



Linkside, Sunny Brow Road, Middleton, M24 4BG.

Construction of 7 no. dwellings, associated access works, infrastructure and landscaping following demolition of the existing dwelling and buildings on site.



Supporting Planning, Design and Access Statement.

On behalf of Matchbook Ltd.

October 2022.

**SEYMOUR
PLANNING**

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1. Introduction.

1.1 This Planning Statement has been prepared by Seymour Planning (SP) Ltd on behalf of Matchbook Ltd in support of their planning application for the proposed redevelopment of this site at Linkside, Sunny Brow Road, Middleton.

1.2 The proposed redevelopment comprises the construction of 7 no. dwellings, associated access works, infrastructure and landscaping following demolition of the existing dwelling and buildings on site.

1.3 The purpose of this Planning Statement is to examine the main planning issues relating to the development proposed.

1.4 This Planning Statement is informed by and should be read in conjunction with the following plans and supporting documents:

- Location, site, existing and proposed plans produced by (A.J. Cocker Architects).
- Transport Statement produced (by SCL).
- Preliminary Ecological Appraisal and Bat surveys (by Collington Winter).
- Arboricultural Reports (by James Royston Arboricultural Consultant).
- Drainage Report (by T.J. Booth Associates)

1.5 This Planning Statement demonstrates why the proposal accords with national and local planning policy. It explains why the proposal constitutes sustainable development. It justifies why planning permission should be granted.

2. Site location and analysis.

Context and Location.

2.1 The application site is currently in use as a single large residential dwellinghouse with several associated outbuildings. It sits within a predominately residential area in Middleton.

2.2 Middleton centre lies a short distance to the south-east which provides a thriving variety of shops and service uses as well as good public transport connections to bus and train.

The Application Site.

2.3 The planning application relates to a spacious plot of land set back from Sunny Brow Road. The plot is adjoined to Sunny Brow Road via a private drive. The site currently contains a large split level dwellinghouse (known as Linkside) which is located towards the centre of the site. The property contains three large, detached outbuildings located within its wider curtilage to the south-east, north-east, and north-west corners of the garden. Four trees within the site are protected by Tree Preservation Order.

2.4 The site is adjoined to all sides by residential properties. To the east lie a row of properties located off Lime Gardens. To the south lie a pair of detached dwellings that front directly onto Sunny Brow Road. To the west lies a more recent residential development containing 8 no. dwellings arranged around Johnson Grove. To the north lies North Manchester Golf Course.



Figure 1: Site location

Other Information.

2.5 The site does not contain or lie adjacent to any Locally Listed Buildings.

2.6 The site does not contain or lie adjacent to any Statutorily Listed Buildings.

2.7 The site is not in a Conservation Area.

2.8 The site is affected by Tree Preservation Order (ref: No. 266).

2.9 There are no public rights of way that cross site.

2.10 The site is designated as lying within land covered by Flood Zone 1 status according to the Environment Agency (EA) Flood Map.

3. Planning History.

3.1 The application site has considerable previous planning history.

12/D55180 – Application for New Planning Permission to replace extant planning permission D50870 for the erection of 11 new, four bedroom dwellings (including demolition of existing dwelling). Granted subject to conditions 30/3/12.

08/D50870 – Demolition of existing dwelling and erection of 11 dwellings Refused by the Middleton Township Planning Sub Committee 30/7/08. Subsequently allowed at planning appeal by the Planning Inspectorate ref: APP/P4225/A/08/2084901.

07/D48697 – Residential development – 13 Flats – Resubmission D47302. Refused 07/8/07.

06/D47302 – Residential development - 15 Flats – Refused 03/08/06.

4. The Proposal.

General.

4.1 This full planning application is submitted on behalf of Matchbook Ltd. The application seeks planning permission for the redevelopment of the site at Linkside. The proposed redevelopment comprises the construction of 7 no. dwellings including associated access improvements, infrastructure and landscaping following demolition of the existing dwelling and buildings on site.

Layout and Design.

4.2 The proposed dwellings would be sited in two distinct locations at the site. Firstly, a staggered row of 5 no. detached houses span the width of the site running parallel with the sites north-western boundary. Secondly, a further pair of semi-detached dwellings would be located towards the sites south-eastern boundary.

4.3 Each property would be provided with car parking provision and landscaping to the front and a large private garden to the rear.

4.4 A mix of 3 no. dwelling types (House Types A, B and C) would be provided. All properties are two storeys however House Type A and House Type C have a third floor of accommodation within the roof space. All properties contain four bedrooms.

4.5 In terms of design and external appearance the properties are of traditional appearance and utilise a palette of high-quality materials appropriate to the locality. The properties comprise pitched roofs and architectural detailing including bay windows and gable features to the frontage.

Access.

4.6 The development would be served by the existing vehicular access driveway from Sunny Brow. The driveway would be upgraded to provide improved access/egress to the site in the interests of highway safety. The new access

improvements are fully set out within the supporting Transport Statement prepared by SCL. This resultant design incorporates turning space within the site for a service (supermarket delivery) vehicle, refuse collection point close to the site entrance combined with visibility spays onto Sunny Brow alongside 1 x 1m pedestrian visibility splays.

4.7 Electric gates will be installed within the site for added security. Owners will have remote fob access and a coded entrance system with intercom for visitors and pedestrians positioned at the head of the driveway as shown on the relevant plan.

4.8 Each property would be provided with an Electric Vehicle Charge Point (EVCP).

Landscape.

4.9 The proposal would retain several of the trees on site within the development. Please refer to the accompanying Tree Report and Arboricultural Implications Assessment and Method Statement. These documents detail the necessary works to protect the trees from development (including any mitigation deemed necessary to protect their health) and their ability to be retained at the site. New trees will be replanted on site to adequately mitigate for trees to be lost.

4.10 The proposed development would also include high quality landscaping to enhance the existing retained vegetation and trees and provide additional compensation for the losses required by the development.

Waste and Cycle Stores.

4.11 The individual properties would be provided with adequate space to store dustbins, recycling facilities and cycles (details to be agreed).

5. Local Planning Policy.

5.1 Legal Context.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the statutory Development Plan unless material considerations indicate otherwise.

The statutory Development Plan in this instance comprises policies set out in:

- Rochdale Core Strategy (Adopted October 2016)
- Rochdale Unitary Development Plan – policies that have been “saved” by direction under paragraph 1 (3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 hence not replaced by the Core Strategy.
- Rochdale Unitary Development Plan Proposals Map
- Greater Manchester Joint Waste Development Plan Document (Adopted April 2012)
- Greater Manchester Joint Minerals Plan (Adopted April 2013)

The above statutory Development Plan is also supported by several supplementary planning guidance documents which are a material consideration for decision taking purposes for local planning authorities.

5.2 Rochdale Core Strategy Policies.

Relevant policies are:

SO1: To deliver a more prosperous economy

SO2: To create successful and healthy communities

SO3: To improve design, image and quality of place

SO4: To promote a greener environment

SO5: To improve accessibility and deliver sustainable transport

C1: Delivering the right amount of housing in the right places

C3: Delivering the right type of housing

P1: Improving image

P2: Protecting and enhancing character, landscape, and heritage

P3: Improving design of new development

G1: Tackling and adapting to climate change

G2: Energy and new development

T2: Improving accessibility

DM1: General development requirements

SD1: Delivering sustainable development

5.3 Rochdale Unitary Development Plan “saved” policies.

Relevant Policies are:

G/H/1: Housing

H/3: Residential Development Outside Allocated Areas

H/5: Residential Density

G/A/1: Accessibility

A/2: Accessibility Hierarchy

A/3: New Development – Access for Pedestrians and Disabled People

A/4: New Development – Access for Cyclists

A/8: New Development – Capacity of the Highway Network

A/9: New Development – Access for General Traffic

A/10: New Development – Provision of Parking

G/BE/1: Design Quality

BE/2: Design Criteria for New Development
BE/8 Landscaping in new Development

G/EM/1: Environmental Protection and Pollution Control

EM/2: Pollution

EM/3: Noise and New Development

EM/4: Contaminated Land

EM/7: Development and Flood Risk

EM/8: Protection of Surface and Ground Water

EM/9: Development Involving Unstable Land

G/EM/12: Renewable Energy and Energy Conservation

EM/13: Energy Efficiency and New Development

5.4 Housing Evidence Base.

Rochdales **Strategic Housing Land Availability Assessment - March 2021 (SHLAA)** sets out the Councils evidence base to support the delivery of sufficient land for housing to meet the community's need for new homes. Its main purpose is to identify sites with potential for housing and assess when they are likely to be developed.

The application site is listed within the SHLAA under the "Other identified sites for housing" sections and is listed as follows:

- ***SH 1529 – Linkside, Sunny Brow Road, Middleton - Area (HA) 0.30, Density 37, Capacity 11 delivery 11 -15 years, Brownfield.***

5.5 Supplementary Planning Guidance.

Supplementary Planning Guidance (Saved SPG's and SPD's) does not form part of the Statutory Development Plan nevertheless it does provide non-statutory Council

approved guidance that supports the adopted CS and saved SUDP Review policies and is a material consideration when determining planning applications.

The following supplementary guidance documents are relevant:

- Guidelines & Standards for Residential Development SPD (Adopted June 2016).
- Provision of recreational open space in new housing SPD (Adopted 2008).

6. National Planning Policy.

Background.

6.1 The National Planning Policy Framework (NPPF) was republished in July 2021.

The NPPF sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision for sustainable development which should be interpreted and applied in determining planning applications.

6.2 In addition, the Government published its National Planning Practice Guidance (PPG) in March 2014. The web-based resource pools together a series of planning guidance documents into a new format. It is intended to be used to assist in the interpretation and execution of the NPPF. It is also therefore a material consideration in the determination of this application.

National Planning Policy Framework (NPPF).

6.3 Relevant points which positively relate to the proposed development are outlined as follows:

- Paragraph 7 outlines the purpose of the planning system is to contribute to the achievement of sustainable development.
- Paragraph 8 specifies that there are three objectives to sustainable development: economic, social and environmental.
- Paragraph 11 specifies that at the heart of the planning system is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking.

For decision taking this means:

- Approving development proposals that accord with the development plan without delay; and

- Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - *the application of policies in the Framework that protect areas or assets of particular importance provide a clear reason for refusing the development proposed, or*
 - *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.*
- Paragraph 60 states LPA's should support the Governments' objective of significantly boosting the supply of homes, that it is important that a sufficient amount and variety of land can come forward where needed and that the needs of groups with specific housing requirements are addressed.
- Paragraph 92 outlines that decisions should aim to achieve healthy, inclusive and safe places.
- Paragraph 111 confirms that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- Paragraph 119 identifies that planning should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- Paragraph 126 specifies that the creation of high quality buildings and places is 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.
- Paragraph 130 sets out that planning policies and decisions should ensure that

developments *inter alia*:

- ✓ Function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - ✓ Are visually attractive as a result of good architecture, layout and appropriate effective landscaping;
 - ✓ Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change;
-
- Paragraph 154 sets out that new development should avoid increased vulnerability to the range of impacts arising from climate change and help reduce greenhouse gas emissions.
 - Paragraph 166 confirms that when determining planning applications, local planning authorities should ensure that flood risk is not increased elsewhere.
 - Paragraph 174 sets out that planning policies and decisions should contribute to and enhance the natural and local environment.
 - Paragraph 180 confirms that planning policies and decisions should fully consider biodiversity impacts.
 - Paragraph 219 specifies that due weight should be given to existing policies, according to their degree of consistency with the NPPF; the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given.

7. Planning analysis.

Analysis.

7.1 The main planning issues for consideration are:

- Principle of Development.
- Residential Amenity.
- Design.
- Highways and parking.
- Ecology/Trees.
- Drainage.
- Sustainable development.

Principle of Development.

7.1 The proposed development is consistent with current national and local planning policy and advice.

7.2 The site falls within a Defined Urban Area in the development plan and therefore is suitable in principle for residential development

7.3 The National Planning Policy Framework (NPPF) seeks to achieve sustainable development. One of the key elements in doing so is an identified need to boost housing land supply particularly in accessible locations.

7.4 Rochdale Core Strategies Policy C1 and C3 sets out the Councils desire to deliver the right types of homes that are well designed within the borough.

7.5 Policy C3 sets out a series of aspirations several of which are relevant to this proposal including:

- *Ensure new development provides housing types that take account of local needs and aspirations;*
- *Promote densities that make efficient use of land whilst delivering a range of housing to widen choice in the borough and reflect local character*

7.6 The site is identified in Rochdale's **SHLAA** (see 5.4 above) as an **"Other identified site for housing"**.

7.7 As confirmed within the SHLAA the site constitutes Previously Developed or "Brownfield" Land. The site lies within a predominantly residential area in a sustainable/accessible urban location close to Middleton Centre and therefore offers excellent access to a full range of services, facilities, and public transport.

7.8 The site has been granted planning permission previously for 11 no. dwellings (see planning history section above). Although the previous permission has expired the planning history remains a material consideration carrying significant weight in support of this proposal. This is confirmed by the subsequent and current inclusion of the site within the SHLAA.

7.9 The proposal will efficiently and effectively reuse this valuable underused land asset and help achieve the above aims and objectives set out within the Core Strategy/SHLAA. The whole site would be utilised efficiently, and this will help deliver sustainable development as required by the NPPF and Policy C1/C3 of the Core Strategy.

7.10 The proposal/site is a minor development and is not large enough to trigger a requirement for affordable housing.

Residential Amenity.

7.11 Policy DM1 of the Core Strategy sets out several basic planning considerations that apply to all development. It outlines that the content of the Council's Supplementary Planning Documents should be considered in determining

applications. Section 4 of the *Guidelines and Standards for Residential Development* SPD sets out the Council's expected space standards for new residential development.

7.12 The proposed design and layout will increase unit numbers yet retain residential amenity and privacy for both existing and intended residents. Taking into consideration the design of the proposal, existing/proposed property orientations and the position of existing habitable primary windows at the adjoining properties there are no instances of direct overlooking or overshadowing that would result.

7.13 Despite no direct overlooking or overshadowing the layout/house types have been designed to comply with the Council's adopted space standards as set out within the relevant *Guidelines and Standards for Residential Development* SPD. Overall, it is considered that an acceptable level of separation, outlook and amenity would be provided in all situations and the Council's standards are therefore complied with in this regard.

Design.

7.14 Policies SO3, P1, P2 and P3 of the Core Strategy set out a requirement for good design, improved image and protection and enhancement of character, landscape, and heritage. The proposed development will achieve the above aims.

7.15 The proposal dwellings will have no negative impact physically or visually on any adjoining land, buildings, or neighbours. The dwellings sit comfortably in position and scale in relation to the site's shape and size. The council's separation distances are provided between existing dwellings and the proposed properties in all directions. No unacceptable levels of overlooking or loss of privacy would therefore result.

7.16 The dwellings utilise a high quality design employing a traditional approach to architecture to respect the nearest dwellings and remain in keeping with the wider surrounding area in terms of scale and appearance.

7.17 It should be noted that the proposal follows the advice of the NPPF by efficiently and effectively using this brownfield site to provide new housing whilst still providing a good level of amenity for residents including substantial private garden plots.

7.18 In general, it is considered that the proposal will provide a high quality development for the site. The proposal is therefore considered to comply with relevant development plan policies SO3, P1, P2 and P3 which seek to provide good quality design and the advice of the NPPF. There are no design, residential layout, or amenity reasons to resist the proposal.

Highways: accessibility, servicing, and parking.

7.19 The application is supported by a Transport Statement. The report makes a full assessment of the proposal in terms of the site's accessibility and its access impact on the local highway network, servicing, and parking.

7.20 The site is in an accessible location close to local facilities/amenities and public transport. This will help discourage the use of the private motor vehicle and mean that prospective tenants realistically do not need a private motor vehicle for their everyday activities to reside at this site. Each property would be provided with 2 no. parking spaces, cycle storage facilities and EVCP.

7.21 The proposal incorporates measures to facilitate the development and ensure no severe impacts on the highway safety of the area. The design incorporates adequate visibility, highway dimensions, geometry and turning space within the site for a service (supermarket delivery) vehicle and refuse collection point.

7.22 Paragraph 109 of the NPPF specifically identifies that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the

road network would be severe. The proposed driveway design and supporting Transport Statement identify that neither situation would result.

7.23 Planning permission has previously been granted for 11 no. units at the site. This proposal is for 7 no. units. The proposal would have no worse impact than the previous scheme being for a lesser number of units than was previously considered acceptable at the site.

7.24 On this basis the proposal will raise no highways servicing, safety or parking issues and is considered to comply with Policy T2 of the Core Strategy and the Councils Maximum Car Parking Standards. The proposed development therefore presents no highway safety or technical highway issues for concern.

Ecology/Trees.

7.25 The application is supported by a Tree Report, Arboriculturally Implications Assessment and Method Statement and Phase I Extended Habitat Survey and Bat Survey's which collectively deal with the biodiversity interests at the site.

7.26 The proposal includes demolition of the existing buildings and the removal of several trees at the site. Several existing trees will be retained and are catered for within the construction of the development as recommended within the supporting arboriculture submissions. Replacement tree planting is proposed to mitigate for the proposed tree loss proposed as shown on the submitted site plan.

7.27 The necessary bat surveys have been undertaken to assess whether any bats or their habitat would be affected by the proposal. The survey has identified that no bats were present at the site. Similarly, no evidence of other protected species has been found. The full findings are set out in the associated accompanying reports produced by Collington Winter. Any mitigation measures identified as necessary can be secured by a suitably worded planning condition by the LPA.

7.28 There are therefore no ecology/tree reasons to prevent the development taking place and the proposal accords with CS Policy S04.

Drainage.

7.29 The application is supported by a drainage report. The report identifies specific drainage proposals for the site in accordance with the national hierarchy for surface water disposal.

7.30 The site falls within Flood Zone 1 and is therefore at the lowest probability of flooding.

7.31 The site could be suitable for infiltration based on its underlying geology. Permeability testing is required to explore further.

7.32 Based on the submitted drainage report and its findings there are no flood risk or drainage issues to resist the proposal. The proposal therefore complies with Policies G8 and EM/7 and EM/8 and NPPF.

Sustainable Development.

7.33 The NPPF seeks to promote sustainable development. It requires that the LPA should help achieve sustainable development by:

- *Approving development proposals that accord with an up-to-date development plan without delay.*

7.34 The proposal would secure an efficient reuse of this existing previously developed site to provide 7 no. high quality family homes within a highly accessible urban location. This is in accordance with the Council's priorities for housing development of brownfield sites.

7.35 This submission identifies that there are no landuse, design, residential amenity, highways, arboricultural or ecology adverse impacts that would result

from this development. The proposal therefore accords with the development plan. Furthermore, there are no specific policies of the NPPF that indicate that development should be restricted.

7.36 The proposal therefore undoubtedly represents sustainable development in accordance with the NPPF and Policy SO5 of the development plan.

8. Conclusion.

- 8.1 The application seeks planning permission for the redevelopment of the site at Linkside. The proposed redevelopment comprises the construction of 7 no. detached dwellings including access improvements, car parking and landscaping following demolition of the existing dwellings buildings on site.
- 8.2 Planning permission has previously been granted for residential development at this site at appeal by the Planning Inspectorate and subsequently renewed by Rochdale Council.
- 8.3 The proposal will result in a housing policy compliant high quality form of development within Middleton. The site is in a highly accessible location with easy access to public transport, shops, services, and amenities. The proposal will efficiently use the site to increase residential units in this preferred accessible brownfield location in accordance with Rochdale's SHLAA.
- 8.4 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the statutory Development Plan unless material considerations indicate otherwise.
- 8.5 It is submitted that the individual merits of the proposal, in respect of compliance with local and national planning requirements, as set out within this statement, should be given full and significant weight in the determination and support of the application.
- 8.6 The NPPF seeks to achieve sustainable development. Paragraph 11 of the NPPF specifies there should be a presumption in favour of sustainable development.
- 8.7 This proposal is considered to accord with the main aims and objectives of the development plan. There are no economic, social, or environmental negative impacts that result from the development. The proposal would therefore result in sustainable development in accordance with development plan and the NPPF.

8.8 It is therefore respectfully requested that the LPA grant planning permission for the development as proposed.



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