

EIA Screening

- 4.9 A request for an Environmental Impact Assessment (EIA) Screening Opinion was submitted to the Council in December 2021, with a response received in January 2022 confirming that the proposed development did not constitute EIA development and hence an Environmental Statement would not be required to accompany the planning application.

- 4.10 The Council's Screening Opinion found that:

- The development is considered to be of a size and character in general keeping with the immediately adjacent Heywood Sports Village complex and is set within a site large enough to accommodate it.
- It is not considered that any proposed nearby developments would directly interact with the application site, either during construction or in operation.
- It is not envisaged that there would be a significant use of natural resources in either the construction or operation of the proposed development that are generally considered to be in short supply.
- Waste produced through construction and operation would be typical of an educational development of this scale and would not warrant further assessment via an Environmental Statement.

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- The site does not lie within a SBI, SAC or SSSI, nor does it lie within any risk zones. All pollution and nuisance considerations such as traffic, ecology, drainage and noise can be dealt with through appropriate mitigation.
 - The nature of the development will not cause a significant risk to human health once completed and occupied.
 - 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.
 - It is not considered that the development would likely impact upon wetlands, riparian areas, coastal zones and the marine environment, mountain or forest areas, nature reserves, densely populated areas or landscapes of historical, cultural or archaeological significance. There are no ecological designations within a 250 metre radius of the site. The site does not fall within an AQMA and the Proposed Development will not affect environmental quality standards which have already been exceeded.
 - The site does lie within a densely populated area but it would be expected that such a facility would normally be provided in such an area. The proposal would not adversely affect any landscapes and sites of historical, cultural or archaeological significance.

Pre-application Dialogue -2023

- 4.11 The planning application preparation recommenced in 2023 and further discussions were held with Sport England in July 2023 where the mitigation approach was agreed.

Public Consultation

- 4.12 A public consultation flyer has been prepared and issued to local Ward Members and residents surrounding the application site, distributed to an area agreed with the local authority in advance which totalled 327 addresses. The flyer provided information about the site, the proposals, the planning application process and anticipated timeline, and contact information should residents want to comment on the proposed scheme or ask any questions.
- 4.13 A copy of the flyer can be seen in Appendix A of this report.
- 4.14 At the time of submission, four responses had been received. This situation will continue to be monitored and responses provided where appropriate.

5. THE PROPOSED DEVELOPMENT

- 5.1 This section describes the proposed development and outlines the key benefits of the redevelopment of this site.

The proposed development comprises of:

- The erection of a new SEND Free School, providing places for up to 76 students, which will be two storeys in height.
- Creation of new vehicular and pedestrian access from West Starkey Street.
- Provision of a sports pitch, MUGA, habitat area and area for a forest school. The site landscaping will also include orchard trees, wildflower grasses with mown paths, timber growing boxes and a storage shed.
- Associated external areas, a minibus drop-off zone and car parking provision for the following:
 - Motorcycle Parking Spaces = 2
 - Staff/Visitor Parking Spaces = 29
 - Disabled Parking Spaces = 3
 - Minibus Parking spaces = 2
 - Cycle Parking Spaces = 16

The proposed development will deliver the following benefits:

- Efficient use of underutilised land;
- The provision of a range of high-quality facilities including sensory spaces and outdoor learning spaces to meet the wide range of needs that the attending children may have and to offer essential life skills;
- Provision of a well-designed specialist institution for students who require additional support from education.
- The provision of a state funded school to meet the demand for a SEND school in the locality.

The potential to provide community facilities

- 5.2 It is envisaged that the building could be used by the community at evenings and weekends, and this could be for sport and/or local group activities. The school will therefore need to be secure and zoned off during after school and weekend use. This has been considered within the design of the scheme and further detail of the proposed areas that could be suitable for community use can be found in the Design and Access Statement. It is likely that these areas will comprise of the reception sports hall, changing room and car park will be zoned for community use.
- 5.3 The Trust will consult with the local community and stakeholders further regarding this proposal during the development of the scheme.

6. KEY PLANNING CONSIDERATIONS

6.1 This section outlines the key planning considerations that have addressed within the application submission package, including:

- Principle of Development
- Design Considerations
- Highway Impact & Parking
- Flood Risk and Drainage
- Ecology
- Arboricultural Impact
- Energy
- Ground Conditions
- Noise Impact
- Crime Impact
- Air Quality

Principle of development

6.2 The principle of development, for the provision of a SEND school in this location has been agreed by the Council. A letter received from Emma Heron (Development Manager at Rochdale Council) dated 29th April 2020 confirms that the proposal will be supported in principle by the local authority, subject to the application successfully addressing all technical considerations and constraints at the site. This letter reflects the fact that the DfE have identified a need for a SEND school within this locality, and hence the delivery of the project will accord with the NPPF, which encourages local planning authorities to take a proactive, positive and collaborative approach towards ensuring that there is a sufficient choice of school places to meet the needs of existing and new communities (para 95 of the NPPF).

6.3 In addition, despite the site being considered an existing (yet disused) playing field, meaning it is afforded protection via policies in the NPPF and Rochdale Local Plan, as well as Sport England's Playing Fields Policy, the local authority has already held initial conversations with Sport England,

and it has been confirmed that the loss of the playing field arising from the provision of a new SEND school on the site has been accepted.

- 6.4 Sport England and Rochdale Council have provisionally agreed that securing improvements to existing football pitches within Rochdale will be accepted as a suitable mitigation approach, to account for the loss of this playing field. These improvements will be secured via a suitably worded planning condition, and the expenditure of monetary contributions that the Council have signed off on.
- 6.5 It has also been confirmed that the application will not have to be accompanied by an open space assessment or sports needs assessment to support the principle of the loss of the playing field. This is due to the fact that a) the pitch is disused meaning no existing pitch users will be affected by its loss, and b) evidence from the local authority indicates that playing pitches at Heywood Sports Village are themselves underutilised, suggesting an overprovision of pitches within the immediate locality of the site already.
- 6.6 In the context of the above, the proposed development accords with Exception B of Core Strategy Policy G3 and also Exception 4 of the Sport England guidance.
- 6.7 In summary, it is clear that the proposal should be supported in principle, in accordance with the Planning for Schools Development Policy Statement (2011) which notes that there should be a presumption in favour of the development of state-funded schools and local authorities should make full use of their planning powers to support applications for state-funded schools.

Design Considerations

- 6.8 The site layout has been designed to factor in the specific needs of the pupils arising from their ASC diagnosis. The key features of the design include:
- Provision of a main entrance which is clearly visible from the site access point, along with additional pedestrian entrances for pupils and visitors.
 - Provision of individual classrooms with separate areas of outdoor space to be used by each class, including artificial grass areas.
 - Creation of a habitat area with wildflowers and orchard trees, along with timber growing boxes and short mown paths through the space. This will act as a learning and calming sensory environment for the children and young adults.
 - Creation of a low stimulus environment.

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- 6.9 The Design and Access Statement includes further detail on the design of the scheme, particularly regarding how the scheme has sought to meet the brief and requirements set by the DfE and the New Bridge Trust, the end operator of the school, as well as the recommendations received from the Planning Officer over the course of the pre-application stage.

Highway Impact & Parking

Parking Provision

- 6.10 Rochdale's parking standards (provided as an appendix to the Core Strategy) stipulate a maximum requirement of 1.5 car parking spaces per classroom for primary and secondary schools, as well as a minimum cycle parking provision of 1 space per 10FT Equivalent Staff + 1 space per 10 pupils. The standards also require a minimum of 1 space per 40 FT Equivalent staff (min 2 spaces) suitable for powered two wheeled vehicles (motorbikes etc).
- 6.11 The site layout plan that has been provided shows that provision will be made for parking for up to 32 cars (including three disabled parking bays and four Electric Vehicle Charge Points), two motorcycle parking spaces and a cycle shelter for storage of up to 16 bicycles. There is also an area suitable for vehicle drop off and pick ups. The parking provision has been specifically designed to cater for the needs of the premises, in cooperation with the New Bridge Trust, and meets the standards set out by RMBC.
- 6.12 A Transport Assessment (TA) has been provided by Hydrock which, in addition to providing information about parking provision at the site, also provides information on the sustainable accessibility of the site, the traffic impact of the development, potential for future growth in traffic, and a capacity analysis of the relevant junction.

Trip generation & encouraging sustainable travel

- 6.13 The TA makes it clear that due to the specialised nature of this development, the travel behaviour of pupils is distinct in that most pupils will arrive to the site via private taxi or minibus, as opposed to walking, cycling or public bus. Despite this, the volume of new trips would still be negligible upon the existing local highway network.
- 6.14 The specialised nature of the proposal also means that there are limited opportunities to encourage sustainable travel to and from the site for the pupils. The Framework Travel Plan reflects this fact, however it considers that there are still opportunities to encourage sustainable travel methods for visitors and staff, and it details methods that will be employed once the school opens.
- 6.15 The TA notes that the site is accessible by bus, with the nearest bus stops to the site located on George Street and Peel Lane, circa 250m from the proposed site. In addition, the nearest railway station to the proposed development is Castleton Railway Station located circa 5.3km from the

development site. The site is also easily accessible by bicycle from a number of local residential areas within 5km, and the proposed cycle storage provision at the site will also help to encourage staff to cycle to work.

Junction Capacity Assessment

- 6.16 One capacity assessment has been undertaken in relation to the proposed development site access located on West Starkey Street. The assessment found this junction is well within capacity based on the proposed number of pupils anticipated to utilise the site, now and in the future.

Summary

- 6.17 Hydrock have confirmed that having undertaken a comprehensive analysis of the development site and after reviewing planning policies, it has been demonstrated that the proposed development accords with highway access design recommendations and sustainable values and hence there is no basis for highway and transportation objections to the proposals. The impacts of the proposed development are not severe and therefore the presumption in favour of the development contained in the NPPF is not outweighed by any highways or traffic related issues.

Flood Risk and Drainage

- 6.18 A Flood Risk Assessment and Drainage Strategy Report has been prepared by AJP and submitted with this planning application. The site is located within Flood Zone 1 and therefore has a low risk of flooding from rivers & sea, surface water, reservoirs and all other sources. Hence, no flood risk mitigation measures are required for the proposed development.
- 6.19 It has been proposed that foul water will drain to the existing public combined water sewer at the western boundary of the site.
- 6.20 With regard to surface water, it is proposed that this could be conveyed to the north of the site. Here it will be restricted to the minimum discharge rate of 5.0 L/s, to ensure the required greenfield runoff rates are met, via a pumping station, prior to connecting to an existing private surface water drainage to the north of the site.
- 6.21 It may also be possible to drain surface water via gravity to the combined sewer, although this approach would need to be agreed with the LLFA and United Utilities, with whom discussions are ongoing.
- 6.22 In either circumstance, AJP are confident that an appropriate solution can be reached with regard to site drainage, and hence the relevant policy tests can be met.

Ecology

- 6.23 A Preliminary Ecological Appraisal report has been prepared by e3p and submitted as part of the planning application. The report found that the site is comprised of habitats that are commonly found in the local area, although they may have some value for wildlife.
- 6.24 No protected or rare plant or wildlife species have been identified during the site walkover, and no further surveys are recommended due to the site's low ecological value. Recommendations have been made within the report regarding pre-construction checks and the timing of any vegetation clearance which will be adhered to.
- 6.25 A Biodiversity Metric Report has also been prepared to accompany the application which demonstrates that gain of 12.92% in habitat units and a gain of 63.53% in hedgerow units will be incurred on-site as a result of development. This exceeds the government target of 10% Biodiversity Net Gain and demonstrates that the proposed development will have significant benefits for flora and fauna. The proposals are therefore acceptable from an ecological perspective.

Arboricultural Impact

- 6.26 An arboricultural survey has been prepared by e3p which details the condition of each of the 12 trees on site, alongside the hedge and woodland area. We are not aware of any Tree Protection Orders on the site.
- 6.27 The report found that approximately 32sqm of moderate quality woodland, part removal of one low-quality hedge and one poor quality tree are proposed for removal in order to facilitate the proposals. As such, replacement planting has been proposed within the site boundary. This includes six new trees within the car park area and 10 orchard trees within the external recreation area. Further areas of grassland, hedgerow and shrub are also proposed. The proposals are therefore appropriate both in terms of compensation for tree loss and also in terms of future benefits for staff and students at the site.

Energy

- 6.28 An Energy Report has been prepared by Kennedy Redford, which provides information regarding the energy strategy for the project, and how this will address local and regional planning policy.
- 6.29 The proposed development incorporates demand reduction measures, energy efficient building service systems and renewable technologies which together ensure that proposed building complies with England Building Regulations Part L 2013. In addition, the 15% improvement over Part L target set out in Rochdale's Core Strategy will be achieved.

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- 6.30 Photovoltaic panels have been proposed on available roof space alongside external canopies which provides a total of 620sqm of PV system array generating circa 128,330kWh. This, alongside the other sustainability measures proposed, will allow the project to achieve net zero carbon in operation.

Ground Conditions

- 6.31 A geotechnical and geo-environmental desk-top study was conducted by Mott McDonald in 2019. This report concluded that published geological maps, anecdotal evidence and available historical boreholes near to the site indicate that ground conditions onsite comprise topsoil overlying a sand layer, over unknown Made Ground, followed by Glaciofluvial Sands and Gravels and clays which may include peat. There is evidence of peat recorded approximately 50m southeast of site, overlying interbedded Glaciofluvial deposits. Published maps show the presence of a mapped coal seam within 50m of the north east of the site meaning it is within a high-risk development area, and as such, a Coal Mining Risk Assessment has been prepared.
- 6.32 Several key constraints that were identified within the report are:
- The possible presence of peat on site, due to its highly compressible nature, low shear strength, often high groundwater levels and potential to cause settlement.
 - Buried obstructions/foundations (and associated Made Ground) that may be present due to a mapped housing development.
 - Unknown superficial thickness, observed in nearby historical boreholes.
- 6.33 In addition, a review of the historical site information shows there are several possible sources of contamination on or surrounding the site:
- Potential Made Ground on site associated with historical housing development;
 - Fly tipping waste; and
 - Nearby roads and associated vehicles substances such as PAH, TPHs and heavy metals that may result from oil spills or fuel leaks.
- 6.34 As a consequence of the above, an intrusive ground investigation was recommended and subsequently instructed. Ground investigations were conducted by Hydrock between the 1st and 4th November 2021 and an outline remediation strategy has been presented within the report, which will be developed and finalised if planning permission is granted.
- 6.35 A Coal Mining Risk Assessment was also completed in October 2021, and the following conclusions were made:

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- The site lies within an area of probable shallow coal workings.
 - The site lies near an area of known coal workings and two coal outcrops are shown to be located to the NE of the site. The coal seams dip SW towards the site. These seams are thought to be the Arley Coal and Smith Coal.
 - There are no known coal mine entries within, or within 20m of, the boundary of the site. There may, however, be mine entries/additional mine entries in the local area which the Coal Authority has no knowledge of.
 - There are no records of any faults being affected by coal mining at the site.
 - There are no records of mine gas emission at the site.
 - There are no records of opencast mining at, or in the vicinity of, the site.
- 6.36 Hydrock concluded that historical coal mining, particularly in relation to the risk of probable shallow coal workings poses a medium to high risk to the proposed development. As a consequence, they have recommended that at least 1.No rotary open-hole borehole is completed to the north east corner of the proposed structure to confirm whether shallow coal seams are present below the site area. If shallow seams are encountered, Hydrock suggest that additional rotary open-hole boreholes are completed to investigate whether these seams have been worked. We propose that this recommendation can be secured via a planning condition should the application be approved.

Noise Impact

- 6.37 A noise assessment has been prepared by Hydrock, which updates and reconfirms the findings of an earlier noise assessment prepared by Sandy Brown in 2019.
- 6.38 The noise survey by Sandy Brown Acoustics was carried out on the site on the 4th December 2019 at 3 locations around the site over 15 minute periods. The additional short-term noise survey by Hydrock was carried out to verify the previous Sandy Brown noise survey, and this survey utilised two site locations;
- ML1 was located to the south of the site, adjacent to West Starkey Street. This location was chosen to be representative of the noise from West Starkey Street and the surrounding road network
 - ML2 was located to the western site boundary. This location was chosen to be representative of the noise experienced by the nearest noise sensitive premises on Cedar Avenue.

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- 6.39 Observations made during the survey and a review of audio recordings made during unattended measurements identified road traffic as the main significant noise source contributing to the noise climate at the site. Noise from the Heywood Sports Village also contributes to the noise climate.
- 6.40 Hydrock's report includes a glazing strategy designed to accommodate for the target internal levels of 35dBA. As such, two façade zones have been specified; the southern, western and eastern façades will require medium specification double glazing, whilst the northern façade will require standard thermal double glazing.
- 6.41 Hydrock have also advised that whilst the details of proposed plant are not known at this stage, they have recommended that provision be made for low-noise plant, and attenuation measures (screening/enclosures/duct-mounted attenuators etc.), which will achieve a noise level of no more than 48 dBLAr,T, the Atmospheric Plant Noise Emission limit suggested, considering the background noise levels measured on site.

Crime Impact

- 6.42 A Crime Impact Assessment is being prepared by the Greater Manchester Police and will be submitted to the Council in due course. Any proposed recommendations to reduce crime will be implemented by Tilbury Douglas and the New Bridge Trust.

Air Quality

- 6.43 Redmore Environmental have prepared an Air Quality Assessment to consider the impacts of the construction and operational phases of the development.
- 6.44 During the construction phase of the development there is the potential for air quality impacts as a result of fugitive dust emissions from the site. These were assessed in accordance with the IAQM methodology. Assuming good practice dust control measures are implemented, the report found that the residual significance of potential air quality impacts from dust generated by earthworks, construction and trackout activities was predicted to be not significant.
- 6.45 Potential impacts during the operational phase of the proposals may occur due to road traffic exhaust emissions associated with vehicles travelling to and from the site. Dispersion modelling was therefore undertaken in order to predict pollutant concentrations at sensitive locations as a result of emissions from the highway network both with and without the development in place. Results were subsequently verified using local monitoring data.
- 6.46 Review of the dispersion modelling results indicated that impacts on annual mean NO₂, PM₁₀ and PM_{2.5} concentrations as a result of traffic generated by the development were predicted to be

negligible at all sensitive receptor locations. Following consideration of the relevant issues, air quality impacts as a result of the operation of the development were considered to be not significant.

- 6.47 Based on the assessment results, air quality factors are not considered a constraint to the development

7. CONCLUSION

- 7.1 This planning statement has been prepared on behalf of Tilbury Douglas Ltd (the ‘Applicant’), in relation to the proposed redevelopment of land north to the north of West Starkey Street, Heywood. The proposed description of development is:

‘Erection of a two-storey school building, with associated access, parking, refuse store, outdoor recreation facilities, landscaping and ancillary works’

- 7.2 The proposed development will deliver the following benefits:

- Efficient use of underutilised land;
- The provision of a range of high-quality facilities including sensory spaces and outdoor learning spaces to meet the wide range of needs that the attending children may have and to offer essential life skills;
- Provision of a well-designed specialist institution for students who require additional support from education.
- The provision of a state funded school to meet the demand for a SEND school in the locality.

- 7.3 This planning statement has addressed each key material planning and technical consideration successfully, demonstrating compliance with the Rochdale Local Plan and the NPPF, and we therefore trust that the application will be approved without delay.

- 7.4 The proposed development is undoubtedly a positive intervention at the site and one which brings with it a sustainable, long-term solution for ensuring the efficient use of brownfield land in line with the core planning principles of the NPPF and Local Development Plan. The proposed development is found to present an opportunity to bring a historically vacant site back into beneficial use for the local area by providing a much-needed SEND school for Heywood, Rochdale.

APPENDIX A – CONSULTATION FLYER

HAVE YOUR SAY AND FIND OUT MORE

PLANNING PUBLIC CONSULTATION FOR THE PROPOSED SPECIAL EDUCATIONAL NEEDS AND DISABILITIES SCHOOL AT WEST STARKEY STREET

You are invited to provide your comments on
the proposed new school building at land adjacent
to the Heywood Leisure Centre, off West Starkey Street

eliswilliams

Tilbury Douglas

NEW BRIDGE

iceni

Department
for Education

The Proposals

Iceni Projects are working on behalf of Tilbury Douglas Construction and the Department for Education to prepare a planning application for a proposed new 75 place Special Educational Needs and Disabilities (SEND) school at land adjacent to the Heywood Leisure Centre, accessed from West Starkey Street.

The school will be specifically designed to cater for children aged 11-19 from the local community who have an EHCP (Education, Health and Care (EHC) plan) and a diagnosis of ASC (autistic spectrum conditions) and may also have other needs such as communication and/or sensory processing needs. The school will be funded by the Department for Education (DfE) and operated by the New Bridge Multi Academy Trust. Tilbury Douglas, who will construct the school, have a proven track record of successfully delivering education projects in primary, secondary, tertiary and higher education facilities.

The site is currently vacant, comprising overgrown land which forms part of the Heywood Sports Village, but has been disused since 2011 due to deteriorating site conditions. The proposed development seeks to create efficient use of the land by providing a new two storey school building alongside a sports pitch, Multi Use Games Area, habitat area and a Forest School. The site landscaping will also include orchard trees, wildflower grasses with mown paths, timber growing boxes and a storage shed.

The building, which has been designed by Ellis Williams Architects, will be of a very high standard, providing students with meaningful practical creative and innovative learning opportunities tailored to their individual needs. It will provide memorable experiences and rich opportunities for high quality learning and wider personal development and wellbeing. If the planning application is approved, construction is expected to take around 16 months.

The Public Consultation

The proposals are currently in the development phase, with the architects and project team devising the concepts for the scheme's layout and design.

The purpose of the public consultation is to ensure that members of the local community can provide feedback on the design and overall proposal, to help shape the development of the new school.

This is particularly important as it is hoped that the building and facilities will be used by the local community during evenings and weekends, for instance for sports or other local group activities. The details of this will be developed prior to opening.

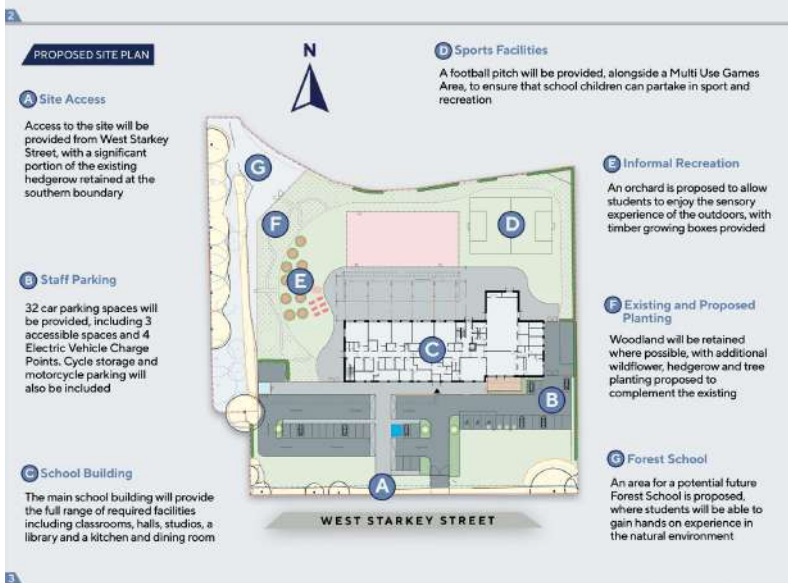
The feedback received will be reviewed by the project team as part of the planning and design process to ensure that the development balances the needs of the community, the environment the staff and the pupils of the future school.

Any queries submitted to the consultation email or postal address will be provided to the project team and afforded full consideration as the design develops to the application stage.

The Planning Application

The proposals will be submitted to Rochdale Borough Council as part of a detailed planning application. The architects' plans will be supported by detailed technical assessments, setting out the necessary considerations for the Council when determining the application. These will address topics such as flood risk, highways, sustainability, drainage and ecology.

Once the application has been submitted to and validated by the Local Authority, the application documents will be publicly available to view via the Council's Planning Portal. You will then be provided a further opportunity to comment on the proposals.



The Benefits of the Proposal

The proposed scheme will provide numerous benefits, including:

- Efficient use of underutilised land
- A range of high-quality facilities including sensory spaces and outdoor learning spaces to meet the wide range of needs that the attending children may have and to offer essential life skills
- A well-designed specialist institution for students who require additional support from education
- The provision of a state funded school to meet the demand for a SEND school in the locality
- An energy efficient and sustainable building
- High quality outdoor spaces and sports pitches

How to Share Your Views

As members of the community, we welcome your views on the proposals for the proposed new school at West Starkey Street.

Have your say by:

- Emailing: Manchester@iceniprojects.com

OR

• Writing to us at:
Heywood School Consultation
c/o Iceni Projects
We Work Dalton Place
29 John Dalton Street
Manchester
M2 6FW