



WSP

Lancet Homes

LAND OFF CROMPTON AVENUE, ROCHDALE

Planning Statement (Including Statement of
Community Involvement)





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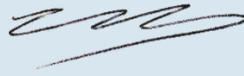
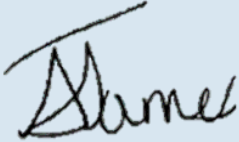
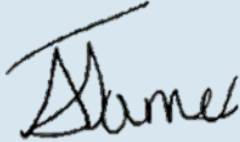
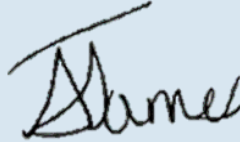
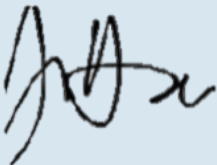
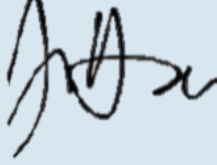
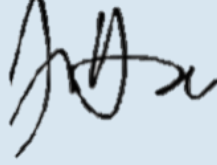
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EXECUTIVE SUMMARY

This Planning Statement has been prepared in support of a full planning application for:

“Erection of a residential development (Use Class C3) with associated access, landscaping and infrastructure at land off Crompton Avenue”

The Planning Application seeks full consent to bring forward the development of a 1.16 ha parcel of land. The site provides an opportunity to naturally infill the existing residential area with development in a similar grain to that in its surrounds.

Key Benefits of Proposed Development

The proposed development will deliver positive economic, social and environmental impacts for the local area. Primarily, these impacts relate to the delivery of new high quality family homes by efficient use of a site set within an existing built-up area. The site has good connections to existing local amenities, as well as networks of local public green space, pedestrian and cycle routes and public transport services. The proposal does not harm any protected species on or off site. In this way, the proposed development will be sustainable, and environmentally appropriate.

Consultation

The proposals have been developed over a significant period of time. The applicant has engaged with the Council to seek their advice as to the suitability of the proposals and enable them to best meet the Council's priorities for the area.

The applicant has also sought to engage with the local community and ward members, to explain the proposed scheme and seek their views. A public consultation strategy was prepared and deployed to reach out to as many local people as possible.

A consultation approach was agreed with the Council which included leaflets being sent to a number of local addresses. A website was also launched which provided information on the proposal and allowed residents to provide their feedback. Local Councillors were also contacted and encouraged to engage with their communities to discuss the proposals.

The feedback received from the Council, and comments received from local residents and Councillors provided positive support and some areas to consider. The applicant has considered all points, and responses where appropriate. These have been set out in the Statement of Community Involvement included within this Planning Statement.

Sustainable Development

The proposed development will deliver new homes and make best use of a site to infill the neighbouring residential development through high-quality design. The potential impacts of the development have been properly assessed and we demonstrate that there will be no significant harmful impacts on the local area, and rather a number of significant positive benefits.

1 INTRODUCTION

- 1.1.1. WSP has prepared this Planning Statement on behalf of Lancet Homes in support of a full planning application for residential development on land off Crompton Avenue, Rochdale (the site). The application has been submitted to Rochdale Borough Council (the Council) as the Local Planning Authority (LPA).
- 1.1.2. Full planning permission is sought for the following:
“Erection of a residential development (Use Class C3) with associated access, landscaping and infrastructure at land off Crompton Avenue”
- 1.1.3. The site is owned by Rochdale Council, and available and deliverable now for residential development and has the ability to deliver a high-quality housing scheme which can offer a range of four and five bed house styles and types to help address identified needs.
- 1.1.4. The site provides an opportunity to infill an existing residential area with development in a similar grain to that in its surrounds. This part of Rochdale offers a number of local services and has excellent transport links.
- 1.1.5. Lancet Homes prides itself on offering customers high quality dwellings across an expanding number of sites in the North West Delivering housing at this site will result in social, economic and environmental benefits to the local area and community.
- 1.1.6. This statement is accompanied by a suite of drawings and technical reports as listed within the submitted cover letter, which demonstrate that there are no technical reasons nor any adverse impacts arising from the proposals, that should prevent the proposed development coming forward at the site.
- 1.1.7. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act (2004), this Statement considers the proposal against the relevant national and local policies and any other material considerations pertinent to the assessment of the development.
- 1.1.8. Although the Development Plan policies are now out-of-date (over five years old without a review being concluded), this report has still assessed the proposals against the relevant policies of the Development Plan.
- 1.1.9. 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.
- 1.1.10. On this basis, and in accordance with the NPPF presumption in favour of sustainable development, the application should be supported and approved without delay.

REPORT STRUCTURE

- 1.1.11. The structure of this Statement is as follows:
- Section 2 sets out the site context;
 - Section 3 sets out the development proposals;
 - Section 4 provides the Statement of Community Involvement;
 - Section 5 summarises the relevant planning policies for the site;
 - Section 6 sets out the case for development;



- 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 is within the settlement boundary of Balderstone, located in the Balderstone and Kirkholt ward of Rochdale in Greater Manchester. The site is well contained, surrounded by existing residential areas on the north, east and west with an elevated playing pitch adjacent to the south of the site.
- 2.1.2. The site is formed of existing grassland, with minimal tree coverage which is predominantly located around the site boundary and in the north eastern corner, which extends beyond the site into an area locally known as the Broad Lane Community Woodland.
- 2.1.3. Figure 2-1 below shows the location of the site, which extends to 1.16 ha. There is a gradual fall across the site from the southern boundary towards the northern edge.

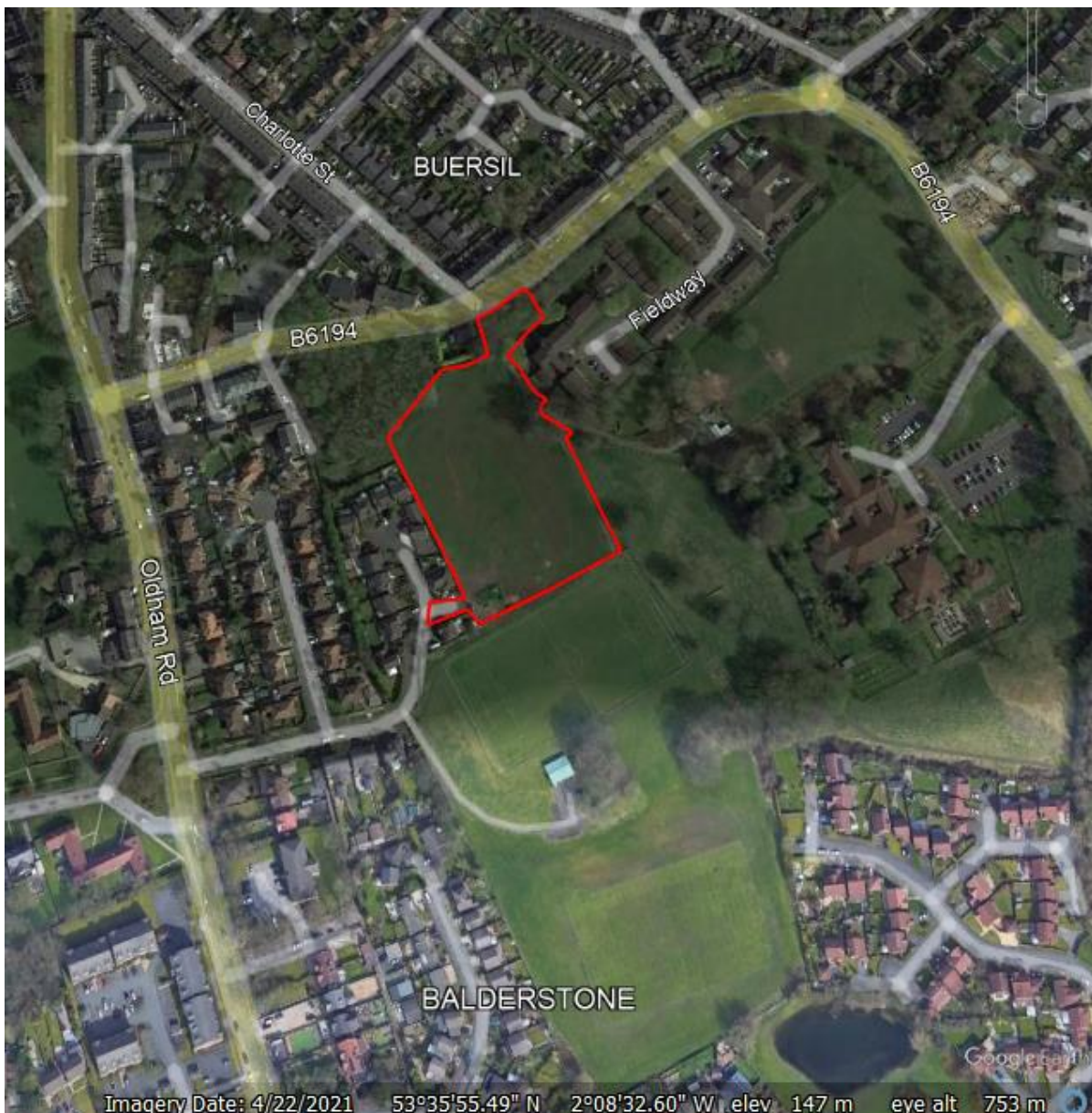


Figure 2-1 - Aerial view showing the site outlined in red (source: Google Earth)

- 2.1.4. There is an existing Public Right of Way (PROW) 'Footpath 1' running part through the site in an east-west direction from Crompton Avenue through the site to the eastern boundary. Figure 2-2 below shows the order as made by the Council on 3rd June 2021.
- 2.1.5. Footpath 1 will be diverted to facilitate the development, details of which are presented in Section 3 of this Statement.

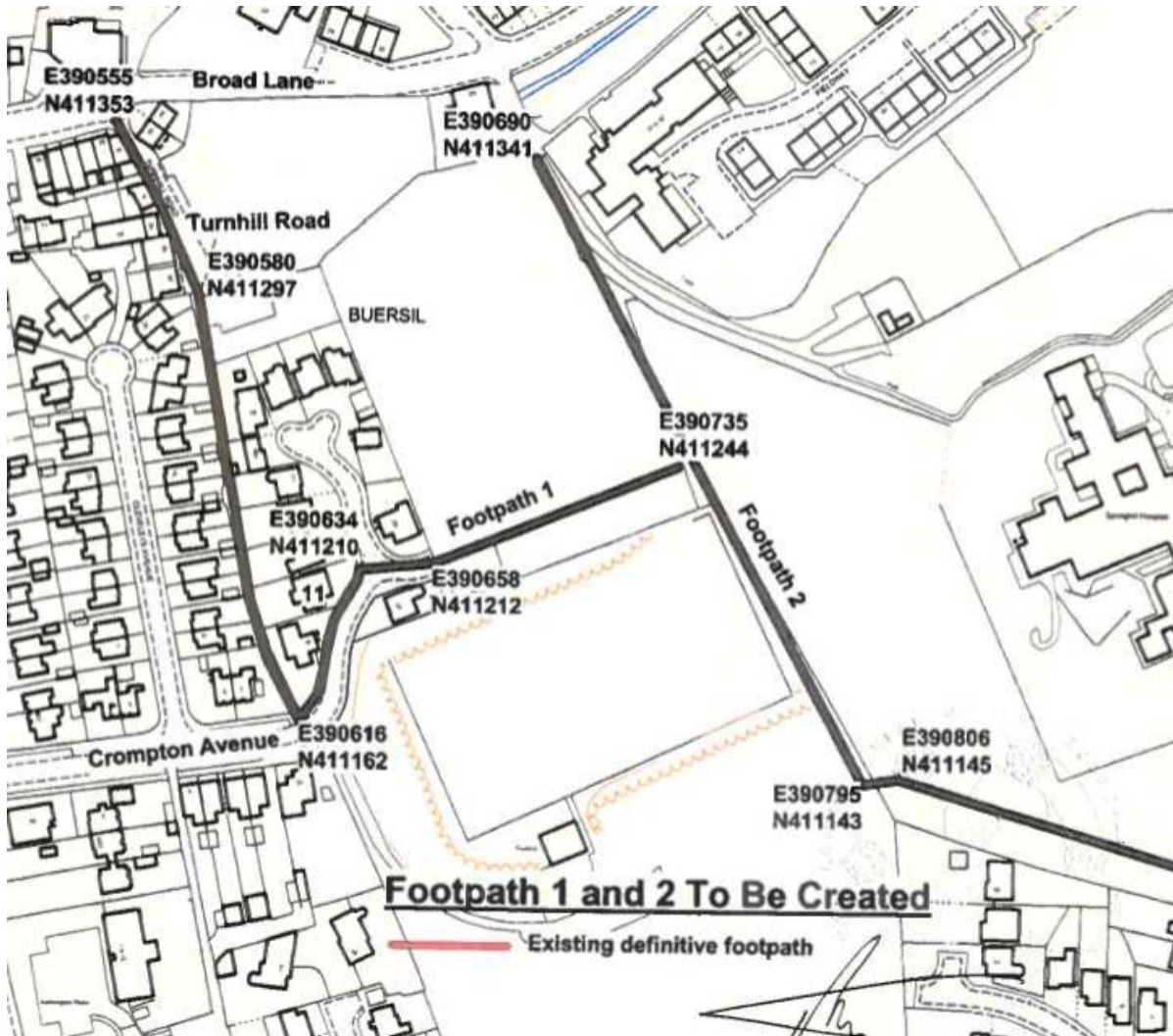


Figure 2-2 - Public Rights of Way (source: Rochdale Metropolitan Borough Council)

- 2.1.6. The site surroundings are largely residential in character, with predominantly two storey detached and semi-detached dwellings within the vicinity of the site. The surrounding urban grain has been used as a design precedent to shape the scheme brought forward here, which will extend the existing residential area.
- 2.1.7. There is an existing access to the site at the end of a turning head on Crompton Avenue, at the south west corner of the parcel of land. This access will be utilised to serve the future development.
- 2.1.8. The northern boundary of the site is defined by the hedgerow marking the rear of the property at 42 Broad Lane. The group of dense trees known as the Broad Lane Community Woodland further marks this boundary, outside of the extent of this planning application.

- 2.1.9. The eastern boundary of the site is defined by an existing fence line, beyond which is grassland and Footpath 2 as per Figure 2-2 above. This boundary is also defined by the rear gardens of Fieldway Sheltered Housing.
- 2.1.10. The southern boundary of the site is defined by a sloped edge, leading up to a raised sports pitch currently used by Rochdale AFC. These pitches are outside the application boundary and will not be affected.
- 2.1.11. Rear gardens and facades of properties on Crompton Avenue form the western boundary of the site, separated by a fence line.
- 2.1.12. There are a number of heritage assets in the vicinity of the site:
- Flagstone Wall on East Side of Footpath from Turnhill Road / Crompton Avenue (Grade II);
 - Flagstone Boundary Wall to the West of No.42 (Grade II);
 - 33 and 35 Broad Lane (Grade II); and
 - 31 Broad Lane (Grade II).
- 2.1.13. The site is not located within a conservation area. There are no Tree Preservation Order (TPO) trees on site.
- 2.1.14. The site is approximately 2.6 km from Rochdale Town Centre, 6.6 km from Oldham Town Centre and 7.9 km from the centre of Middleton. Overall, the site is well located in terms of proximity to major transport hubs and has good access to local services.

2.1 PLANNING HISTORY

- 2.1.1. A planning history search has been undertaken using the Council's on-line public access service. The results from the on-line search are set out in Table 2-1 below.

Table 2-1 – Site Planning History

Application Reference	Date	Description of Development	Decision
10/D53710	16 November 2010	Erection of Stables	Approved
90/D25146	16 October 1992	Outline Planning Application for Residential Development	Withdrawn

- 2.1.2. There are no copies of documents from the submitted applications available to view online.

3 PROPOSED DEVELOPMENT

- 3.1.1. The proposal will deliver a high-quality family housing development which will integrate well with the existing neighbourhood providing new homes for the local community.
- 3.1.2. Full planning permission is sought for:
“Erection of a residential development (Use Class C3) with associated access, landscaping and infrastructure at land off Crompton Avenue”
- 3.1.3. The new homes will be located on a site which provides a natural infill to the existing residential development in the area, integrating seamlessly through an existing access point.

3.2 HOUSING MIX

- 3.2.1. The proposal is to develop the site to deliver 18 new homes across a range of four and five bed house styles and types.
- 3.2.2. There is a clear focus on delivering high quality, larger style family housing to respond to identified needs. Policy C2 of the Rochdale Core Strategy dictates that in the south of the borough, the focus will be on maximising the opportunity to provide new housing in sustainable locations close to economic growth corridors / town centres.
- 3.2.3. The house type breakdown is as follows:

Schedule Of Accommodation								
Name	Storey	Description	Sqm	Sqft	No.	Footage		%
L22	2	4 BED DETACHED	115.42	1242	4	4968	Sqft	22%
H22	2	4 BED DETACHED	117.35	1263	4	5052	Sqft	22%
CR1 - 22	2	4 BED DETACHED	141.74	1526	3	4578	Sqft	17%
CR2 - 22	2	4 BED DETACHED	161.01	1733	3	5199	Sqft	17%
CR3 - 22	2	5 BED DETACHED	157.41	1694	4	6776	Sqft	22%
Total					18	26573	Sqft	100%

Figure 3-1 - Proposed Accommodation Schedule

3.3 SITE LAYOUT

- 3.3.1. The proposals seek a well-balanced housing mix arranged in manner that responds to the size and shape of the site. The properties line the new access road which runs through the site from the south to the north.
- 3.3.2. Dwellings are appropriately set back from boundaries, adopting a positive outward looking approach with large residential gardens to back onto existing properties around the site. This ensures appropriate separation distances from existing properties and creates active public frontages and private and secure rear gardens.
- 3.3.3. Given the site’s location adjacent to existing woodland, the northern section has been sensitively designed to create a landscaped buffer to the development that appropriately responds to the existing and proposed use. The provision of a feature meadowed area bookends the site and

improves connectivity through the site. Footpath connection is retained to Broad Lane Community Woodland to the west for the benefit of new and existing local residents, as well as connection to the east towards Broad Lane.

3.3.4. The improved active travel connectivity is a key feature of the proposed layout.

3.3.5. Green infrastructure has been designed into the scheme wherever appropriate. New tree planting is proposed at the north buffer of the site to complement the landscaped area. Tree and shrub planting is also proposed along the new vehicle access road and pavement, softening the streetscape.

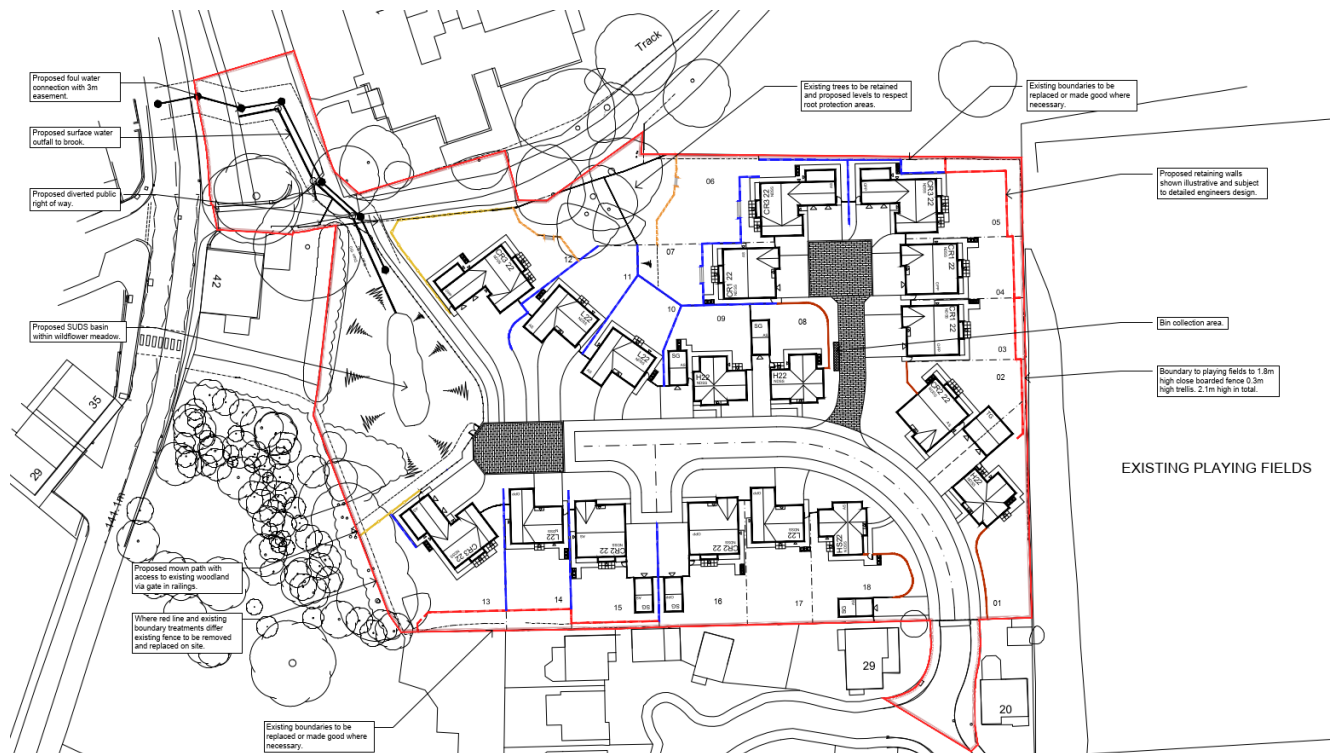


Figure 3-2 - Extract from Planning Layout Plan

3.3.6. Overall, the layout seeks to create a development with a strong 'sense of place' to respond to the family style housing on offer and surrounding existing residential character.

3.4 DESIGN

3.4.1. A character analysis of the surrounding area was conducted before determining the approach to housing design, to ensure the scheme fits within the context of the local. The proposed layout has been sensitively designed to respect the site's surrounding and local context, protecting and enhancing the quality of the local area. The review of local built character revealed that there are a variety of architectural styles present within the local vicinity, presenting an opportunity to create an attractive, bespoke family housing offer which creates a real sense of place.

3.4.2. Offset distances between existing and proposed dwellings is suitable to maintain privacy. Passive surveillance is designed into the layout to minimise opportunity for crime.

3.4.3. Further detail of the design approach is provided within the Design Access Statement that accompanies this application.

3.5 ACCESS AND PARKING

- 3.5.1. Vehicular access into the site will be taken from Crompton Avenue by extending the existing turning head. The main site access will continue the 5.5m wide carriageway with 2.0m wide footways on each side of the carriageway, extended from c.1.8m outside of the development site boundary. It is intended that the access road will be put forward for adoption.
- 3.5.2. The internal spine road will run through the site from southwest to northeast. A small spur is proposed to the east, siting housing around a central courtyard. Pedestrian and cycle connectivity is provided from the same access point. The internal spine road is lined with appropriately sized footways to encourage active travel through the site.
- 3.5.3. All car parking is located within residential curtilages to the front and side of dwellings. Two parking spaces are provided on the driveway of each house, with an additional space provided in associated garages. This level of parking responds to the family housing type proposed, in response to the Council's parking standards.

3.6 LIGHTING

- 3.6.1. The lighting scheme that is enclosed with this application proposes sympathetic lighting columns down the spine road to ensure a safe and secure scheme.

3.7 OPEN SPACE

- 3.7.1. In accordance with Rochdale Core Strategy Policy G6 and the Provision of Recreational Open Space in New Housing SPD, developments of more than 10 dwellings with less than 100 bedrooms in total do not need to make provision for recreational open space on site. These developments are expected to make a financial contribution towards the provision / improvement of an area or areas of recreational open space in the locality, which is the case here.
- 3.7.2. Notwithstanding the above, open space is provided as part of this application in the form of the high quality landscaping area in the northern parcel of the site. This will include areas of amenity grass, wildflower meadow grass and wetland meadow grass. A mown path will be provided through this area providing public access.
- 3.7.3. Ornamental and native mixed hedges will mark the boundaries of properties, providing an attractive frontage along the main spine road running through the site.

3.8 PUBLIC RIGHT OF WAY

- 3.8.1. A new PROW was created by RMBC in 2021, as per Figure 2-2 above. Footpath 1 runs through the site providing access from Crompton Avenue to the eastern boundary of the proposed development site.
- 3.8.2. As shown in Figure 3.3 below, the proposed diversion would see Footpath 1 beginning in the same location on Crompton Avenue and joining Footpath 2 at a location further north compared to the current location of Footpath 1.
- 3.8.3. The proposed route will continue along the southern footway of the proposed access road before crossing the private drive at the end of the adopted road and continuing along the newly created footpath that runs along the landscaped area at the bottom of the site. Here, it will connect with Footpath 2.

- 3.8.4. This would accommodate the proposed development layout without making a major alteration to the route of the Public Right of Way whilst also providing improved surfacing along the length of the diversion.
- 3.8.5. The proposed diversion will result in the same footpath link being provided between Crompton Avenue and Footpath 2.
- 3.8.6. An application under Section 257 of the Town and Country Planning Act (as amended) 1990 has been submitted in parallel to this application for express permission for this.
- 3.8.7. There will also need to be a temporary diversion of the PROW during the construction phase.

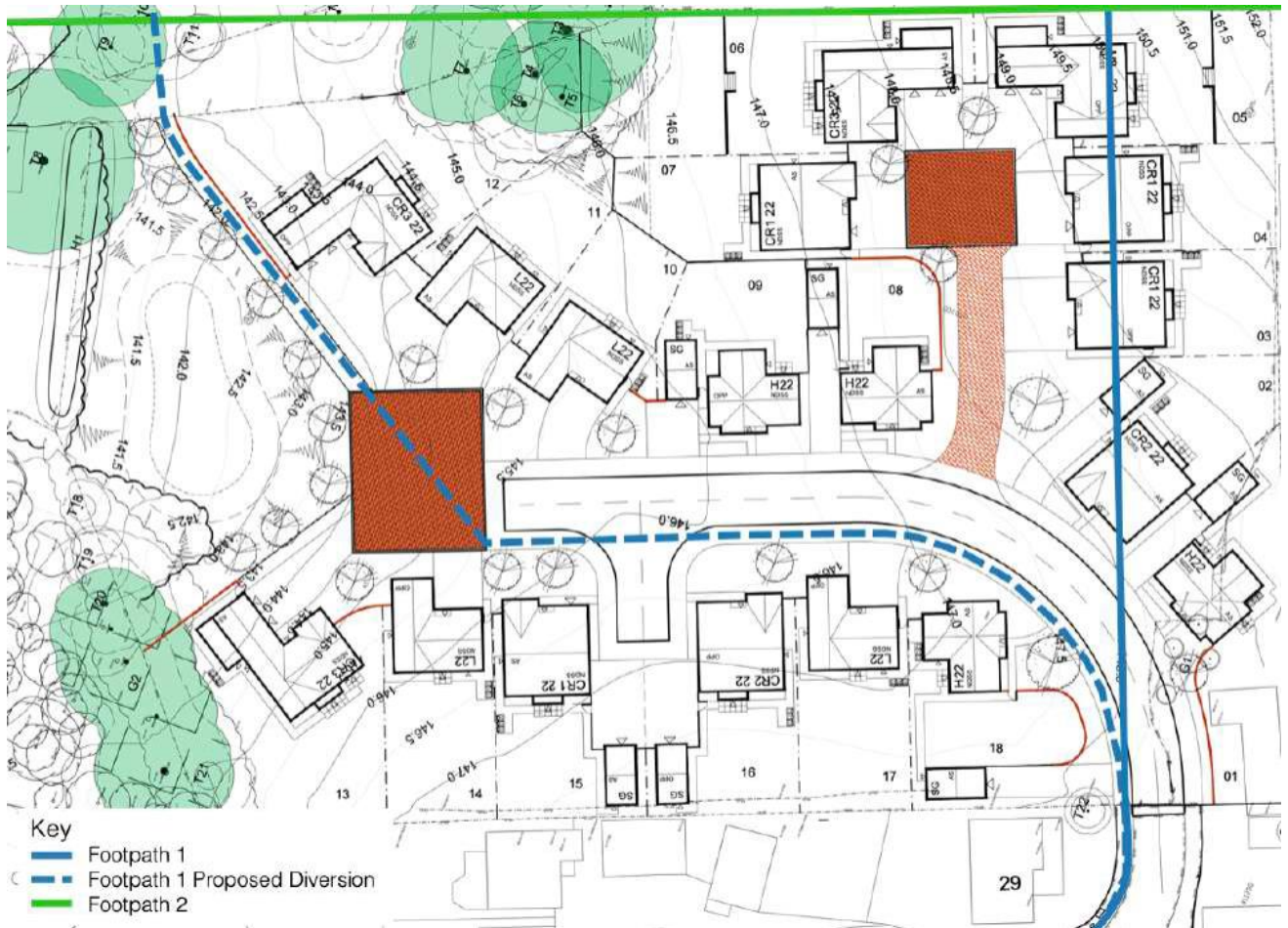


Figure 3-3 - Proposed Public Right of Way Diversion (source: Transport Statement)

4 STATEMENT OF COMMUNITY INVOLVEMENT

- 4.1.1. This chapter provides an overview of the community engagement undertaken, a summary of feedback received from the local Wards Councillors and local community during the consultation process and provides responses to matters raised.

4.2 POLICY CONTEXT

- 4.2.1. The importance of pre-application consultation and community engagement are emphasised in the following national and local policy and guidance:
- Community Involvement in Planning: The Government's Objectives (2004);
 - Localism Act (2011);
 - National Planning Policy Framework (NPPF) (2021); and
 - Rochdale Council Statement of Community Involvement (SCI) (2021).
- 4.2.2. Figure 3 of the council's SCI sets out the preferred consultation strategies which can be undertaken by applicants prior to an application being submitted. It is against this background that consultation with the local community and Ward Councillors has been undertaken.

4.3 CONSULTATION OVERVIEW

PRE-APPLICATION ENGAGEMENT

Consultation with Local Planning Authority

- 4.3.1. The Council encourages developers to engage in pre-application discussions with the LPA. Pre-application discussions took place with the Council throughout the summer of 2022, focusing mainly on discussing the principle of development at the site and general approach to design principles.
- 4.3.2. In early 2023, draft copies of the proposed site layout were also shared with officers for review and comment ahead of the public consultation process. The Council provided feedback on the appropriateness of the proposed scale of the public consultation exercise and assisted in informing the relevant Councillors and Rochdale Township Planning Panel of the consultation exercise and future proposed development.
- 4.3.3. On 8th March 2023, a letter and copy of the draft proposed layout was sent by email to the three Balderstone and Kirkholt Ward Councillors (Councillor Elise Blundell, Councillor Philip Massey, Councillor Daniel Meredith).
- 4.3.4. The correspondence issued to Councillors offered the opportunity to respond to WSP Planning Consultants via email or telephone to discuss the scheme further and provide feedback. No feedback was received.

Consultation with Local Community

- 4.3.5. The consultation process for this application was designed to allow the local community to view the draft proposals and share their feedback with the team before the scheme was finalised and the application submitted.
- 4.3.6. A leaflet was prepared which provided details of the proposal, a draft layout plan, website link and an email and postal address for members of the community to provide feedback. A telephone

numbers was also provided to enable those without Internet access the opportunity to provide comments. The leaflet was posted at the beginning of the week commencing 10th March 2023.

- 4.3.7. The leaflet was distributed to 491 residential and business addresses surrounding the site, as seen in Figure 4-1 below. This distribution area was agreed with the LPA as part of the pre-application engagement. The consultation closed on 3rd April 2023.
- 4.3.8. The consultation process also included a website which could be accessed from the 13th March until the 3rd April 2023 through the following address <http://cromptonavenueconsultation.co.uk/>. The website provided further details on the draft proposals and included draft house types, CGIs of the proposed development and the draft landscaping scheme. This offered the opportunity for residents to provide comments through an online feedback form which were subsequently reviewed.

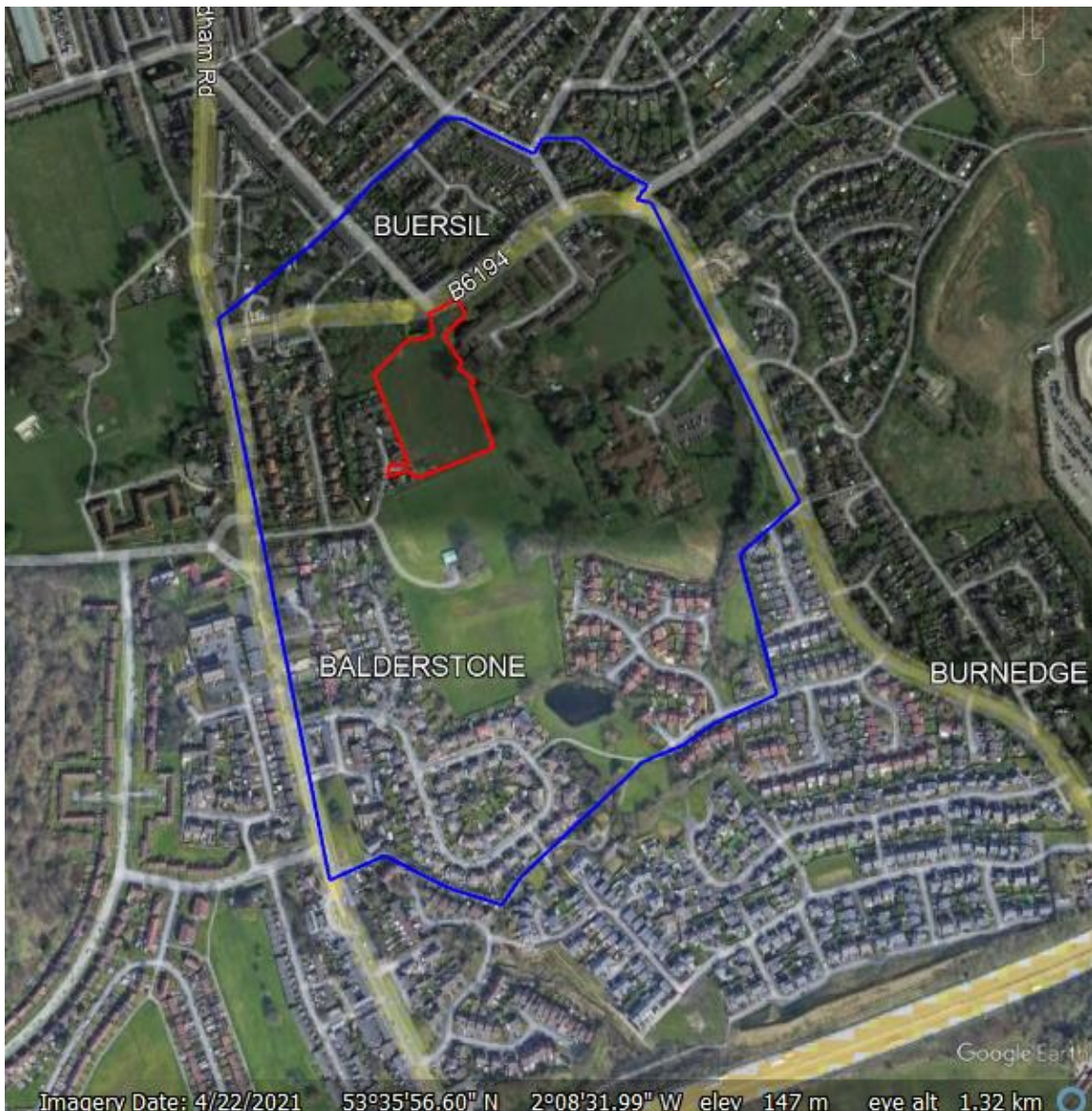


Figure 4-1 - Extent of properties consulted (source: Google Maps)

CONSULTATION RESPONSES

- 4.3.9. A total of twelve responses were received by email, three by telephone and nine engaged in the online feedback form. This equates to a 5% response rate of the addresses that were contacted. A breakdown of the comments received is set out below.

ADDRESSING THE FEEDBACK

- 4.3.10. The following points were raised by respondents through telephone, email and online feedback form, as summarised in the headings below.

Table 4-1 – Feedback Summary

Matters raised	Applicant Response
Supportive - more houses are needed in the area	The applicant seeks to contribute to the Council's ambitious growth agenda and meet a local need for high quality family housing.
Opposition to Green Belt development	The site is not allocated as Green Belt.
Defined use of existing site	The site has been used for horse grazing in recent years but in planning use terms, the site has had no formally defined use.
Maintaining current access to Broad Lane Community Woodland	The applicant has responded, and incorporated access to the woodland into the submitted plans, along the boundary of plot 13.
Loss of biodiversity and impact on habitats	Technical matters of ecology and biodiversity are dealt with in the application pack. The findings of all work carried out will be assessed not only by the LPA but also their specialist consultees.
Current site has value for residents	The existing public right of way that runs through the site will be appropriately diverted. The scheme proposes connectivity through the site with formal access to the Broad Lane Community Woodland and Broad Lane provided with connection to the newly landscaped feature to the north of the site.
Benefit of landscape feature and additional biodiversity	The development seeks to maximise opportunities for additional green infrastructure wherever possible and the proposed landscaping scheme ensures a biodiversity net gain is achieved on the site.
Proposed re-routing of the public right of way running through the site: - Existing route - Proposed route - Temporary route	The applicant is proposing to divert the PROW with a circa.10m difference in final location. The proposed route will accommodate the proposed layout without making a major alteration to the route of the Public Right of Way whilst also providing improved surfacing along the length of the diversion. An application under Section 257 of the Town and Country Planning Act (as amended) 1990 will be submitted in parallel to this

	application for express permission for this. This will be consulted on following normal procedures.
Impact on Traffic throughout the construction phase and thereafter including parking from the adjacent football pitch and access for larger construction vehicles.	Technical matters of traffic are dealt with in the application pack, specifically the Transport Statement. A Construction Management Plan will set out how the construction phase traffic will be managed.
Location of proposed access around a blind bend	Technical matters of proposed access are dealt with in the application, specifically the Transport Statement. The findings of all work carried out will be assessed not only by the LPA but also their specialist consultees.
Loss of value to existing properties	The applicant has undertaken a local design character analysis, and believes the design is of a very good standard and complements the locality and existing properties in the surrounds.
Loss of privacy, encroachment onto existing properties and potential for overlooking	The applicant has carefully considered the layout, density and separation distances, and considers they are appropriate for the site. Design amendments have occurred as a result of feedback received in relation to Plot 18 specifically.
Potential presence of Anthrax on site	The applicant has been made aware by local people of reports of Anthrax being buried on site, albeit unsubstantiated, and have advised the competent ground works professionals. Preliminary ground investigations have been undertaken, and no visual/olfactory evidence of contamination was encountered. During the ground works to the site, measures will be put in place by the competent ground works professionals to monitor and manage any ground contaminants that are encountered.
Former refusal of a planning application for stables on the site	From a review of the planning history of the site using the Council's online database, there are no records of a refused planning application on the site.
Impact of development on land movement at surrounding properties	Technical matters of ground conditions are dealt with in the application pack.
Benefit to local businesses	The proposed development will provide various economic benefits to the local community including the creation of on-site construction jobs and related industries during the delivery of the scheme, training opportunities and apprenticeships and additional spend in the local area throughout the construction phase and thereafter.

Development should be sought on Brownfield sites	The site is suitable and available for development for the reasons set out in this report.
Proposed boundary treatments in woodland area	A landscape plan has been included within the application pack, and we will engage with officers once the application is registered to finalise those proposals.
Scheme is overdeveloped	The applicant has carefully considered the layout, density and separation distances, and considers they are appropriate for the site.
Impact on local infrastructure	Matters of infrastructure contribution will be discussed with the LPA as part of the post submission process.

5 PLANNING POLICY

- 5.1.1. 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.
- 5.1.2. The Council's Development Plan includes the Core Strategy (2016), saved policies from the Unitary Development Plan (UDP) (2006) and the Greater Manchester Joint Minerals Development Plan (2013).
- 5.1.3. The Council is progressing with a Site Allocations document alongside the Greater Manchester Places for Everyone (PfE) Joint Development Plan Spatial Framework.
- 5.1.4. The National Planning Policy Framework (NPPF) is also an important material consideration in determining planning applications.

NATIONAL PLANNING POLICY FRAMEWORK (2021)

- 5.1.5. 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”*.
- 5.1.6. 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

- 5.1.7. The NPPF is unequivocal in its drive to significantly boost the supply of homes. 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”*.
- 5.1.8. Paragraph 62 states that LPAs 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.

Identifying land for homes

- 5.1.9. Paragraph 69 states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area.

Promoting healthy and safe communities

- 5.1.10. 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.

Promoting sustainable transport

- 5.1.11. 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.
- 5.1.12. 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.

Making effective use of land

- 5.1.13. Paragraph 119 states that decision should promote an effective use of land in meeting the need for homes.
- 5.1.14. Paragraph 121 seeks to encourage LPAs to take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs, including sustainable sites on brownfield registers.

Achieving well-designed places

- 5.1.15. Paragraph 126 stresses the importance of planning positively for *“the creation of high quality, beautiful and sustainable buildings and places”*, noting that this 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.
- 5.1.16. 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.
- 5.1.17. 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”.

Conserving and enhancing the natural environment

- 5.1.18. 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.

- 5.1.19. 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.
- 5.1.20. Paragraph 183 confirms that in making planning decisions LPAs should be satisfied that the land is suitable for the use in ground condition terms.

Conserving and enhancing the historic environment

- 5.1.21. Paragraph 194 states that LPAs should require applicants to describe the significance of heritage assets affected, including the contribution made by their setting. It is important to note that the level of detail included should be proportionate to the asset's importance and assess the potential impact of the proposal on the significance of the asset proportionately.
- 5.1.22. Paragraph 195 dictates that LPAs should identify and assess the impact of development in particular relation to the significance of the heritage assets, in line with the proportionate assessment as defined in paragraph 194.

LOCAL PLANNING POLICY

- 5.1.23. 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.
- 5.1.24. 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.
- 5.1.25. Furthermore, as set out at paragraph 74 of the NPPF, where strategic policies are more than five years old (as is the case in Rochdale) 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.
- 5.1.26. Notwithstanding that the policies within the Rochdale Development Plan are now out of date, relevant policies from the Development Plan are set out below.

Rochdale Borough Council Core Strategy (2016)

- 5.1.27. 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.
- 5.1.28. 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.
- 5.1.29. Policy SO2 'To create successful and healthy communities' focuses on delivery of 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.

- 5.1.30. 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.
- 5.1.31. Policy SO4 'Promoting a greener environment' promotes ensuring development is energy efficient and contributes to carbon reduction, maximising green open areas and biodiversity.
- 5.1.32. Policy SO5 'Improving accessibility and delivering sustainable transport' highlights development should be directed to the most accessible locations.
- 5.1.33. 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.
- 5.1.34. 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.
- 5.1.35. Policy P1, 'Improving image', requires high quality design for all new development to ensure new development improves the image of the borough.
- 5.1.36. Policy P2, 'Protecting and enhancing character, landscape and heritage', seeks to ensure new development protects and enhances the borough's character and housing areas.
- 5.1.37. Policy P3, 'Improving design of new development', requires all new development to adhere to design principles including ensuring it contributes positively to the townscape in addition to ensuring the impact upon the environment is minimised.
- 5.1.38. 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.
- 5.1.39. Policy G6, 'Protecting green infrastructure', seeks to ensure residential development provides or contributes financially towards recreational open space.
- 5.1.40. 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.
- 5.1.41. 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.
- 5.1.42. 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 or other pollution; seeks to ensure that new residential development is not adversely affected by existing sources of pollution or ground contamination or land instability.

Guidelines & Standards for Residential Development SPD (June 2016)

- 5.1.43. 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.

- 5.1.44. These include but are not limited to standards surrounding overlooking distances between dwellings, waste management arrangements and minimum space standards.

Urban Design Guidance SPD

- 5.1.45. 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 expected by both boroughs.

Affordable Housing SPD (March 2008)

- 5.1.46. 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.
- 5.1.47. The Council will in most cases expect the contribution to affordable housing to be made on site as an integrated part of the development. This will promote socially inclusive and sustainable communities and minimise the delay in making the affordable housing available.
- 5.1.48. 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)

- 5.1.49. This SPD sets standards for the open space required within new residential developments. For developments of more than 10 dwellings with less than 100 bedrooms in total, there is no need to make provision for recreational open space on site. These developments are expected to make a financial contribution towards the provision / improvement of an area or areas of recreational open space in the locality.

PLACES FOR EVERYONE (PFE)

- 5.1.50. 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 seeks to allocate strategic sites for employment and housing.
- 5.1.51. 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. Draft Policy JP-H1 sets out the proposed scale, distribution, and phasing of new housing development across the Greater Manchester area stating that a minimum of 164,880 net additional dwellings are to be delivered over the period 2021-37.

6 PRINCIPLE OF DEVELOPMENT

- 6.1.1. This application seeks to build 18 new, high quality family homes on a sustainably located site within an existing built-up area, immediately adjacent to existing residential development. By virtue of the site's location, it is a natural location for an infill to existing residential development.
- 6.1.2. The delivery of new homes, in sustainable locations, such as this site, is a key objective of both the Government and the Council, as set out in paragraph 60 of the NPPF and as echoed in SO2 of the Core Strategy.
- 6.1.3. Of relevance to this application is the fact that the development of small and medium sites can make an important contribution to meeting the housing requirement of an area as per paragraph 69 of the NPPF:

“Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly.”

- 6.1.4. The above excerpt of paragraph 69 of the NPPF is most pertinent to these proposals given the site is not allocated but is within an existing built-up area and provides the opportunity to deliver a mix of high-quality family housing of bespoke designs in an attractive setting in the short-term to assist with meeting local housing needs.
- 6.1.5. The adopted housing requirement target set out in the Core Strategy is 460 dwellings per annum (dpa). However, as the Core Strategy is now over six years old (adopted back in 2016), in the absence of any review concluding the current housing requirement remains sound, the housing land supply position will now need to be calculated based on the “local housing need”. As per the NPPF, this is determined using the standard method calculation set out in planning guidance. Based on the current standard method calculations, this would result in a housing need figure for Rochdale of 503dpa.
- 6.1.6. Whilst at this stage the PfE cannot be given any weight, it does set out a more ambitious growth plan for Rochdale and proposes a stepped housing delivery programme starting at 606dpa, increasing to 616dp in 2023 and increasing again to 622dpa in 2030.
- 6.1.7. This demonstrates that the clear direction of travel for Rochdale is to adopt a high growth strategy and deliver higher numbers of dwellings.
- 6.1.8. Whilst the latest published information (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. It is not a ceiling or cap on future development and should not be viewed so by decision makers. Also, as set out above, the housing requirement is increasing for Rochdale so a greater number of sites will need to come forward to ensure that these increased local needs can be met on suitable and sustainable sites, such as this application site.
- 6.1.9. Furthermore, regardless of the quantitative need for additional housing, there is also a qualitative need for the type of housing this site can offer. A lot of the housing supply in Rochdale comprises higher density apartment led schemes, which are not meeting the needs of those needing larger family homes with private amenity space.

- 6.1.10. These development proposals are able to come forward in the short term and start delivering housing to assist Rochdale in meeting its increasing housing requirement and also help address the need for larger family housing, offering choice and variety in the housing market compared to the apartment led schemes already coming forward.
- 6.1.11. As already set out in previous sections, the site is situated in a highly sustainable location, with good access to local services and facilities and public transport, making it an ideal location for new family housing.
- 6.1.12. The site is identified in the Council's latest Strategic Housing Land Availability Assessment (SHLAA, 2021) and also in the evidence base supporting early iterations of the draft Places for Everyone (PfE) (ref: SH 2437) as having capacity to deliver around 26 dwellings in the 6-10 year period. However, the PfE as progressed only focuses on formally allocating large strategic sites, leaving smaller sites, such as this, to be considered for inclusion in a Council's Site Allocations Development Plan Document. For Rochdale, this DPD is on hold until the PfE has been formally adopted.
- 6.1.13. The potential development areas identified in the evidence base reports reflects that red line boundary submitted here, as per Figure 6-1 below.

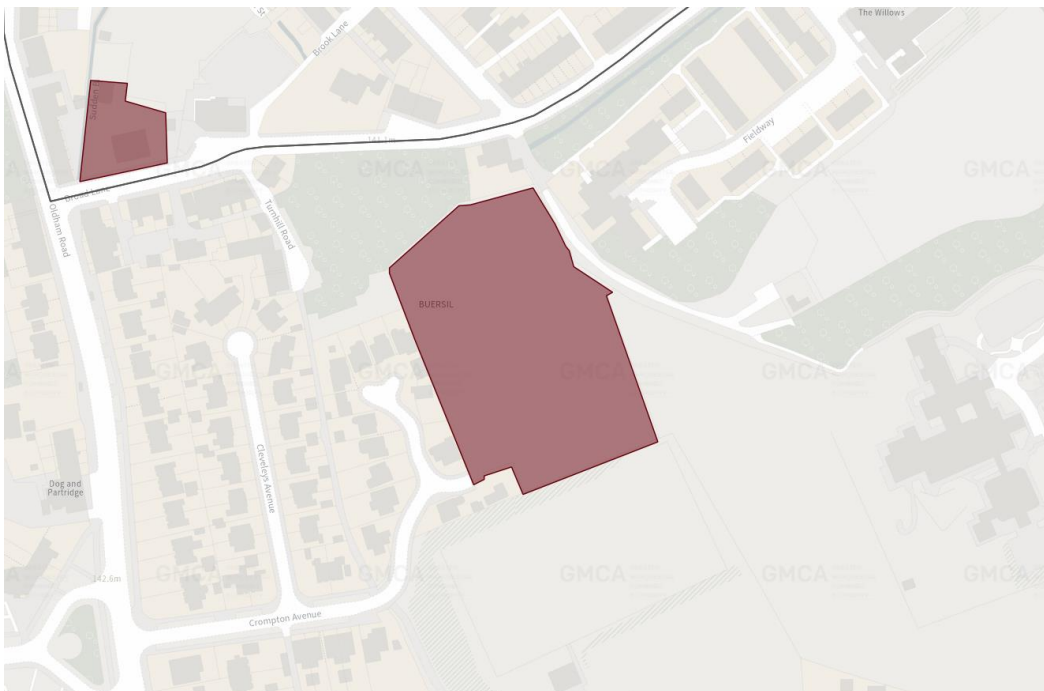


Figure 6-1 - Site SH 2437 (extract from Places for Everyone draft map)

- 6.1.14. The principle of developing the site for future housing development is therefore clearly established by virtue of this, aligning with those provisions in the NPPF which seeks to make efficient use of land in sustainable locations, such as this site.
- 6.1.15. As set out previously, the proposals include provision of a large area of POS and landscaping within the northern part of the site. This is adjacent to the Broad Lane Community Woodland and provides a natural extension to this area.

- 6.1.16. This area of the site is currently just grass and what is proposed is the creation of a wildflower meadow area, surrounding an element of wetland meadow grass; offering a substantial enhancements and improvement to the current habitat. Native rich mixed hedges will provide the boundary treatment between this much ecologically enhanced area and the development proposals.
- 6.1.17. This attractive and ecologically rich area will also be open to the public and provide a footpath linkage through the wildflower meadow to Broad Lane Community Woodland, thereby improving public access to the adjacent woodland; according with the emerging Site Allocations DPD which correctly defines the extent of the Broad Lane Community Woodland.

7 MATERIAL CONSIDERATIONS

- 7.1.1. This section 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 assessments, reports and surveys referenced below have all been submitted as part of the planning application submission.

7.2 HERITAGE

- 7.2.1. There are four listed assets situated within the vicinity of the site; these are shown by blue triangles on the map extract below from the Historic England website:

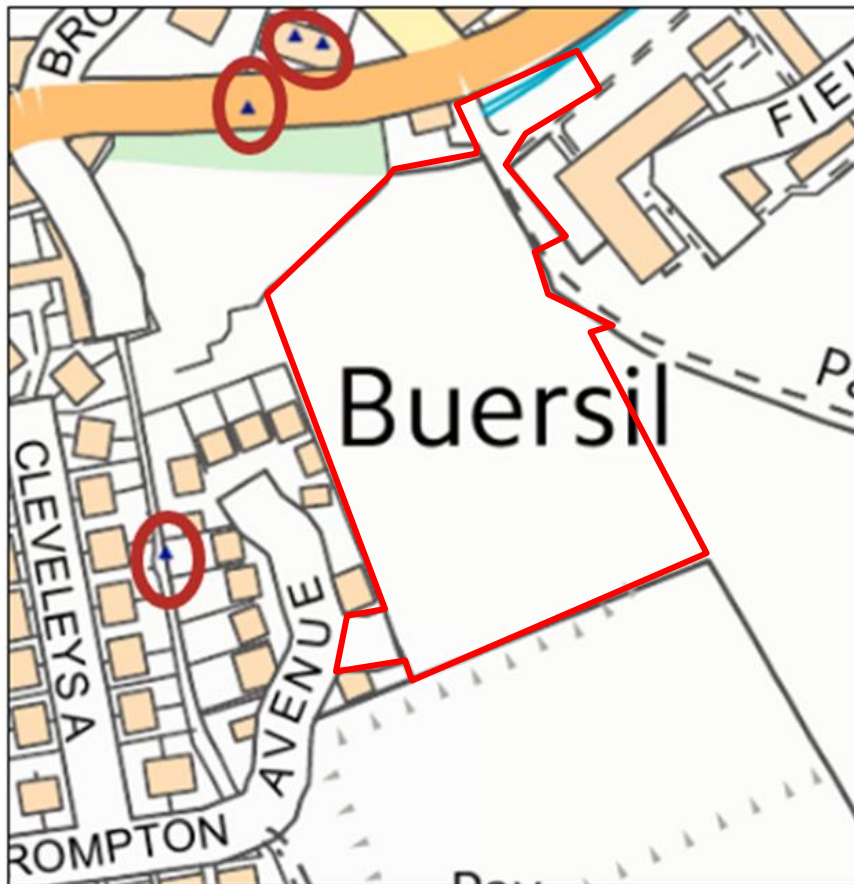


Figure 7-1 - Heritage Assets in Vicinity of Site (source: Historic England)

- 7.2.2. The closest asset is the Grade II Listed Flagstone Boundary Wall to the west of 42 Broad Street; beyond which are three listed properties 31, 33 and 35 Broad Lane. All of these assets lie beyond the site and will be separated from the proposed development by a substantial buffer zone as well as the existing tree belt and the listed properties are further separated from the site by Broad Street.
- 7.2.3. To the west, behind two rows of existing houses along the site boundary is another listed wall.
- 7.2.4. In addition to the nationally listed assets, there are a number of locally listed non-designated heritage assets in the vicinity of the site:

- 320-322 Oldham Road, Former Bridge Inn circa 100m to the west of the site;
- 7 Broad Lane (flag stone wall) circa 20m north west of the site;
- 18-24 Broad Lane (terraced house) circa 30m north west of the site;
- 26-29 Broad Lane (terraced house) circa 20m north west of the site; and
- 29 Broad Lane (terraced house) circa 50m north of the site.

- 7.2.5. Similarly to the nationally listed assets, none of the non-designated heritage assets are directly adjacent to the site.
- 7.2.6. In accordance with the NPPF (paragraph 194), when assessing a proposals potential to impact upon heritage assets then the level of detail to be provided *“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”*.
- 7.2.7. Given the location of both the designated and non-designated heritage assets relative to the application site and the fact these are separated by a dense tree belt, roads and existing residential properties, developing the site for housing won’t adversely impact upon the significance of these assets. Therefore, the proposals accord with the provisions of the NPPF and Core Strategy policy P2.

7.3 DESIGN

- 7.3.1. The scheme seeks to respond to local character and the surrounding built environment; this was informed by a review of local built character and character assessment of the surrounding area. Based on the presence of a variety of architectural styles present in the surrounding area, this has created an opportunity to create a bespoke development which contributes to local setting and the surrounding urban fabric.
- 7.3.2. All properties have been designed to a high standard and to ensure adequate private amenity space is provided in both front and rear gardens.
- 7.3.3. Further details are included on the suite of application plans and also within the Design and Access Statement, which clearly demonstrate that the proposals accord with policies DM1, SO2, SO3, P1 and P3 in terms of securing high quality and sustainable residential design.

7.4 LANDSCAPING AND TREES

- 7.4.1. To mitigate and compensate for the loss of trees that require removal, which is limited to four low value specimens, to facilitate the development, a total of 26 new trees will be strategically sited to create visual interest throughout the site, particularly to the north of the site to provide a boundary between the existing trees and the development. The layout has also been designed to respond to the existing trees along the north boundary of the site and form a natural connection to the adjoining Broad Lane Community Woodland.
- 7.4.2. In the northern part of the site, this will be characterised by a grass meadow area, providing a mix of wildflower and wetland habitat to create a landscaped feature bookend to the site.
- 7.4.3. Access is provided in the north west corner to Broad Lane Community Woodland, in line with comments made in the public consultation exercise. The landscaped pathway in this location enables this and ensure the local value of the site is retained.

- 7.4.4. As part of the active frontages being created, front gardens will comprise a mix of trees set behind ornamental hedges to create a green streetscape along the internal spine road.
- 7.4.5. Further details are provided on the submitted Illustrative Landscape Masterplan prepared by Pegasus Group (reference: P23-0141_EN_001) which demonstrates the suitability of the proposal in line with policies P2, P3 and G6 of the Core Strategy.

7.5 ECOLOGY

- 7.5.1. A Phase I Ecological Assessment has been produced by Bowland Ecology to support this application, following a site visit in February 2023. It sets out a number of recommended measures to ensure that the proposed development takes account of important ecological features and accords with national and local policies.
- 7.5.2. No mitigation is required with respect to designated nature conservation sites. The following recommendations are made with regard to the broadleaved woodland adjacent to the site, foraging bats, nesting birds and habitats.
- To achieve biodiversity net gain, at least 3.58 grassland (or habitat of higher distinctiveness) biodiversity units will be required.
 - Plant native hedgerow at the northern site boundary to discourage fly-tipping and provide the property abutting the woodland with a free garden waste bin.
 - Sensitive lighting measures to be adopted to prevent habitat fragmentation for bats. Integrated bat boxes to be installed on buildings along the northern and eastern site boundary.
 - Vegetation removal undertaken outside the bird breeding season and bird boxes installed on the newbuilds.
 - Excavations, trenches, and pipework must be covered overnight.
 - Site staff made aware of variegated yellow archangel within the woodland.
- 7.5.3. The report concludes that with all mitigation and enhancement measures taken into account, it is unlikely that the proposed development will result in any significant effects on habitats and species and measures such as wildflower planting, bird and bat box provision and native tree planting will result in an enhancement on site. The proposals therefore accord with policy G7.

7.6 FLOOD RISK AND DRAINAGE

FLOOD RISK ASSESSMENT

- 7.6.1. A Flood Risk Assessment has been produced by Tempus to support this application. It sets out that the level of flood risk associated with the proposed development is acceptable and no flooding should occur during the 1 in 1-year or 1 in 30-year storm event.
- 7.6.2. The surface water drainage of the proposed development will be designed to meet both NPPF and LPA requirements.

DRAINAGE STRATEGY

- 7.6.3. Based on the infiltration testing carried out by BEK, it can be concluded that infiltration methods for surface water disposal are not considered to be viable.

- 7.6.4. A Drainage Strategy has been prepared by Tempus to accompany this application. Informed by the existing sewer network, FRA, Site Investigation and the proposed site layout, the strategy proposes that the site is drained by gravity sewers to connection points in Broad Lane and the existing surface water drainage ditch adjacent to Broad Lane. Surface water will connect to an existing watercourse which is a tributary of Sudden Brook. An alternative surface water connection point is to the combined sewer in Broad Lane, but this option will only be explored if agreement cannot be reached with regards connection to the existing watercourse.
- 7.6.5. Attenuation for the surface water is to be provided on site by way of cellular storage and flow control manhole to restrict runoff to below the recommended values stipulated in the Flood Risk Assessment and informed by local and national policy.
- 7.6.6. Foul water will be connected to the existing adopted sewer network.
- 7.6.7. 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.

7.7 TRANSPORT

- 7.7.1. A Transport Statement has been produced by Mode to support this 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.
- 7.7.2. Vehicular access will be provided from Crompton Avenue via an existing turning head.
- 7.7.3. 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.
- 7.7.4. The Transport Statement assesses the accessibility of the site and availability of public transport options and demonstrates that the site is accessible by a range of sustainable modes of transport and that these travel options provide a realistic alternative to single occupancy car travel. The proposal therefore accords with policy T2.
- 7.7.5. Based on the low level of anticipated vehicle movements associated with the proposed development and the fact it is situated in a highly sustainable location, a Travel Plan has not been prepared at this stage. However, if during post-submission discussions it becomes apparent that a Travel Plan is required, then this request can be secured via a suitably worded condition.

7.8 GROUND CONDITIONS

- 7.8.1. 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.
- 7.8.2. In accordance with policy G9, a Preliminary Risk Assessment and Site Investigation and Ground Assessment have been prepared by BEK. The reports conclude that based on the contamination assessment and with respect to the redevelopment of the site for residential use, there are only minor risks to human health in the form of slightly elevated PAHs in made ground. considering the future use of the site for residential development with gardens, there are no risks to human health and no risk to controlled waters of flora from the site.

7.8.3. The proposals therefore accord with the provisions of policy G9.

7.9 ENERGY AND SUSTAINABILITY

7.9.1. An Energy and Sustainability Statement has been prepared by Stroma and forms part of the application submission pack. It concludes that through incorporating a fabric first approach and the use of energy efficient gas-fired boilers and photovoltaics, this will assist in achieving an overall 10.6% site wide reduction in carbon emissions in comparison to a 2021 Part L Building Regulations baseline. It also notes that water consumption by occupants of each new dwelling does not exceed 110 litres per person per day.

7.9.2. The proposed development has been assessed against the energy hierarchy outlined within the Core Strategy, and the proposals accord with the provisions of policy SO4, G1 and G2.

7.10 UTILITIES

7.10.1. A Utilities Report has been prepared by Tempus and concludes that the development is within an established network of gas, water, and electrical services which are located adjacent to the site or within adopted road areas around the proposed site. Therefore, points of connection are available within the immediate area and so will cause little disruption outside of the site boundary.

7.11 CONSTRUCTION METHOD STATEMENT

7.11.1. The Construction Method Statement has been prepared by TEMPUS Design and Build LTD in March 2023. The report provides an overview for how the works will be undertaken during the construction phase.

7.11.2. The report notes that the development has the potential to cause nuisance to neighbour's and therefore puts forward key mitigation measures, which includes site working hours as shown below.

7.11.3. The permitted hours for site work will be 07:30 – 18:00 (Monday to Friday), 08:00 – 13:00 (Saturdays) and no work is permitted on Sundays or Bank Holidays.

7.11.4. Additionally, the following measures are recommended

- Production of works notification and signage
- Good neighbour and complaints procedure agreed and in place
- Construction route and access strategy

7.11.5. As a result of the implementation of the above measures, the construction of the site will be wholly acceptable, and impact minimised on local residents.

7.12 CRIME IMPACT ASSESSMENT

7.12.1. The Crime Impact Assessment has been prepared by Greater Manchester Police and highlights the positive aspects of the proposal, including:

- The layout of the development, including front doors positioned in prominent locations and bins positioned in secure gardens
- Vehicles in garages and driveways and driveways overlooked from the dwelling
- The volume of crime in the local area is low

7.12.2. The assessment also puts forward recommendations including:

- Illuminating parking spaces positioned at the sides of housing
- Using boundaries that are high and robust
- Front gardens well defined by low-level boundary treatment/planting
- Proposed access road illuminated
- Symbolic barrier at the entrance (such as change of surface texture/colour) to convey the impression that the area beyond is private
- Dwellings built to secured by design standards

7.12.3. These recommendations have fed into the scheme design and the proposal submitted here.

8 PLANNING OBLIGATIONS/S106 DRAFT HEADS OF TERMS

- 8.1.1. This section sets out the draft Heads of Terms based on the relevant development policies and supplementary guidance.
- 8.1.2. The applicant will continue discussions with the relevant departments/consultees to clarify the final range/scope and quantum of any necessary obligations sought in a manner to ensure compliance with relevant development plan policies and guidance in addition to national planning policy.
- 8.1.3. The detail of the obligations below, if deemed to be required, will be agreed with the LPA as part of the application process. The applicant reserves 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.

PUBLIC OPEN SPACE

- 8.1.4. In accordance with Rochdale Core Strategy Policy G6 and the Provision of Recreational Open Space in New Housing SPD, developments of more than 10 dwellings with less than 100 bedrooms in total do not need to make provision for recreational open space on site. These developments are expected to make a financial contribution towards the provision / improvement of an area or areas of recreational open space in the locality, which is the case here.

EDUCATION

- 8.1.5. As part of discussions during the determination period, feedback will be received from the Local Education Authority on any required contributions from this site.

AFFORDABLE HOUSING

- 8.1.6. Developer contributions to affordable housing, whether that be on or off site, will be finalised once consultation responses on housing need are received. The client looks forward to constructively engaging with the LPA throughout the application process in this regard.

OTHER DEVELOPER CONTRIBUTIONS

- 8.1.7. 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.
- 8.1.8. The final developer contributions are subject to negotiation with the LPA during the course of the application regarding both the range/scope of developer contributions and the amounts.

9 PLANNING BALANCE

- 9.1.1. This supporting statement demonstrates that there are no site constraints preventing residential development being delivered on the site in the short term.
- 9.1.2. Delivering housing at the site will result in a range of economic, social and environmental benefits to the local area and community, including:

A Positive Economic Role

- 9.1.3. The proposed development will provide a range of economic benefits. These will include the creation of on-site construction jobs and those in related industries during the delivery of the scheme. The construction process will also create the opportunity for training opportunities to be provided in the form of apprenticeships with associated organisations. During the operation of the site, the homes will create and support jobs in the local area.
- 9.1.4. In this respect, the proposed development will positively and proactively support economic growth and productivity, as per the requirements of local and national policy.

A Positive Social Role

- 9.1.5. The development proposals comprise high-quality new family homes, located with excellent access to local goods and services and local pedestrian and cycle links.
- 9.1.6. The site will redirect an existing public right of way through new landscape features and promote direct access to the community woodlands.
- 9.1.7. In this respect, the proposed development will create a healthy, inclusive and safe place for people to live, in accordance with local and national policy positions.

A Positive Environmental Role

- 9.1.8. The technical reports that accompany this Planning Statement demonstrate that the proposed development will not harm the natural or built environment, and that opportunities to retain and enhance positive environmental features have been maximised wherever possible.
- 9.1.9. In this respect, the proposed development will make effective use of land and protect and enhance the natural and built environment in this part of Rochdale, through incorporating a well-designed and high quality landscape scheme including areas of wildflower meadow grass and wetland meadow grass; in accordance with the requirements of both local and national policy.

CONCLUSION

- 9.1.10. Although the Development Plan is out-of-date, this Statement has set out that the application accords with the Development Plan, alongside guidance contained within national policy.
- 9.1.11. For decision-taking, the NPPF is clear that where the Development Plan is out-of-date, planning permission should be granted unless there are any adverse impacts of doing so which would significantly and demonstrably outweigh the benefits.
- 9.1.12. There are a number of material considerations that support the proposals and it has been proven that the scheme will perform a positive economic, social and environmental role and achieving these positive impacts results in a development which will be sustainable.
- 9.1.13. For these reasons, planning permission should be granted for the proposed development.



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