
Planning Statement Land at Stakehill, Rochdale Road

On behalf of Redrow Homes Limited

June 2023

Planning Statement

Land at Stakehill, Rochdale Road

Project Ref:	33961/A5/MC/DM	33961/A5/MC/DM
Status:	Draft	Final
Issue/Rev:	1	2
Date:	17/03/2023	13/06/2023
Prepared by:	MC	MC
Checked by:	DM	DM
Authorised by:	DM	DM

Barton Willmore, now Stantec
Tower 12
18/22 Bridge Street
Spinningfields
Manchester
M3 3BZ

Tel: 0161 817 4900
Email: Michael.conroy@bartonwillmore.co.uk

Ref: 33961/A5/MC/DM/kr
Date: June 2023

COPYRIGHT

The contents of this document must not be copied or reproduced in whole or in part without the written consent of Barton Willmore, now Stantec.

CONTENTS

	Page
1.0 INTRODUCTION	1
2.0 THE SITE AND SURROUNDINGS	9
3.0 PLANNING HISTORY	14
4.0 PROPOSED DEVELOPMENT	16
5.0 PLANNING POLICY CONTEXT	25
6.0 MATERIAL CONSIDERATIONS	29
7.0 AFFORDABLE HOUSING STATEMENT	33
8.0 PLANNING ASSESMENT	36
9.0 CONCLUSION	79

APPENDICES

Appendix A – Core Strategy Other Relevant Policies

Appendix B – Material Considerations

1.0 INTRODUCTION

1.1 This Planning Statement has been prepared by Barton Willmore, now Stantec on behalf of Redrow Homes Limited (the 'Applicant') in support of a Hybrid Planning Application to Rochdale Borough Council ('RBC' / 'the Council') for mixed-use development at Land at Stakehill, Rochdale (the 'Site').

1.2 This application seeks Hybrid Planning Permission for up to 1,380 dwellings, mixed-use development, green infrastructure, and sustainable urban drainage. Of the 1,380 dwellings applied for, details of 233 units are applied for in Full, and 1,147 units in Outline. The description of development is as follows:

'Hybrid planning application seeking:

Full Planning permission for the erection of residential development (Use Class C3) with associated landscaping, means of access, drainage, and other necessary supporting infrastructure.

Outline planning permission for residential development, mixed-use development, landscaping, and supporting infrastructure (all other matters reserved).'

1.4 A parameters plan detailing the Full and Outline elements of the proposed scheme is submitted for approval. Whereas the layout of the Full element is fixed, the illustrative masterplan shows how the scheme could be laid out with the final layout (either in entirety or part) as part of future reserved matters submissions.

1.5 This Planning Statement seeks to assess the proposed development against relevant Development Plan policies and other material considerations, including emerging planning policy and the National Planning Policy Framework (NPPF).

Contextual Background

The Applicant

1.6 The Site is owned by four parties: Valerie Drake; Robert Allen and John Thomas Allen; June Greenwood, Willie Greenwood and Mark Greenwood; and David Andrew Tetlow and Amanda Jane Tetlow. All four landowners are in a collaboration agreement to bring forward development at the Site, led by Redrow Homes Limited who has a demonstrated experience in bringing forward comparable development.

- 1.7 Redrow Homes is one of the UK's leading house builders with a history which spans more than 40 years. By building beautiful, high-quality homes Redrow has earned a reputation as one of the UK's leading house builders. Redrow has developed a bespoke range of house types aimed at family occupiers. Inspired by the Arts and Crafts movement, its Heritage range seeks to provide a timeless approach to the design of modern homes, with a focus on quality of materials and craftsmanship.
- 1.8 Redrow has an extensive track record of delivering large scale projects with the necessary infrastructure to create sustainable communities including:
- Woodford, Cheshire - Redrow is delivering a new village on the former aerodrome site. Redrow is bringing forward high-quality homes within a landscaped setting with enhanced linkages to existing centres.
 - Ledsham Garden Village, Ellesmere Port - Redrow has pursued a masterplan-led approach to development at Ledsham Garden Village which has enabled housing to be delivered in a phases. The Garden Village is supported by a range of infrastructure provision including a new school and day nursery.

Planning Policy Context

- 1.9 The Applicant is committed to working with RBC to realise development at the Site and has produced promotion material to support the Site's mixed-use allocation at each consultation stage of the now superseded Greater Manchester Spatial Framework (GMSF) and its successor the emerging Places for Everyone Joining Development Plan Document (Places for Everyone).
- 1.10 Further to the GMSF and Places for Everyone consultations, the Site benefits from a draft allocation for mixed-use development under Places for Everyone draft Policy JP Allocation 2.
- 1.11 The Applicant produced a Development Framework demonstrating how a mixed-use development could be delivered at the Site as part of its Places for Everyone Publication Draft representation in October 2021. This Development Framework has been submitted to the independent Inspectors examining Places for Everyone as part of the plan's evidence base (document reference: 10.01.25).
- 1.12 Places for Everyone was submitted to the Secretary of State for examination on the 14th of February 2022. Hearing sessions took place between November 2022 and March 2023.

The examination hearing session relating to draft Policy JP Allocation 2 (Matter 14) took place on the 19th of January 2023.

- 1.13 Paragraph 48 of the NPPF is clear that the weight to be afforded to emerging policy should correlate to its stage of preparation, with the more advanced its preparation the greater weight it may be given. In the context of paragraph 48, substantial weight can therefore be afforded to the emerging Places for Everyone and the Site's draft allocation for mixed-use development.

Pre-application Engagement

- 1.14 The Applicant recognises the importance of pre-application engagement and has sought to engage with key stakeholders, Council Planning Officers, Council Ward Members, and members of the local community. The approach to pre-application engagement undertaken by the Applicant fully reflects current policy, guidance, and best practice including the Council's Statement of Community Involvement (SCI) (adopted August 2021).
- 1.15 The Statement of Community Involvement submitted in support of the application sets out the consultation that has been undertaken, the feedback that has been received, and how feedback has been taken into considerations in developing the scheme proposals. A summary of the different elements of the pre-application consultations undertaken are set out below.

Pre-application Consultation with RBC Officers

- 1.16 A pre-application meeting was held at RBC Number One Riverside offices on the 12th of October 2022. The Applicant along with members of the project team were in attendance, along with Planning Officers Daniela Ripa and Samia Syeda.
- 1.17 The purpose of the meeting was to better understand the Council's aspirations for the Site, the needs of the local community, the planning considerations which would need to be addressed as part of a planning application submission, and to confirm the scope of the application. The pre-application advice request was supported by an Illustrative Masterplan.

- 1.18 The Council were generally positive about the proposed development and relayed that they would support an application at the Site which accords with emerging Places for Everyone draft Policy JP Allocation 2.

Places Matter Design Review Panel

- 1.19 The proposed scheme was presented to a Places Matter Design Review Panel on the 23rd of November 2022. The session with Places Matters provided an opportunity to receive objective feedback from an independent panel of architects and designers. The consultant team imparted how the proposed scheme has been informed by constraints including the Site's undulating topography. The panel's feedback centred upon the landscape strategy, the Site's identity, placemaking, and the primary access from Rochdale Road.

Meeting with Ward Councillors

- 1.20 An in-person meeting was held between members of the project team and Castleton Ward Councillors at the Castleton Community Centre on the evening of 10th of November 2022. At the meeting, information on the emerging scheme was presented to Councillors, the feedback on which was generally positive. In particular, the proposed high quality family housing, affordable dwellings, and land to enable the expansion of St John's Primary School were viewed favourably. The Applicant's consultation strategy was discussed, with the Councillors providing useful information on which local stakeholder groups to contact.

Stakeholder Design Workshop

- 1.21 A Design Workshop was held with community groups on the 30th of November 2022 at Thornham Cricket Club. In attendance at the Design Workshop was the Thornham St John's Neighbourhood Forum, the Save Our Slattocks community group, Cherrington Drive Neighbourhood Watch, and representatives from the Smalley Memorial Hall, St John's Church, Thornham Church of England Primary School, and Thornham Cricket club. Discussions centred around the identity of the Site, its challenges, and opportunities to enhance the local area.

Public Consultation

- 1.22 To ensure as many people as possible had the opportunity to provide feedback, the Applicant undertook an online public consultation comprising of a consultation website and online feedback form. Local residents most likely to have an interest in the proposals

were issued consultation letters on Monday the 19th of December informing them of the scheme and the consultation exercise. The online consultation form was live until to the 15th of January 2023.

Environmental Impact Assessment

- 1.23 The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 specify that certain types of development require an Environmental Impact Assessment (EIA) to be undertaken. This includes development known as 'Schedule 1 development' which always requires EIA, or 'Schedule 2 development' which requires an EIA only if the development meets or exceeds given thresholds and is likely to have significant effects on the environment by virtue of factors such as its nature, size, or location.
- 1.24 The proposed development type is considered under Schedule 2 (10. Infrastructure Projects) and falls under category 10 (b) Urban Development Projects. This category sets a threshold of 150 residential units, over which the proposal can be screened by the Local Planning Authority (LPA) to determine whether significant effects on the environment are likely and hence whether an EIA is required.
- 1.25 The Applicant was of the view that the proposed scheme is EIA development and decided not to screen whether significant effects on the environment are likely and whether an EIA is required. An EIA Scoping Opinion was requested on the 31st of October 2022 to ascertain what the LPA considers the main effects of the development are likely to be and the aspects on which the Environmental Statement should focus. The LPA's scoping opinion was received on 15th February 2023 and used to inform the Environmental Statement submitted in support of the application.

Planning Application Submission

- 1.26 This Hybrid Planning Application is accompanied by a range of supporting documentation and plans which should be read in conjunction with this Planning Statement. Table 1 below identifies each of the submission documents and their author.

Table 1.1: Submission Documents

Document	Consultant	Ref.
Reports		
Application Forms and Certificates	Stantec	N/a
Planning Statement	Stantec	June 2023

Design and Access Statement	Stantec	Dated May 2023
Statement of Community Involvement	Stantec	Dated February 2023
Environmental Statement	Stantec	Dated May 2023
Design Code	Randall Thorp	Dated March 2023
Flood Risk Assessment	RSK	680671-R1(00)-FRA
Transport Assessment	SCP	AM/190267/TA/01
Travel Plan	SCP	SCP/190267/TP/01
Arboricultural Impact Assessment	Ascerta	P.1172.19
Ball Strike Assessment	LaboSport	LSUK.22-0705
Coal Mining Risk Assessment	RSK	322974-R02 (00)
Minerals Assessment	RSK	322974-R03 (00)
Climate Adaption and Energy Statement	Stantec	Dated May 2023
Drainage Strategy	LDE	Various
Crime Impact Statement	A.P. Martin	V1.0 dated May 2023
Health Impact Assessment	Stantec	Dated June 2023
Biodiversity Net Gain Metric 4.0 Calculation and Assessment	Ascerta	P.1172. 19E
Environmental Statement Technical Chapters		
Landscape and Visual Effects	Stantec	N/a
Biodiversity	Ascerta	N/a
Cultural Heritage	Headland Archaeology	N/a
Transport	SCP	N/a
Air Quality	RSK	N/a
Noise and Vibration	Hepworth Acoustics	N/a
Climate Change	Stantec	N/a
Population and Human Health	Stantec	N/a
Architectural Drawing Plans		
Site Location Plan	Redrow	Drawing number: 4159-LOC-001 Rev -
Application Boundary Layout	Redrow	Drawing number: 4159-ABL-001 Rev C
Parameter Plan Land Use and Access	Stantec	Drawing number: DWG12 Rev D
Illustrative Masterplan	Stantec	Drawing number: Ai24 Rev B
Illustrative Landscape Strategy Plan	Randall Thorp	Drawing number: 961-06g

Detailed Site Layout	Redrow	Drawing number: 4159-DSL-001 Rev E
Affordable Homes Layout	Redrow	Drawing number: 4159-AHL-001 Rev C
Materials Layout	Redrow	Drawing number: 4159-MAT-001 Rev D
Waste Management Layout	Redrow	Drawing number: 4159-WML-001 Rev C
Boundary Treatment Layout	Redrow	Drawing number: 4159-BTL-001 Rev C
Street Scenes	Redrow	Drawing number: 4159-SS-001 Rev -
Proposed Secondary Access – Crossroads Arrangement	SCP	Drawing number: SCP/190267/SK03 Rev -
Land at Stakehill Phase 1 Landscape Specification	Randall Thorp	961B Rev -
Phase 1 Landscape Proposals Sheet 1 of 5	Randall Thorp	961B 01 Rev A
Phase 1 Landscape Proposals Sheet 2 of 5	Randall Thorp	961B 02 Rev A
Phase 1 Landscape Proposals Sheet 3 of 5	Randall Thorp	961B 03 Rev A
Phase 1 Landscape Proposals Sheet 4 of 5	Randall Thorp	961B 04 Rev A
Phase 1 Landscape Proposals Sheet 5 of 5	Randall Thorp	961B 05 Rev A
Shared Surface Detail	Randall Thorp	961B 06 Rev A
Footpath Detail	Randall Thorp	961B 07 Rev A
Tree Pit Detail	Randall Thorp	961B 08 Rev A
Bridge Detail	Randall Thorp	961B 09 Rev A
Landscape Proposal Sheet 1 of 10	TBA	7123.01 Rev A
Landscape Proposal Sheet 2 of 10	TBA	7123.02 Rev A
Landscape Proposal Sheet 3 of 10	TBA	7123.03 Rev A
Landscape Proposal Sheet 4 of 10	TBA	7123.04 Rev A
Landscape Proposal Sheet 5 of 10	TBA	7123.05 Rev A
Landscape Proposal Sheet 6 of 10	TBA	7123.06 Rev A
Landscape Proposal Sheet 7 of 10	TBA	7123.07 Rev A
Landscape Proposal Sheet 8 of 10	TBA	7123.08 Rev A
Landscape Proposal Sheet 9 of 10	TBA	7123.09 Rev A
Landscape Proposal Sheet 10 of 10	TBA	7123.10 Rev A
Preliminary Regrade Contours & Ponds	Redrow	4159 / Eng / 100 Rev A
Drainage Layout	Redrow	4159 / Eng / 101
Longitudinal Sections	Redrow	4159 / Eng / 102

House Types Pack	Redrow	N/a
------------------	--------	-----

Structure

1.27 The Planning Statement is structured as follows:

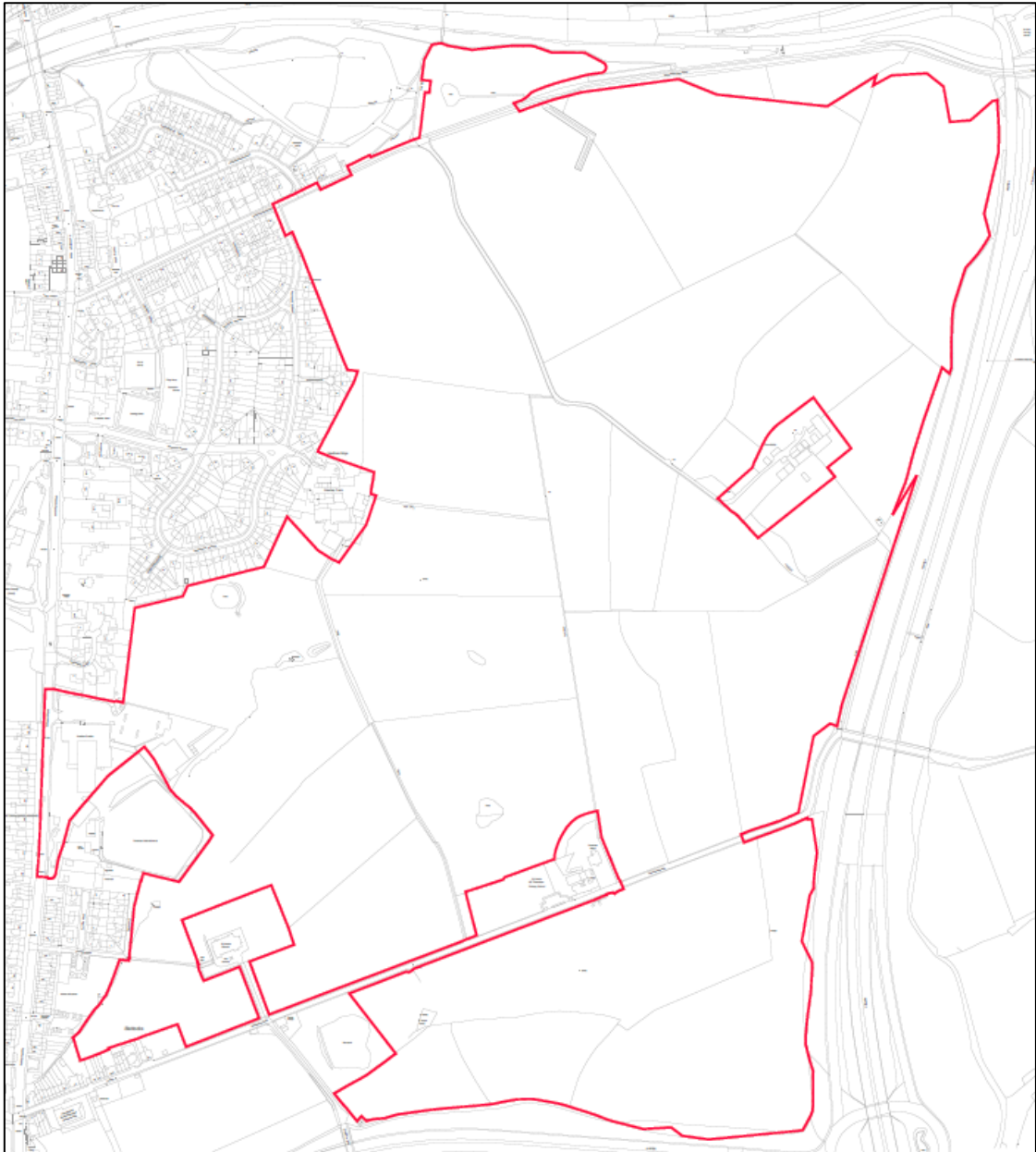
- **Section 2 - The Site and Surroundings** - describes the application site, its immediate surroundings, and wider context.
- **Section 3 - Planning History** - details relevant planning history at the Site and identifies relevant planning applications submitted in the wider area.
- **Section 4 - Proposed Development** - summarises the proposed development including the proposed quantum of development and scheme layout, access, and proposed development programme.
- **Section 5 – Planning Policy Context** - sets out relevant Development Plan policies against which the proposals will be determined.
- **Section 6 - Material Considerations** - sets out the material considerations which should be considered when determining the application.
- **Section 7 – Affordable Housing Statement** - sets out the affordable housing provision proposed and how it accords with planning policy.
- **Section 8 – Planning Assessment** - assesses the proposed scheme against Development Plan policies and other relevant material considerations.
- **Section 9 - Summary and Conclusions** - summarises the main findings of the Planning Statement, establishes the planning balance, and concludes on the overall merits of the scheme.

2.0 THE SITE AND SURROUNDINGS

The Site

- 2.1 The Site extends to approximately 87.52 hectares and largely comprises irregular shaped agricultural field parcels associated with Newhey and Thornfields farms. Field boundaries comprise of broken hedgerows and occasional mature tree belts. The application Site is edged red at Figure 2.1 below.

Figure 2.1: Site Location Plan



- 2.2 The Site is bound to the north by the M62 motorway, to the east by the A627(M) motorway, to the south by the A627(M) spur, and to the west by residential development and Rochdale Road (A664). Thornham Lane separates the southern section of the Site from the wider Site.
- 2.3 The Site boundary straddles Thornham New Road and Thornham Lane, neither of which are adopted at those points. Thornham New Road crosses the northern extent of the Site, separating an area of publicly accessible scrub land and pond from the wider Site. Thornham Lane runs through the southern part of the Site and comprises a c.5m wide, unmade single lane road. To the south of Thornham Lane is an area of agricultural, grazing, and scrub.
- 2.4 The former All-In-One Garden Centre fronts onto Rochdale Road at the west of the Site and comprises a range of single storey buildings of various size, age, and condition, outdoor sales areas, along with car parking.
- 2.5 There are a number of existing water features at the Site in the form of ponds and watercourses. There are two main surface water flow routes within the site boundary. The first flows from east to south-west through the centre of the site, the second surface water flow route crosses the southern extent of the site and flows west. Both surface water flow routes follow the path of the land drainage in this area.
- 2.6 In terms of topography, the terrain at the Site is undulating and generally slopes from east to west. Significant changes in ground levels are apparent around Thornfields farm at the centre of the Site. At its highest point, the Site measures 180m AOD in the north-east, and its lowest point is 132m AOD at the south-west.
- 2.7 Habitats at the Site comprise semi-improved, improved, and wet grassland; scattered trees, waterbodies, watercourses, hedgerows, scrub, and tall ruderal vegetation of mixed species diversity. In addition, the site provides habitat for nesting birds, badger, reptiles, hedgehog, amphibians, water vole, white-clawed crayfish, and bat species.
- 2.8 Thornfields farm is situated towards the centre of draft Policy JP Allocation 2 but is outside of the application Site boundary. The buildings associated with Newhey Farm are outside of the application Site boundary to the west.

- 2.9 Similarly, St John's Church of England Primary School, an existing residential dwelling adjacent to the school to the east, and St John Thornham Church are within draft Policy JP Allocation 2 but are outside of the application Site boundary.

Statutory Designations

- **Flooding** - the Site is located within Flood Zone 1 which has the lowest risk of flooding, as denoted at Figure 2.2 below.

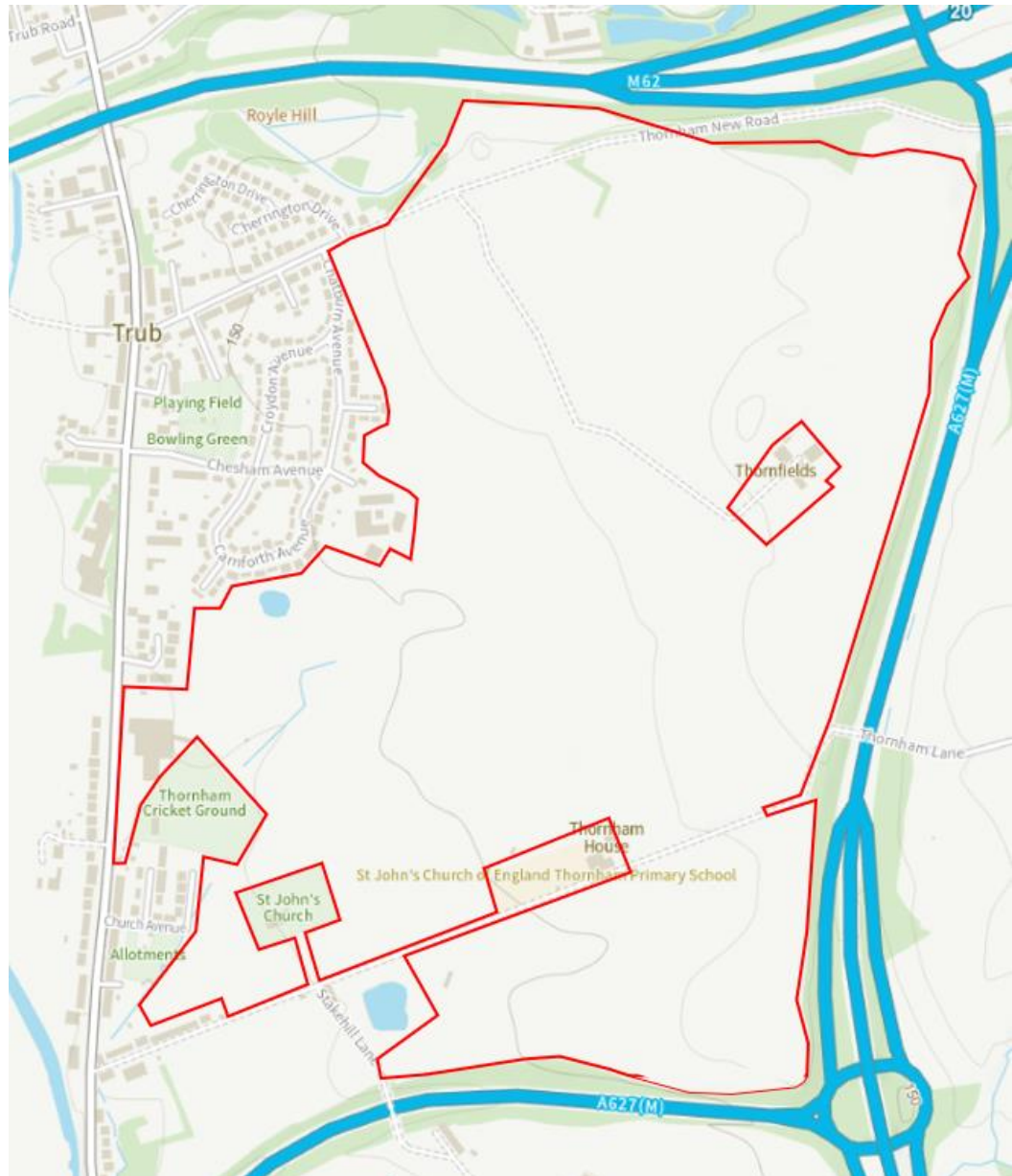


Figure 2.2: Environment Agency

In terms of flood risk from surface water, there is a small area at the north-west of the Site where there is a low risk of surface water flooding.

- **Heritage** - The Site contains no Listed Buildings, is not located within a Conservation Area, nor are there any Scheduled Monuments present.

The Grade II Listed St John Thornham Church (list entry number: 1390504) and Thornham Parish War Memorial (list entry: 1452837) is located at the south of draft Policy JP Allocation 2 boundary but outside of the application Site boundary.

Surrounding Area

- 2.10 The Site is situated between the built-up areas of Rochdale and Middleton, adjacent to the communities of Slattocks and Castleton.
- 2.11 The Site is bound by major highways infrastructure on its north, east, and southern boundaries, and existing development on its western boundary along Rochdale Road / Manchester Road (A664). A range of uses are prevalent along the A664 including residential dwellings, a car dealership, public houses, a petrol station, Thornham Cricket Club, and the Mercure Manchester Norton Grange Hotel.
- 2.12 The prevailing building heights in the surrounding area are domestic in scale and can be described as low-rise. Residential dwellings along the A664 are generally 2-storeys in height. Semi-detached and terraced dwellings are the most common house type in the surrounding area. The local vernacular is largely uniform, with residential properties predominately red brick.

Sustainable Location

- 2.13 The Site is located in a highly sustainable and accessible located between the built-up areas of Middleton and Rochdale, in close proximity to public transport, amenities and services, and places of employment.
- 2.14 The nearest designated centres are Heywood and Middleton, located approximately 3.2km and 3.3km to the west and south-west respectively. A range of services and amenities are also located approximately 1.5km to the north of the Site at Castleton Moor.
- 2.15 The Manual for Streets published by the Department for Transport states that walkable neighbourhoods and shopping facilities offer the greatest potential to replace short car

trips, particularly those within 2km. There are a wide range of amenities and services within 2km of the site, including:

- Thornham Cricket Club – adjacent to the Site
- St John’s Church of England Primary School – adjacent to the Site
- Manchester Golf Club – approximately 650m from the Site
- Hopwood Hall College – approximately 1.3km from the Site
- The Co-operative Food supermarket – approximately 1.3km from the Site
- Castleton Primary School - approximately 1.4km from the Site
- Castle Hawk Golf Course – approximately 1.6km from the Site
- St Edwards Church of England Primary School – approximately 1.8km from the Site
- Castleton library – approximately 1.8km from the Site
- Castleton Health and Leisure CIC – approximately 1.9km from the Site
- St John Fisher RC Primary School – approximately 1.9km from the Site

- 2.16 Vehicle and pedestrian access to the Site can be achieved from several points, including Thornham Lane, Thornham New Road, and Church Avenue. An additional pedestrian/cycle point of connection is available at Newhey Farm. Several Public Rights of Way traverse the Site.
- 2.17 The Site benefits from well-connected transport infrastructure, with Castleton and New Mills Railway Stations located approximately 1km and 2.45km from the Site respectively, offering regular services to Rochdale, Wigan, Kirby, Leeds, Clitheroe, Blackburn, and Manchester Victoria. The A664 to the west is a bus route with regular services to Middleton, Manchester City Centre, and Rochdale.
- 2.18 The Site also benefits from good highway connectivity, conveniently located with respect to the M62 and A627(M) motorways and Manchester Road / Rochdale Road which lead to Rochdale and Middleton respectively.
- 2.19 It is clear that the Site is in a sustainable location within walking distance of local amenities and services and existing public transport links. The Site is also advantageously positioned in relation to the local highway network. As such, Stakehill represents a highly logical site for development.

3.0 PLANNING HISTORY

Site Specific Planning History

- 3.1 A search of the Council's online planning register has been undertaken and planning applications of relevance identified at the Site are detailed table 3.1 below.

Table 3.1: Relevant Site Planning Application History

Reference	Address	Proposal	Decision	Decision Date
22/01388/DEM	All In One Garden Centre Rochdale Road Middleton M24 2RB	Prior approval for demolition of main building and curtilage buildings	Grant subject to conditions	17 th January 2023

- 3.2 It is understood that the demolition of the All-in-One Garden Centre is underway.

Wider Planning History

- 3.3 A search of the Council's online planning register has been undertaken to identify significant development coming forward in the vicinity of the Site.
- 3.4 Only one planning application of relevance was identified in the surrounding area: planning application 22/01190/FUL at Cown Top Lane seeks planning permission for 495 residential dwellings and is pending determination. However, planning application 22/01190/FUL is located to the north of the M62 and is therefore separated from the Site by nationally significant highway infrastructure.
- 3.5 In addition, the Trub Farm Opportunity Area (site reference R/4(i)) is also located to the north of the Site beyond the M62. This site was allocated for mixed-use development in the Local Plan 2006. Although development is yet to come forward at the site, an EIA screening opinion (reference: 22/00143/SO) in relation to a proposed residential development of up to 173 dwellings was determined by the Council in April 2022, which suggests development is set to come forward at the site.

Summary

- 3.6 In summary, no planning applications of relevance have been identified at the Site. Although residential development is set to come forward to the north, these schemes are located beyond the M62 motorway and therefore separated from the Site by nationally significant highways infrastructure.

4.0 PROPOSED DEVELOPMENT

- 4.1 This section describes the proposed development for which Hybrid planning permission is sought and should be read in conjunction with the accompanying Design and Access Statement and supporting application drawings.
- 4.2 The Applicant's vision is to create a new sustainable, high-quality neighbourhood which significantly improves the local housing offer in Rochdale by delivering a range of house types to meet a variety of housing needs, including affordable dwellings, aspirational homes for young people and families, larger higher value homes, and homes for the elderly. Housing development is to be delivered alongside mixed-use development including community facilities.
- 4.3 The scheme is to be brought forward in line with 'garden village' principles, with development set within an attractive landscaped setting. The emphasis on green infrastructure at the Site will enhance the natural environment and offer extensive opportunities for recreation.

Description of Development

- 4.4 This application seeks Hybrid Planning Permission for up to 1,380 dwellings, means of access, mixed-use development, green infrastructure, and sustainable urban drainage. The description of development is as follows:

'Hybrid planning application seeking:

Full Planning permission for residential development (Use Class C3) with associated landscaping, means of access, drainage, and other necessary supporting infrastructure.

Outline planning permission for residential development, mixed-use development, landscaping, and supporting infrastructure (all other matters reserved).'

Overview

- 4.5 As a Hybrid planning application, development at the Site is set to come forward in phases. Planning permission is sought in detail for Phase 1, which is to comprise 233 dwellings.

- 4.6 Outline planning permission is sought for the remaining 1,147 dwellings and mixed-use development at the Site. Specifically, the Outline element seeks planning permission for the principle, proposed land-use, and quantum of development. Details relating to the mix of house types, appearance, and materials etc in the Outline element is to be sought at a subsequent Reserved Matters stage.
- 4.7 The Illustrative Masterplan submitted as part of the application articulates one way in which development could be accommodated at the Site. The proposed development has been orientated to maximise opportunities for green infrastructure and permeability, and to ensure the proposed development can be integrated satisfactorily into the landscape.
- 4.8 The proposed scheme is subject to a Design Code which provides developers with specific details on how development should be delivered, ensuring a cohesive, high-quality scheme. The Design Code fixes certain elements of masterplan including the landscape design.
- 4.9 The proposed development abuts Newhey and Thornfields farms. Although outside the red line boundary, Thornfields farm is included in the draft Policy JP Allocation 2 boundary and Newhey farm is proposed to be released from the Green Belt. Landscaping is proposed around the farms to create a 'soft' edge and ensure that the development potential of the farms is not prejudiced by the proposed development.
- 4.10 The proposals include land to enable an extension of St John's Primary School, mixed-use development, a comprehensive landscaping scheme, sustainable drainage system, blue and green infrastructure, new access infrastructure and highways improvements, public open space, ecological enhancements, and pedestrian routes. The large area of land south of Thornham Lane is proposed to be a community park, kept open to the general public.
- 4.11 The heritage signification of the Church of St John is to be preserved through separation distances and the orientation and design of surrounding streets, houses, and open space.
- 4.12 Where possible, existing landscape features have been accommodated within areas of open space and these will be complemented by a comprehensive landscaping scheme to increase biodiversity and recreational opportunities. An extensive network of footpaths and cycleways will be provided to link all parts of the Site with areas of public open

space. The scheme will also include sustainable drainage systems (SuDS) and ecological mitigation.

- 4.13 The primary vehicular access is proposed to be a signalised junction with Rochdale Road. The junction would be widened to provide dedicated left and right turn lanes into the site from Rochdale Road whilst retaining two 'ahead lanes' in both directions. Junction capacity modelling has shown that this proposed access can satisfactorily accommodate the level of traffic which may be generated by the proposed development.
- 4.14 A secondary vehicular access is also proposed via Thornham New Road at the north of the site. This access would serve a limited portion of the development section of the development expected to comprise a maximum of 100 units. This parcel of the Site would be accessible to emergency vehicles via a modal filter route.
- 4.15 The proposed development will include a primary loop road linking new homes with the A664. This route has the potential to incorporate a designated cycle lane and bus services, subject to further discussions.
- 4.16 An overview of all proposed land uses are set out below:
- **Residential:** up to 1,380 dwellings are proposed. The dwelling mix will include a range of housing typologies including apartments/mews blocks, semi-detached, and detached houses. The tenure mix will include a percentage of affordable housing in accordance with the Council's requirements. It is envisaged that development density will be an average density of approximately 35 dwellings per hectare, ranging between 25- 45dph.
 - **Primary School:** Approximately 1.37ha of land has been reserved to accommodate an extension to St John's Primary School.
 - **Mixed-use development:** Approximately 0.33ha of land has been provided to accommodate mixed-use development.
 - **Green Infrastructure:** Proposed green infrastructure at the Site extends to c.46.42ha. The landscape strategy creates a comprehensive Green Infrastructure network that weaves its way through the whole site, connecting green spaces within the site to each other and to the wider areas of green space beyond the site. The landscape strategy ensures the new and existing communities will enjoy access to high quality, multi-functional open space within a naturalistic/semi-rural setting.
 - **Drainage:** Sustainable drainage measures will be integrated into the development to create an appropriate surface water management regime.

- **Pedestrian and Cycle Access:** pedestrian and cycle access to the proposed development can be secured from several points within the surrounding highway network including Thornham New Road to the north and Thornham Lane to the south. Existing public footpaths crossing the Site will be retained and incorporated into a network of public open space.

Quantum of Development

- 4.17 Building heights have been arranged in response to site constraints, the proximity to existing development, and the proposed uses to be accommodated.
- 4.18 The proposed residential dwellings will be suburban in nature, with dwellings predominantly 2-storeys in height with the occasional localised increase to 2.5/3 storeys. The height of proposed dwellings would blend in with the existing townscape in the locality whilst ensuring an efficient use of land.
- 4.19 The density of residential development would be on average 30 dwellings per hectare (dph), ranging between 25-40dph. Dwellings are to be delivered across a number of development parcels at a density that is suitable to the opportunities and constraints relative to that area. It is anticipated that there will be a variety of densities within each development parcel in the interests of placemaking, with densities relative to the street hierarchy, gateways, and open spaces.

Landscaping

- 4.20 The proposed landscaping scheme is designed to be a network of connected open spaces, greenways, parks, play areas and 'village greens' that thread through the neighbourhood to create a sense of journey and identity based on the site's intrinsic landscape qualities.
- 4.21 Development will have regard to landscape character and contribute to its enhancement, take opportunities to improve access, and replace removed trees at a ratio of 2:1 as a minimum. Over 5km of new hedgerow is proposed to offset the losses required to accommodate the proposed development.
- 4.22 Play areas will follow Play England's best practice guidance, utilising natural features such as landform, rocks and vegetation, together with specialist play equipment to provide stimulating, exciting, accessible play environments for children of all ages.

- 4.23 At the highest point at the Site is the new Hill Top Park, a naturalistic parkland with commanding views over the wider area. East of this area, new woodland provides an ecologically rich edge to the site that connects to and extends adjacent woodland habitats and screens the A627(M) from the site.
- 4.24 Looking south from Hill Top Park, views of the larger park south of Thornham Lane are discernible. This proposed park provides an extensive naturalistic area made up of a mosaic of open water, wetlands, reed beds, species rich grasslands, hedgerows, scrub and new woodland with paths and cycle trails winding through it to a hilltop vantage point with extensive views to the east.
- 4.25 Newhey Green will be a local green space at a key community node where the western greenway crosses the spine road marking the location of the Local Centre and a Local Area for Play (LEAP). The green is characterised by naturalistic water features with the spine road crossing through the space.
- 4.26 Thornfield's Park will be a central greenspace in the heart of the new community for the benefit of people and wildlife. It will provide multi-functional open space, ornamental grasslands, community orchards, swales (SUDs), a large Neighbourhood Equipped Area for Play (NEAP) that takes advantage of the sloping ground and a MUGA.
- 4.27 Greenways at the Site provide safe, attractive, off-road routes through the Site and link to the existing school. The inclusion of edible species such as hazel nut, apple, pear, plum, blackberry and gooseberry turn these footpaths and cycleways into linear larders with opportunities for foraging as well as food for wildlife.
- 4.28 West of the school, an orchard and space for church parking is safeguarded within a more formal arrangement of large parkland trees.

Proposed Development Programme

- 4.29 Subject to the necessary planning permissions being secured, it is anticipated that the scheme will be fully operational by 2038. The scheme is to be delivered in phases, with construction to begin on Phase 1 in Spring 2024. It is anticipated that the detailed element of this Hybrid planning application will be completed in 2027.

Detailed - Phase 1

Housing Mix

- 4.30 Phase 1 comprises a range of 1-, 2-, 3-, 4-, and 5-bedroom dwellings. A range of dwellings size and house types are proposed to provide a choice in the local housing market and to meet demand for various household sizes. The unit mix is detailed in the schedule of accommodate at Table 4.1 below.

Table 4.1: Schedule of Accommodation

House Type	No. of Bedrooms	Size (sqm)	No. of Units
Market Housing			
Buxton	2	66.5	2
Bakewell	3	77.3	1
Shrewsbury	4	107.7	21
Marlow	4	119.7	15
Oxford	4	121.9	15
Oxford Lifestyle	3	121.9	18
Overton	4	129.3	7
Leamington Lifestyle	3	131.2	18
Shaftesbury	4	132.2	13
Chester	4	134.6	24
Harrogate	4	144.3	10
Henley	4	164.3	18
Ledsham	4	171	12
Hampstead	5	171.9	24
Total			198
Affordable Housing			
Buxton	2	66.5	14
Bakewell	3	77.3	13
Weaver GF	1	59.8	4
Weaver FF	1	64.8	4
Total			35

- 4.31 Of the 233 dwellings proposed, 8 units are 1-bed (3), 16 units are 2-bed (7%), 50 units are 3-bed (21%), 135 units are 4-bed (58%), and 24 units are 5-bed (11%).

Affordable Housing

- 4.32 There are 35 affordable dwellings proposed as part of the development, which equates to approximately 15% of the total number of proposed dwellings. The tenure of the affordable housing will be agreed by negotiation through the determination of the planning application.
- 4.33 The affordable plots have been distributed evenly within the development whilst being located to allow a Registered Providers to manage the properties satisfactorily. They will be tenure blind in appearance, constructed to the same external specification and using the same materials as the open market units.

Scale and Massing

- 4.34 The dwellings will all be 2-storeys in height, consistent with existing properties in the local area. A range of house types are proposed including terrace, semi-detached, and detached dwellings, with either dedicated external, garage, or integral garage parking provision.

Materials

- 4.35 The materials proposed are denoted on drawing plan Materials Layout (drawing number: 4159-MAT-001 Rev A). All plots regardless of size or tenure will be designed using the same complimentary palette of materials to ensure all homes are attractive, of a consistent high-quality, and tenure blind.
- 4.36 There are three predominate house styles proposed.
- House style 1: subject to availability, Ibstock Oakleigh red blend / weston red multi stock / dorket head balmoral / or Forterra abbey red multi brick will be used. All detail bricks, heads, and sills are to be built using either Ibstock leicester red stock / aston red, or Forterra atherstone red.
 - House style 2: subject to availability, Ibstock red rustic / oldcott rustic / marlborough stock / Sandringham, or Forterra village harvest multi brick. All detail bricks, heads, and sills are to be built using either Ibstock leicester red stock / aston red, or Forterra atherstone red.
 - House style 3: subject to availability, Forticrete Anstone black old weathered pitched, or Marshalls Cromwell pitched weathered.
- 4.37 Due to a potential shortage in brick or stone supplies, identical bricks / stone have been identified for each house style. Some houses are to rendered with Chalk Render (Pral M2500) All proposed render plots have the option to be built in brick. Roof tiles would be either slate grey or rustic brown. Front doors will either be tideway blue / sand dune yellow / horizon blue / stone quarry brown / country green.
- 4.38 All windows are to be White UPVC double glazed; all fascias & soffits are to be White UPVC; all rainwater goods are to be Black UPVC; and all timber cladding to be treated waney larch lapped boarding.

Access and Parking

- 4.39 The primary vehicular access is proposed to be a signalised junction with Rochdale Road. The junction would be widened to provide dedicated left and right turn lanes into the site from Rochdale Road whilst retaining two 'ahead lanes' in both directions. Junction capacity modelling has shown that this proposed access can satisfactorily accommodate the level of traffic which may be generated by the proposed development.
- 4.40 A secondary vehicular access is also proposed via Thornham New Road at the north of the site. This access would serve a limited portion of the development section of the development expected to comprise a maximum of approximately 100 units.
- 4.41 The proposed level of car parking at the Site is in accordance with the Council's maximum car parking standards as outlined at Appendix 5 of the Core Strategy as 1.25 car parking spaces for single bedroom houses and 2 car parking spaces per 2+ bedroom houses.
- 4.42 All dwellings applied for as part of the detailed element of the scheme will benefit from electric vehicle charging points (ECVP). Sufficient flexibility has been built into the outline element of the scheme to ensure that all dwellings have the potential to benefit from EVCP.

Landscaping and Management Arrangements

- 4.43 The long-term maintenance of public open space / landscaping areas will be secure through a Section 106 agreement to be negotiated with the Council during the determination of the application.

Drainage

- 4.44 The proposed drainage strategy involves attenuation in a series of basins across the Site on the periphery of development parcels. The basins will include for a permanent water level to increase amenity value.
- 4.45 Discharge from the basins will be to the central onsite watercourse. Due to the ground levels, the surface water drainage at the Site access is shown to drain to a proposed culvert within Manchester Road and flow southwards to a connection point at an existing culvert manhole.

Waste Management

- 4.46 Waste storage and collection will be provided in line with RBC's guidelines. The internal road layout has been tracked to ensure acceptable access to refuse vehicles.
- 4.47 The proposed waste management strategy is for residents to position their bins at the front of their property on the corresponding waste collection day and return it to the storage area at the rear of the property once collected.

5.0 PLANNING POLICY CONTEXT

Introduction

- 5.1 The Planning and Compulsory Purchase Act 2004 ("The Act") establishes the legislative framework for town planning in England and Wales. For decision-taking, Section 38(6) of The Act requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2 The statutory development plan for Rochdale Borough Council (RBC) comprises:
- 'Saved' policies of the Rochdale Unitary Development Plan Document (2006)
 - The Rochdale Core Strategy (2016)
 - The Greater Manchester Joint Development Plan (2017)
 - The Greater Manchester joint Minerals Development Plan (2013)
- 5.3 In terms of emerging policy, RBC commenced work in 2017 on an Allocations Development Plan Document (DPD) to support the delivery of the adopted Core Strategy. However, due to work on Places for Everyone (formerly the GMSF) and the relationship it would have on land use allocations within RBC, the Allocations DPD is currently being reviewed. Its preparation was not progressed following the draft version consultation which took place in September and November 2018.
- 5.4 Places for Everyone is a joint spatial plan covering 9 local authorities in Greater Manchester including RBC. It sets out strategic land allocations for housing and employment as well key infrastructure to support growth. Places for Everyone is at an advanced stage of preparation, having been submitted to the Secretary of State for examination on 14th February 2022. Hearing sessions took place between November 2022 and March 2023.

'Saved' policies of the Rochdale Unitary Development Plan Document

- 5.5 The Unitary Development Plan (UDP) was first adopted in 1999 and reviewed in 2006. It sets out a framework of policies to control the location and quality of development, encourage and stimulate new development, protect and improve the environment, and safeguard important natural and built assets.

- 5.6 The UDP is accompanied by a Proposals Map which denotes the areas of land to which policies and proposals relate. On the adopted UDP proposals map, the Site is allocated as Green Belt (Policy G/D/2).
- 5.7 Under UDP Policy G/D/2, the Green Belt will be protected from inappropriate development to satisfy the purposes of Green Belt and to maintain the framework of open land separating and surrounding the urban areas of the Borough. However, the Site is to be released from the Green Belt under Places for Everyone, as set out below.

The Rochdale Core Strategy (2016)

- 5.8 The Core Strategy, adopted in October 2016, sets out the Council's vision for the Borough and its overall development strategy including the amount of new development required and where that development should be focused.
- 5.9 Rochdale's role in the Greater Manchester city region is set out at Policy SP1. It will contribute to the success of the city region and the North West by playing its part in delivery sustainable development and investment and sub-regional objectives for housing and employment growth. To do this, the Borough will be promoted as an attractive location in terms of jobs, housing, shopping and the environment, with improved housing quality and choice.
- 5.10 The majority of housing, employment, and commercial development will be delivered in the Manchester fringe at the south of the borough where there is good access to existing facilities and infrastructure, the motorway corridor, public transport facilities, as set out at Policy SP2. Development will be focused in economic growth corridors, regeneration areas, and key corridors and gateways.
- 5.11 The Council set out how sufficient land will be provided to deliver at least 460 net additional dwellings per year to 2028 at Policy C1. The majority of new homes will be delivered in the south of the borough to reflect its accessibility to the core of the city region. In the north of the borough, housing will be delivered at an overall scale and density that reflects the accessibility and character of the Pennine fringe. The sustainable development of greenfield sites within the urban area will be considered in certain circumstances.
- 5.12 Policy C2 seeks to focus housing in regeneration areas and in and around economic growth corridors / areas to create sustainable patterns of development, help tackle social and

economic deprivation, and improve quality of life. New housing will be encouraged which relates well to the Stakehill Business Park.

- 5.13 Areas of Green Belt will be protected from development in the south of the Borough where its primary role will be to prevent neighbouring towns from merging, such as Rochdale and Middleton, as set out at Policy G4. Development will be restricted to those limited types of development which are deemed to not be inappropriate by national planning policies unless very special circumstances can be demonstrated.
- 5.14 The Council will sustain and enhance a green network to support growth and regeneration in the Borough and provide a high-quality environment that meets the needs of the community and visitors, as described at Policy G6. Development affecting green infrastructure will be expected to be consistent with the Council's focus for green infrastructure, have regard to local landscape character and contribute to its conservation and enhancement, and take opportunities to improve access to natural greenspace (inter alia). In the case of residential development, a financial contribution is to be provided towards recreational open space in accordance with the standards set out in the Provision of Recreational Open Space in New Housing Supplementary Planning Document (SPD) (see below). Development proposals should replace removed trees from a site at a ratio of 2:1.
- 5.15 In addition to the above site-specific and spatial policies, a range of other Core Strategy policies are relevant to the proposed development at Stakehill. These 'Other relevant Policies' are listed below and summarised at **Appendix A**:
- Policy C3: Delivering the right type of housing
 - Policy C4: Affordable housing
 - Policy C6: Improving health and well being
 - Policy C7: Delivering education facilities
 - Policy C8: Community, sport, leisure and cultural facilities
 - Policy P1: Improving Image
 - Policy P2: Protecting and enhancing character, landscape and heritage
 - Policy P3: Improving design of new development
 - Policy G1: Tackling and adapting to climate change
 - Policy G6: Enhancing green infrastructure
 - Policy G7: Increasing the value of biodiversity and geodiversity
 - Policy G8: Managing water resource and flood risk
 - Policy G9: Reducing the impact of pollution, contamination and land stability
 - Policy T2: Improving accessibility

- Policy DM1: General development requirements
- Policy DM2: Delivering planning contributions and infrastructure

6.0 MATERIAL CONSIDERATIONS

6.1 In addition to the statutory development plan set out above, the following documents are material considerations and should be taken into consideration by the Council in determining the planning application:

- The National Planning Policy Framework (2021)
- National Planning Practice Guidance (2014, as amended)
- Provision of Recreational Open Space in New Housing Supplementary Planning Document (2008) (updated 2017)
- Guidelines & Standards for Residential Development (2016)
- Climate Change Adaptation Supplementary Planning Document (2012)
- Affordable Housing Supplementary Planning Document (2008)
- Biodiversity and Development Supplementary Planning Document (2008)
- Urban Design Guide (Design Principles) Supplementary Planning Document (2007)
- Residential Design Guide Supplementary Planning Document (2007)
- Public Realm Design Guide Supplementary Planning Document (2007)
- Design and Planning Process: A Guide to Good Practice (2007)

6.2 Emerging Plans can also constitute a material consideration, afforded due weight depending on their stage of preparation. The relevant emerging development plans for the proposed development include:

- Places for Everyone DPD

6.3 Of the material considerations identified above, of particular relevance are NPPF paragraphs relating to the weight to be afforded to emerging planning policies, the Site's draft allocation in the emerging Places for Everyone DPD, and the rationale behind the Site's selection for allocation. These specific material considerations are set out within this section below.

6.4 For a summary of the other material considerations identified above please refer to **Appendix B.**

National Planning Policy Framework

- 6.5 The NPPF was published by the Government in July 2021. It sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.
- 6.6 Section 4 of the NPPF relates to decision making and sets out at paragraph 48 that local planning authorities may give weight to relevant policies in emerging plans according to:
- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
 - b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
 - c) the degree of consistency of the relevant policies in the emerging plan to this framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).
- 6.7 Refusal of planning permission on grounds of prematurity will seldom be justified where a draft plan has yet to be submitted for examination. Where planning permission is refused on grounds of prematurity, the local planning authority will need to indicate clearly how granting permission for the development concerned would prejudice the outcome of the plan-making process (paragraph 50).

Emerging Policy - Places for Everyone DPD

- 6.8 Places for Everyone is a Joint Development Plan Document covering 9 local authorities in Greater Manchester including Rochdale. It sets out strategic land allocations for housing and employment as well key infrastructure to support growth.
- 6.9 Places for Everyone is at an advanced stage of preparation, having been submitted to the Secretary of State for examination on 14th February 2022. Hearing sessions took place between November 2022 and March 2023. It is therefore at an advanced stage of preparation and material consideration in decision making.

Site Specific Policies

- 6.10 With respect to site specific policies, the Site benefits from a draft allocation for mixed-use development under draft Policy JP Allocation 2 Stakehill, as denoted on the Policies Map which accompanies Places for Everyone.

- 6.11 As set out at draft Policy JP Allocation 2, Stakehill is to create a sustainable high-quality extension to the urban area and accommodate around 150,000 sqm of employment floorspace and around 1,680 residential dwellings to support new jobs within the North-East Growth Corridor. The scale of residential development on the northern part of the allocation provides an opportunity to adopt a 'garden village' approach to create a locally distinctive residential offer.
- 6.12 Development at Stakehill will be required to have regard to views from Tandle Hill Country Park, retain a strategic area of Green Belt between the A627(M) spur and Thornham Lane, improve linkages to local transport hubs and to employment opportunities from surrounding residential areas, maximise the benefits of the new rail station at Slattocks through the creation of high quality walking and cycling routes, deliver high quality landscaping and green and blue infrastructure, retain and where possible enhance areas of biodiversity within the area, and contribute and make provision for additional primary and secondary school places to serve the development (inter alia).

Strategic Policies

- 6.13 To significantly increase the competitiveness of northern areas including Rochdale, there will be a strong focus on prioritising the re-use of brownfield land through urban regeneration, enhancing the role of the town centres, and increasing the mix, type, quality, and range of residential offer, as set out at draft Policy JP-Strat 6. Transport improvements and the selective release of Green Belt and previously safeguarded land will help to boost economic opportunities and diversity housing provision. Development on land released from the Green Belt should seek to identify opportunities to protect and enhance the natural and historic environments to improve the local character.
- 6.14 The North-East Growth Corridor will deliver a nationally significant area of economic activity and growth which will be supported by a significant increase in the residential offer, as set out at draft Policy JP-Strat 7. To support this growth, land is proposed to be released from the Green Belt such as draft Policy JP Allocation 2 Stakehill.
- 6.15 A minimum of 164,880 residential dwellings are to be delivered over the period 2021-2037, 9,858 residential units of which are to be delivered in Rochdale (draft Policy JP-H 1).
- 6.16 In addition to the above Places for Everyone site-specific and spatial emerging policies, a range of other Places for Everyone policies are relevant to the proposed development at

Stakehill. These 'Other relevant Places for Everyone Policies' are listed below and summarised at **Appendix B**:

- Draft Policy JP-S 1 Sustainable Development
- Draft Policy JP-S 4 Resilience
- Draft Policy JP-S 5 Flood Risk and the Water Environment
- Draft Policy JP-S 5 Clean Air
- Draft Policy JP-S 7 Resource Efficiency
- Draft Policy JP-H 2 Affordability of New Housing
- Draft Policy JP-H 3 Type, Size and Design of New Housing
- Draft Policy JP-H 4 Density of New Housing
- Draft Policy JP-G 1 Valuing Important Landscapes
- Draft Policy JP-G 2 Green Infrastructure Network
- Draft Policy JP-G 6 Urban Green Space
- Draft Policy JP-G 7 Trees and Woodland
- Draft Policy JP-G 9 A Net Enhancement of Biodiversity and Geodiversity
- Draft Policy JP-P 1 Sustainable Places
- Draft Policy JP-P 2 Heritage
- Draft Policy JP-P 6 Health
- Draft Policy JP-C 1 An Integrated Network
- Draft Policy JP-C 4 Streets for All
- Draft Policy JP-C 5 Walking and Cycling
- Draft Policy JP-C 7 Transport Requirements of New Development
- Draft Policy JP-D 1 Infrastructure Implementation
- Draft Policy JP-D 2 Developer Contributions

7.0 AFFORDABLE HOUSING STATEMENT

- 7.1 A range of house types are proposed to meet a variety of housing needs, including affordable dwellings. This section demonstrates how the proposal is in accordance with local and national affordable housing policy and guidance.

Planning Policy Context

- 7.2 The Council's affordable housing policy is set out at Core Strategy Policy C4. Affordable housing will be sought on all development of 15 dwellings or more. The Council will seek a contribution to affordable housing of 7.5% of the development sales of the overall scheme. Affordable housing should be provided on-site using this contribution to deliver homes of a type, size, and tenure agreed by the developer, the local authority, and with a Registered Provider where appropriate. Affordable housing may be provided via an off-site financial contribution in exceptional circumstances.
- 7.3 Factors to be taken into account when negotiating the level of affordable housing and how it is provided include the type of affordable housing required in the area, the availability of Social Housing Grant or equivalent, the need to deliver other planning objectives with a higher priority, and the economic viability of the development.
- 7.4 In 2008 the Council adopted the Affordable Housing Supplementary Planning Document (SPD). This SPD provides further detail regarding the provision of affordable housing in the Borough and the calculation outlined in Core Strategy Policy C4. The calculation is based on an assumption of 15% of homes being affordable with an average discount of 50% of the open market value. The level of off-site contribution will be calculated in the same way as on-site provision (i.e. 7.5% of the total development sales value).
- 7.5 The material specifications of affordable housing should not be a lower standard than open market housing. To ensure the proper integration of affordable housing, the local authority will normally require developers to take a 'pepper potting' approach across the Site. However, the precise nature of the integration of the affordable housing into the scheme will be agreed between the Council and the developer based on site-specific circumstances (paragraph 10.1).

Compliance with Local Policy

- 7.6 This planning application seeks Hybrid Planning Application for up to 1,380 residential dwellings.
- 7.7 Planning permission is sought in detail for 233 residential dwellings as part of Phase 1, of which 38 dwellings would be affordable which equates to 15% of the overall provision. The detailed element of the scheme is therefore in accordance with Core Strategy Policy C4 and the Affordable Housing SPD.
- 7.8 The proposed affordable housing to be delivered as part of Phase 1 will comprise a mix of 1, 2, and 3-bed dwellings, as set out at Table 6.1 below.

Table 7.1: Phase 1 affordable housing accommodation schedule

House Type	No. of Bedrooms	Floorspace (sqm)	Total
Buxton	2	66.5	14
Bakewell	3	77	13
Weaver GF	1	60	4
Weaver FF	1	65	4
Total			35

- 7.9 The mix of affordable housing is reflective of the predominant need and demand for affordable housing within the area. The Rochdale SHMA (2015) Update establishes that approximately half of all affordable housing needs in the Borough should be delivered as 2-bedroom properties, whilst there is also a need for 3 and 4 bed affordable properties. The proposed scheme is therefore directly meeting an identified housing need.
- 7.10 The proposed affordable housing has been integrated with open market housing at the Site, whilst also being 'clustered' to a degree to enable the efficient management of those units. The positioning of the affordable housing through the Site is detailed on Affordable Homes Layout drawing number: 4159-AHL-001 Rev B.
- 7.11 The materials used for the affordable units will be the same as those used for open market housing to promote inclusiveness and to provide a cohesive design throughout the scheme. The affordable house types proposed within the development will sit comfortably within the street scene and alongside the open market units. The proposed affordable

housing will be indistinguishable from market housing in terms of design and quality and will in effect be 'tenure blind'.

- 7.12 The tenure of the affordable housing will be agreed by negotiation with the local authority through the determination of the planning application.
- 7.13 The proposed development comprises 15% affordable housing at the Site and as such it is not necessary for the application to be accompanied by evidence to justify a departure from policy.
- 7.14 Permission for the remaining 1,147 residential dwellings is sought in outline. Due to the nature of an outline planning application, information relating to housing typologies, the number of bedrooms, and affordable housing tenure is unknown at present and would be submitted to the Council as part of a subsequent Reserved Matters application. However, in accordance with Core Strategy Policy C4, 15% of proposed dwellings across the outline element of the scheme are to be affordable.

Summary

- 7.15 The proposed development accords with the affordable housing requirements set out in local and national policy and guidance. The affordable housing will be of high-quality design and will be indistinguishable from the market housing in terms of appearance and materials. The Applicant is committed to ongoing engagement with the Local Planning Authority to ensure that the proposed development delivers affordable housing in line with the Council's requirements.

8.0 PLANNING ASSESSMENT

- 8.1 This section assesses the proposed development against relevant Development Plan policies and other material considerations as detailed in Sections 5 and 6 of this Statement.
- 8.2 In assessing the scheme proposals, we consider the key matters to be considered are as follows:
- Principle of Residential Development
 - Assessment of Green Belt Harm
 - Assessment of 'Other' Harm
 - Very Special Circumstances
 - Site Specific Requirements of Places for Everyone draft Policy JP Allocation 2
 - Other Material Considerations

Principle of Residential Development

Current Allocation

- 8.3 The Site is currently designated Green Belt land on RBC's adopted UDP proposals map. Under UDP Policy G/D/2, the Green Belt will be protected from inappropriate development to satisfy the purposes of Green Belt and to maintain the framework of open land separating and surrounding urban areas.
- 8.4 RBC's approach to Green Belt land is expanded upon at Core Strategy Policy G4, stating how Green Belt land will be protected to prevent neighbouring towns from merging. Development will be restricted to those limited types of development which are deemed to not be inappropriate by national planning policies unless very special circumstances can be demonstrated.
- 8.5 Paragraph 147 of the NPPF sets out how inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances. The limited range of developments deemed to not be inappropriate in the Green Belt is set out at paragraph 149.
- 8.6 The proposed development does not fall within one of the specified development types at paragraph 149 and therefore should not be approved except in very special circumstances.

- 8.7 The Government states at NPPF paragraph 148 that LPAs should ensure that substantial weight is given to any harm to the Green Belt. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 8.8 Before setting out a case for very special circumstances, it is important to identify the extent of harm that would need to be outweighed as part of the balancing exercise.

Assessment of Green Belt Harm

- 8.9 'Harm' to the Green Belt is considered in the context of its essential characteristics of 'openness' and 'permanence' as set out at NPPF paragraph 137, and the five purposes Green Belt as defined at NPPF para 138.
- 8.10 The Site's Green Belt designation is long established, dating back to the 1981 Greater Manchester Structural Plan. The Site is divided into three Green Belt parcels as defined in the Stage 2 Green Belt Study (document reference: 07.01.23). The removal of parcels GM2-1, GM2-2, and GM2-5 from the Green Belt was deemed to result in high, moderate, and low harm to the Green Belt respectively.
- 8.11 With respect to the Site's contribution to the purposes of Green Belt set out in the NPPF, the GMCA states in the Green Belt Topic Papers (document reference: 07.01.25) that the Site makes a strong contribution to Green Belt Purpose 1 (checking the sprawl of a large built-up area) and Purpose 3 (safeguarding the countryside from encroachment).
- 8.12 The proposed development has sought to minimise harm to the Green Belt with the introduction of a comprehensive landscaping scheme which will ensure approximately 50% of the Site is undeveloped and devoted to recreational purposes, and by directing development away from sensitive areas at a higher elevation. However, by virtue of the scale of development proposed, it is accepted that development at the Site will result in harm to the Green Belt.
- 8.13 The assessment of 'harm' to the Green Belt arising from the proposed scheme must be considered alongside 'other' harm prior to considering whether there are material considerations of sufficient weight to displace the statutory presumption against inappropriate development in the Green Belt. 'Other' harm which may arise as a result of the proposed development is considered in the following section.

Assessment of 'Other' Harm

8.14 This section focuses on any planning detriment which would result from the proposed development, drawing upon the main conclusions of the technical reports which inform the planning application (as listed in Table 1.1). It is considered that the key planning matters for consideration in relation to 'any other harm resulting from the proposal', as detailed in NPPF paragraph 148, comprise:

- Highways and Access;
- Heritage and Archaeology;
- Ecology and Arboriculture;
- Landscape and Visual Impact;
- Noise and Vibration;
- Ground Conditions;
- Air Quality; and
- Flood Risk and Drainage.

8.15 These topics are considered in turn below.

Highways and Access

8.16 The Council set out at Core Strategy Policy T2 that developments will be expected to minimise the need to travel by car, provide sustainable linkages to local facilities, support access to public transport, and meet local car parking standards.

8.17 A Transport Assessment has been undertaken to inform and support the proposed development, the scope and methodology of which was issued to RBC for comment in advance of any traffic surveys taking place.

8.18 Junction capacity modelling has shown that the primary vehicular access from Rochdale Road can satisfactorily accommodate the level of traffic which may be generated by the proposed development.

8.19 A secondary access is proposed via Thornham New Road to the north of the Site, serving a limited section of the proposed development comprising up to 100 units. Due to low traffic levels along Thornham New Road, the capacity of this new junction has not been assessed. However, an assessment of the Manchester Road / Thornham New Road junction has been undertaken which shows that the traffic generated by the proposed

100 units at this section of the Site can be accommodated via the Manchester Road / Thornham New Road junction satisfactorily.

- 8.20 Furthermore, the Transport Assessment involved capacity modelling, which considered the impact of the proposed development on no. x 8 Local Highway Network junctions, and no. x 3 Strategic Road Network junctions.
- 8.21 The capacity modelling demonstrated that mitigation would be required at the Slattocks roundabout. It is proposed to introduce signalisation at Rochdale Road (north) / Slattocks roundabout junction where the development would have the greatest impact. Beyond this junction, the capacity assessments concluded that the additional traffic generated by the proposed development would not have a severe impact on the local and strategic highway network and it is considered that the sustainable transport enhancements together with the improvements to the Slattocks roundabout would mitigate the effects of the development.
- 8.22 The Accessibility chapter in the Transport Assessment demonstrates that the site is a highly accessible location, well located to take advantage of good frequency public transport services. The existing public rights of way and pedestrian routes at the Site are to be maintained and enhanced to ensure the scheme is integrated into its wider surroundings. The proposed development is compliant with the aspirations of relevant transport planning policies and can specifically help contribute to their objectives.
- 8.23 The proposed development incorporates an area of mixed-use development which could accommodate a range of services and amenities. It is anticipated that the everyday needs of residents could be met on site, ensuring that the proposed development is sustainable and minimising the need for car trips. Moreover, at present there is limited services and amenities in the local area and as such the proposed development will benefit existing residents, reducing their need to travel by car for their everyday needs.
- 8.24 In addition, the Applicant is committed to the delivery of a bus service to serve residents at the Site. The Indicative layout of the scheme demonstrates that a bus service could be accommodated via the primary avenue loop, accessed via Rochdale Road.

Car Parking

- 8.25 The proposed level of car parking at the Site is in accordance with the Council's maximum car parking standards as outlined at Appendix 5 of the Core Strategy,

comprising 1.25 car parking spaces for single bedroom houses and 2 car parking spaces per 2+ bedroom houses.

- 8.26 All dwellings applied for as part of the detailed element of the scheme will benefit from electric vehicle charging points (ECVP). Sufficient flexibility has been built into the outline element of the scheme to ensure that all dwellings have the potential to benefit from EVCP.
- 8.27 The level of car parking to serve the mixed-use element of the scheme will be considered as part of a subsequent Reserved Matters application.

Travel Plan

- 8.28 The proposed development is supported by a Travel Plan which seeks to reduce overall car use and encourage the use of sustainable transport modes. Measures identified in the Travel Plan will be overseen and implemented by a Travel Plan Coordinator to ensure sustainable objectives of the Travel plan are met.

Servicing

- 8.29 The Site layout has been designed to satisfactorily accommodate the movements of refuse vehicles. The swept path of a large refuse vehicle at the Site has been undertaken as shown on drawing SCP/190267/ATR01 included at Appendix G of the Transport Assessment.

Summary

- 8.30 It is concluded that there would not be an unacceptable impact on highway safety and the residual cumulative impacts on the road network would not be severe, and as such the proposed development is therefore considered acceptable with regard to transport in accordance with Core Strategy Policy T2 and paragraphs 110-113 of the NPPF.

Heritage and Archaeology

- 8.31 The Council set out at Core Strategy Policy P2 that they will protect the Borough's heritage assets by conserving, enhancing, and promoting statutory and non-statutory heritage assets including their wider setting.

- 8.32 The Archaeological Desk Based Assessment submitted in support of the application (Environmental Statement, Appendix 8.1) confirms that there are no designated heritage assets within the application site boundary. However, there are two designated heritage assets in close proximity to the site: the grade II listed Church of St John and the grade II listed Thornham War Memorial which stands in the churchyard. In addition, there is a single deposit of peat with potential archaeological interest 'Slattocks Peat' which is a non-designated heritage asset.

Archaeology

- 8.33 The Site has not been subject to previous development or aggressive agricultural practice (i.e. arable ploughing in recent years) which means the potential for survival of archaeological remains is good. However, the available information suggests that the potential for previously unknown archaeological remains to be present is low. There is currently no evidence for the presence of archaeological remains at the Site with the exception of a single non-designated heritage asset in the form of a peat deposit located close to the eastern limit of the site, in an area of the Site proposed to be retained as green open space. A Written Scheme of Investigation will be sought as a planning condition.

Built Heritage

- 8.34 The Church of St John and Thornham Parish War Memorial have been identified as potentially sensitive to visual change through development within their setting. The application site boundary envelopes these Grade II listed buildings.
- 8.35 The residential dwellings closest to the Church, although set back and screened from the heritage asset, are located within the St Johns Heritage Area as defined by the Design Code. The Heritage character area takes influence from the Church and has a unique offering, responding to the character and setting of the Church. The Heritage Area will be characterised by traditional residential architectural styles and stone/stone effect materiality, in a layout that reflects and responds to the structure of the church grounds.
- 8.36 Areas to the south and west of the church will remain undeveloped, and development to the north and east will be set back from the church. This means that the existing key views towards and approaching the church from Thornham Lane and Thornham Cricket Club will be unimpeded. The local community's ability to see, understand, and

experience the church and memorial will remain largely intact. The foreground in these views will remain rural in nature.

- 8.37 The housing proposed to the north of the church will appear in views of the church forming part of the background. However, these will be partially screened by vegetation between the church and the developed area.
- 8.38 The church spire currently appears in long distance views towards the church from the north and west from within the Site (see Environmental Statement Appendix 8.1), views which will remain post-development. Views of the church are not apparent beyond the proposed development which is bounded by mature trees and major roads. It should be borne in mind that existing views of the church are currently largely obscured by undulating topography and vegetation: they are not the key views for understanding the church in its context and will not make a significant impact on the contribution the setting makes to the church's heritage significance.
- 8.39 In summary, the planning application is supported by an ES chapter and archaeological desk-based assessment addressing potential effects on the historic environment. The ES chapter and desk-based assessment are consistent with the requirements of Chapter 16 of NPPF (2021), specifically paragraph 194. The assessment identifies no harm to the significance of either designated or non-designated heritage assets arising from the scheme. As such, the proposed scheme is consistent with the provisions of NPPF.

Ecology and Arboriculture

- 8.40 Opportunities for enhancing biodiversity and improving opportunities for public enjoyment will be supported. No development should result in a net loss of biodiversity and overall development in the borough should result in a net gain, as set out at Core Strategy Policy G7.

Ecology

- 8.41 A Preliminary Ecological Appraisal (PEA) was carried out at the Site on the 22nd, 29th, and 30th May 2019, and updated on the 17th March 2022 to establish the baseline conditions at the Site. The PEA comprised a desk study, biological records search, and a site walkover survey to identify habitat types and the potential for protected species.

- 8.42 The PEA confirmed that habitats on Site comprise semi-improved grassland, improved grassland, scrub, bare ground, building, tall ruderal, scattered trees, woodland, wet grassland water bodies, watercourses, and hedgerows with varying species richness. These habitats are considered to have an ecological value within the Zone of Influence of the site or lower.
- 8.43 The PEA confirmed that the Site provides habitat for nesting birds, badger, reptiles, hedgehog, amphibians, water vole, white-clawed crayfish and bat species. Accordingly, badger, water vole, brown hare, and bat activity / emergence Phase 2 ecology surveys were undertaken. Where species were identified, a range of mitigation measures were recommended to ensure that these species will not be adversely affected by the proposal.
- 8.44 There are no statutory designated sites of nature conservation value located within or immediately adjacent to the Site. The closest statutory site is the Hopwood Woods Local Nature Reserve (LNR) (located approximately 380m south-west of the Site). The Rochdale Canal Site of Special Scientific Interest (SSSI) and Special Areas of Conservation (SAC) is located approximately 500m west of the Site.
- 8.45 Due to the proximity of the Rochdale Canal to the Site a Habitats Regulations Assessment has been undertaken to assess if importance features of the canal will be impact during any demolitions works, the construction phase of the site, and future operations.

Biodiversity Net Gain

- 8.46 This application is also supported by a Biodiversity Net Gain Assessment which demonstrates that the proposed development would comfortably generate a net gain in biodiversity. Using the DEFRA 4.0 Metric, the proposed habitat creation and retention / enhancement of biodiversity within the Site would result in a +10.40% gain in habit units, +54.64% gain in hedgerow units, and +6.86% gain in watercourse units.

Arboriculture

- 8.47 The direct and indirect impacts on tree cover as a result of the proposed development is outlined in the Arboricultural Impact Assessment (AIA) submitted in support of the application.

- 8.48 The AIA includes recommended mitigation which alongside the proposed landscaping strategy will ensure the proposed scheme will be in accordance with local and national policy and guidance. Removed trees are to be replaced at a ratio of 2:1 as a minimum, and over 5km of new hedgerow is proposed to offset the losses required to accommodate the proposed development.

Summary

- 8.49 In conclusion, an assessment of potential impacts upon statutory and non-statutory designated sites within the locality demonstrates the proposed development will not result in any adverse effects. Proposed habitats of much greater ecological value will more than offset any losses to existing habitats within the site. Moreover, a suite of Protected Species surveys has been undertaken and mitigation measures have been specifically designed to ensure no adverse effects arise to any protected species as a result of the proposed development.
- 8.50 Following mitigation and enhancement measures, overall impacts are considered to be positive at the local level and will ensure a net gain in biodiversity terms. It is therefore considered that the proposed development is in accordance with Core Strategy Policy G7 and NPPF paragraphs 130 and 174.

Landscape and Visual Impact

- 8.51 The Council's approach to protecting and enhancing landscape is set out at Core Strategy policies P2, P3, G6, G7, and DM1. In summary, all development will be expected to incorporate, where appropriate, high quality landscape schemes, having regard to existing landscape character and opportunities to maximise landscape value through accessibility and biodiversity.
- 8.52 In addition, the Provision of Recreational Open Space in New Housing Supplementary Planning Document (SPD) (2008) (updated 2017) requires 1 ha of local open space (including play space) per 1,000 population. Developments of between 400 – 899 bedrooms would require a LEAP plus facilities for older children, and developments of 900+ bedrooms would be required to deliver a NEAP.
- 8.53 The proposed development is being brought forward alongside a comprehensive landscape strategy. The proposed Landscape Strategy is an integral part of the proposed development, designed to integrate the Site into its existing Site context, provide

recreational opportunities, and enhance biodiversity through habitat creation and structural tree planting.

- 8.54 The strategic landscape is designed to complement and be sensitive to the wider National Landscape Character Area of NCA 54: Manchester Pennine Fringe and the more local Landscape Character Type LCA 27: Simister, Slattocks and Healds Green. It responds positively to the four statements of environmental opportunity and the landscape actions identified for the NCA.
- 8.55 The Landscape and Visual Effects chapter of the ES submitted in support of the application assesses the likely significant effects of the proposed development on the environment in respect of landscape and views. It concludes that, whilst the proposed development will result in adverse effects on landscape and visual receptors, these effects are limited by the combination of the existing landform alongside the existing and proposed vegetation framework, and inherent characteristics of the type of development in general.
- 8.56 Through the iterative landscape visual impact assessment process, the layout of the proposed development and the formulation of a comprehensive landscape mitigation strategy have been guided by a robust understanding and analysis of the Site and its landscape and visual context, with the aim of reducing or where possible avoiding significant landscape and visual effects.
- 8.57 As a result, the proposed landscape strategy ensures the proposed development can be accommodated within the local and wider landscape satisfactorily. Furthermore, the proposals will bring notable enhancements in terms of recreational opportunities whilst protecting and enhancing the local landscape character.
- 8.58 The proposed development comprises up to 1,380 residential dwellings which, based on the average number of dwellings proposed as part of the full element of the scheme (3.7 bedrooms), has the capacity to accommodate around 5,106 people at an occupancy rate of 1 person per bedroom. This would generate an open space requirement of 5.1ha against a proposed landscaping scheme which extends to c.46ha. The proposed scheme also incorporates a NEAP and no.2 x LEAPs in accordance with the SPD.
- 8.59 It is therefore considered that the proposed development is in accordance with Core Strategy policies P2, P3, G6, G7, and DM1, the Provision of Recreational Open Space in

New Housing Supplementary Planning Document SPD, and NPPF paragraphs 120, 130, and 174.

Noise and Vibration

- 8.60 Development proposals should seek to improve people's health and well-being and reduce health inequalities by ensuring that development does not have impacts that lead to an unacceptable increase in noise, as set out at Core Strategy policies C6, G9, and DM1.
- 8.61 An environmental noise survey has been carried out over a 24-hour period at locations considered to be representative of the existing receptors in the vicinity of the application site. The baseline survey identified that noise generated by road traffic on the A627(M) is the dominant noise feature at the site.
- 8.62 Considering the size of the site and the noise levels measured near to the motorways, the road traffic noise exposure levels across the proposed development areas of site fall in to, and between, the 'Negligible' to 'Medium' risk categories in the daytime and night, with the majority of the site falling into the 'Negligible' category.
- 8.63 However, to achieve the adopted design criteria from BS 8233:2014 it will be necessary to implement a scheme of noise mitigation measures in localised parts of the development areas. The recommendations include enhanced sound insulation of windows and provision of acoustically treated ventilation where necessary. Areas which require noise mitigation are located within the 'outline' element of the proposed scheme and therefore noise mitigation measures will need to be reviewed and detailed when a definitive housing layout and house type drawings are available.
- 8.64 The construction phase of the development will have no effects on sensitive receptors with regards to ground vibration as the construction of the new buildings is unlikely to require piled foundations. It is also considered that the operation of the development will not give rise to any significant vibration effects.
- 8.65 It is therefore considered that the proposed development is suitable and appropriate at the Site in terms of noise and vibration in accordance with Core Strategy policies C6, G9, and DM1 and paragraphs 174, 185, and 187 of the NPPF.

Ground Conditions

- 8.66 Core Strategy Policy DM1 states that development proposals should take account of ground conditions including unstable or contaminated land. In addition, Core Strategy Policy G10 states that the Council will ensure the sustainable management of mineral resources.
- 8.67 A Phase 1 Ground Conditions survey has been undertaken which concludes that overall the preliminary risk classification of the Site in relation to the proposed development is considered to be Low/Moderate. A number of potentially active contaminant linkages have been identified with regard to human health and surface waters. This includes a number of potentially infilled ponds and possible historical landfilling activities at the north of the Site.
- 8.68 Based on the proposed end use of residential, a Phase II Geo-environmental Site Investigation is recommended to qualitatively assess any potential contamination linkages targeting those areas where previous development has taken place.

Minerals Assessment

- 8.69 Large sections of the Site are designated Areas of Search for Minerals (sand). A Minerals Assessment has been undertaken which identifies that a significant proportion of available sand and gravel resource within the Site has already been extracted. The remaining sand and gravel resource within central and south-eastern areas of the Site is a small proportion of the Mineral Safeguarding Area for sand and gravel, which covers significant areas of land within the Rochdale and wider Greater Manchester area.
- 8.70 With respect to coal, there are no surface or shallow coal reserves present within the site boundary. Although deep coal is present (greater than 120m depth), if economically viable in the future, access to this resource would still be possible by deep mining from off-site even if the proposed development proceeds.
- 8.71 Given the historical extraction of sand and gravel that has already been undertaken at the Site, and the fact that underlying coal seams are at such significant depth beneath the Site, it is not considered mineral resources beneath the site are of significant future importance. This conclusion has also been made based on the extensive nature of the Mineral Safeguarding Area for sand and gravel in the locality around the site.

Air Quality

- 8.72 The Council set out at Core Strategy Policy G9 that all forms of pollution are to be reduced in the Borough. Proposals must ensure that development does not have impacts that lead to an unacceptable increase in air pollution. In addition, the Council set out at Core Strategy Policy DM1 that all development proposals will be expected to mitigate against air pollution.
- 8.73 Given the Site's location adjacent to the M62 and A627(M), an Air Quality Assessment was undertaken to define baseline conditions, consider the Site's suitability for residential development, and to inform the Masterplanning process.
- 8.74 Dispersion modelling was undertaken to predict pollutant concentrations across the Site as a result of emissions from the local highway network. Outputs were subsequently verified using local monitoring data obtained from the Council. The results of the dispersion modelling assessment indicated that predicted annual mean NO₂ and PM₁₀ concentrations were below the relevant AQOs at all locations across the development. Based on the assessment results, the Site is considered suitable for residential use from an air quality perspective without constraint to the masterplan design.
- 8.75 The Air Quality Assessment also assessed the impact the proposed development would have on the air quality. The proposal's main potential impact on air quality is from road traffic emissions. Concentrations of key pollutants NO₂, PM₁₀ and PM_{2.5} were predicted at the most relevant receptor locations using ADMS-Roads dispersion modelling for the base year 2019, and for the proposed opening year 2033 with and without the proposed development in place. The impact of the proposal on NO₂, PM₁₀ and PM_{2.5} concentrations at existing sensitive human receptors, prior to mitigation, was negligible at all locations. It is therefore considered that no specific mitigation measures will be required in relation to air quality.
- 8.76 Although no mitigation is required, transport related mitigation measures are being introduced as part of the proposal development including a Travel Plan, new bus routes, on site amenities and servicing, and enhanced pedestrian routes to minimise car use.
- 8.77 It is therefore considered that the proposed development is in accordance with Core Strategy policies G9 and DM1, and NPPF paragraphs 174 and 186.

Flood Risk and Drainage

- 8.78 The Council's approach to managing water resources and flood risk is detailed at Core Strategy Policy G8. Development should not lead to any form of increased flooding locally or further downstream, should not impede natural water and flood risk management, contribute where possible to alleviating existing flood risk, be protected from flood risk, and ensure prudent use of water resources. Developments should be supported by a Flood Risk Assessment (FRA) as appropriate and incorporate appropriate measures for the management of surface and flood water.

Flood Risk

- 8.79 The proposed development is supported by a FRA which confirms that the Site is located within Flood Zone 1 with a chance of flooding of less than 1 in 1,000 in any year.
- 8.80 The NPPF sets out a Sequential Test, which states that preference should be given to development located within Flood Zone 1 and at the lowest risk of flooding from all sources. The FRA demonstrates that the requirements of the Sequential Test have been met. The proposed development is classified as 'more vulnerable' and therefore considered appropriate within Flood Zone 1 without application of the Exception Test.
- 8.81 The FRA also considered the risk of flooding from fluvial (main river and ordinary), tidal, surface water, groundwater, sewers, and reservoirs, all of which had a low or very low level of flood risk.
- 8.82 Overall, taking into account the above points, the development of the site should not be precluded on flood risk grounds.

Drainage

- 8.83 The proposals will follow best practice regarding site drainage to ensure that any surface water runoff from the development is managed, ensuring flood risk is not increased elsewhere.
- 8.84 The surface water drainage strategy aims to maximise the integration of multi-functional Sustainable Drainage Systems (SuDS) within the development to provide water quantity and quality controls, and enhance biodiversity and amenity value.

- 8.85 The SuDS network will convey water to a number of strategic attenuation features in the form of detention basins located throughout the Site.
- 8.86 In order to prevent flooding on site attenuation and controlled discharge will be utilised to control surface water flows to greenfield rates. These features will be designed to store the volume of water associated with a 1 in 100-year rainfall event, plus an additional allowance to account for increased rainfall due to climate change.
- 8.87 The proposed surface water drainage system will provide a significant betterment in terms of the overall rate of surface water discharged from the Site. The level of betterment increases as the magnitude of the storm event increases - the rate of surface water runoff discharged from the proposed development will be less than the existing (undeveloped) runoff rate, during storm events with higher return periods.

Summary of 'other harm'

- 8.88 The following table summarises the harm identified in relation to each technical discipline and details its significance, as stated in Chapter 14 of the submitted Environmental Statement. The impacts detailed in table 8.1 below relate to both Construction and Operational phases of the proposed development, unless otherwise stated.

Table 8.1: Identified Adverse Impacts within the submitted Environmental Statement (Chapter 14)

Phase	Effect/ Receptor	Mitigation	Residual Significance (Bold indicates significant effects)
LANDSCAPE AND VISUAL EFFECTS (CHAPTER 6)			
Construction	Effects on Landscape Features	Protection of retained planting.	Major Adverse - Neutral
	Effects on Landscape Character	Implementation of the Construction Environmental Management Plan (CEMP), to be secured via planning condition.	Minor Adverse
	Effects on Visual Receptors	Landscape planting to provide buffers/ offsets to visually sensitive edges.	Major - Moderate – Minor Adverse
Operation	Effects on Landscape Features	Maturation and maintenance of the landscape mitigation planting.	Moderate Adverse – Moderate Beneficial
	Effects on Landscape Character		Negligible Adverse
	Effects on Visual Receptors		Moderate – Negligible Adverse
BIODIVERSITY (CHAPTER 7)			
Construction	Loss of roosting provision and commuting/foraging habitat for bats.	Provision of new roosting and habitat enhancement through suitable landscaping.	Minor Adverse (Local)
	Loss of aquatic habitat for breeding amphibians and GCN.	Retention of water bodies on-site and creation of new water features/ bodies.	
	Loss of nesting and foraging provision for breeding bird species.	Provision of nest boxes.	
	Fragmentation of habitats for all species.	Suitable landscaping to provide continued connectivity.	
	Possible killing or injuring of all species.	Sensitive working practices and Reasonable Avoidance Measures to be implemented.	Minor Adverse (International level)
	Impact on statutory and non-statutory sites		

Phase	Effect/ Receptor	Mitigation	Residual Significance (Bold indicates significant effects)
	Effects on hedgerows and trees	Implementation of a CEMP to be secured through a planning condition and Reasonable Avoidance Methods (RAMs)	Negligible
Operation	Light Spill for light sensitive species, including bats.	Implementation of sensitive lighting.	Minor Adverse (Local)
	Disturbance for all species.	Provision of open space and retained areas with a lower level of human disturbance.	
	Habitat fragmentation for all species.	Suitable landscaping to provide continued connectivity.	
	Impact on statutory and non-statutory sites	A report to Inform a Habitat Regulations Assessment (HRA) has been submitted to RBC to inform an Appropriate Assessment.	Minor Adverse (Local)
	Effects on hedgerows and trees	Implementation of new hedgerow planting and retention of existing hedgerows and trees.	Minor Beneficial (Local)
CULTURAL HERITAGE (CHAPTER 8)			
Construction	Destruction of potential archaeological remains	Archaeological preservation by Record.	Unknown but could be Minor Adverse
	Setting of Designated Asset Church of St John NHLE 1390504	Implementation of CEMP, introduction of further screening using vegetation and tree cover.	Minor Adverse
	Setting of Designated Asset War Memorial NHLE 1452837		
	Setting of Slattocks Top Lock (No. 54) and adjoining bridge NHLE 1068507		
	Setting of Sand Hole Farm NHLE 1396460		

Phase	Effect/ Receptor	Mitigation	Residual Significance (Bold indicates significant effects)
	Setting of Castleton South Conservation Area DGM3513		Negligible
	Setting of Rochdale Canal		Minor Adverse
	Setting of Thornham Fold		Negligible
	Setting of St John CE Thornham Primary School		Minor Adverse
	Setting of Thornham Lane Parsonage		
	Setting of Toll Bar Cottage		Negligible
	Setting of New Hey Farm		Minor Adverse
	Setting of Hopwood Arms Farm		
	Setting of Richard Bentley Smalley Memorial Hall		Negligible
Operation	Setting of Designated Asset Church of St John NHLE 1390504	Embedded mitigation measures in place, introduction of further screening using vegetation and tree cover.	Minor Adverse
	Setting of Designated Asset War Memorial NHLE 1452837		
	Setting of Slattocks Top Lock (No. 54) and adjoining bridge NHLE 1068507		
	Setting of Sand Hole Farm NHLE 1396460		
	Setting of Castleton South Conservation Area		Negligible

Phase	Effect/ Receptor	Mitigation	Residual Significance (Bold indicates significant effects)
	DGM3513		
	Setting of Rochdale Canal		Minor Adverse
	Setting of Thornham Fold		Negligible
	Setting of St John CE Thornham Primary School		Minor Adverse
	Setting of Thornham Lane Parsonage		
	Setting of Toll Bar Cottage		Negligible
	Setting of New Hey Farm		Minor Adverse
	Setting of Hopwood Arms Farm		
	Setting of Richard Bentley Smalley Memorial Hall		Negligible
	Setting of Slattocks Top Lock (No. 54) and adjoining bridge NHLE 1068507		
	Setting of Sand Hole Farm NHLE 1396460		Minor Adverse
TRANSPORT (CHAPTER 9)			
Construction	The effect of construction on Severance	Implementation of a Construction Traffic Management Plan (CTMP), to be secured through an appropriately worded planning condition.	Negligible
	The effect of construction on Driver Delay		
	The effect of construction on Pedestrian Delay		
	The effect of construction on Pedestrian & Cycle Amenity		

Phase	Effect/ Receptor	Mitigation	Residual Significance (Bold indicates significant effects)
	The effect of construction on Accidents & Safety		
Operation	Operational effects on Severance	Infrastructure improvements as part of the Development including a Sustainable Travel Plan, to be secured through an appropriately worded planning condition	Negligible
	Operational effects on Driver Delay		
	Operational effects on Pedestrian Delay		Minor Beneficial
	Operational effects on Pedestrian & Cycle Amenity		
	Operational effects on Accidents & Safety		Negligible
AIR QUALITY (CHAPTER 10)			
Construction	Construction phase impacts of the Development on local air may potentially arise due to the generation and re-suspension of dust and particulate matter during the construction phase.	Measures will be incorporated into a detailed CEMP, to be secured by planning condition.	Negligible
	Increase in pollutant concentrations as a result of exhaust emissions arising from construction phase traffic and plant	N/A	
Operation	Increase in pollutant concentrations as a result of additional traffic exhaust emissions arising from operational phase	A Travel Plan has been prepared and includes mitigation measures to promote and deliver sustainable modes of transport.	Negligible
NOISE (CHAPTER 11)			
Construction	Noise from Works	Best Practical Means (BPM) as defined in the Control of Pollution Act 1974 (CoPA) to be implemented in a CEMP to be secured through a suitably worded planning condition.	Minor Adverse
Operation	Change in Road Traffic Noise	N/A	Minor Adverse

Phase	Effect/ Receptor	Mitigation	Residual Significance (Bold indicates significant effects)
POPULATION AND HUMAN HEALTH (CHAPTER 12)			
Construction	Construction employment	None required	Minor Beneficial
	Wider Human Health	Protection of retained planting. Implementation of a CEMP to be secured through a planning condition	Major to Minor Adverse (Visual Effects) Minor Adverse (Noise) Negligible (Transport, Air Quality)
Operation	Operational housing delivery	None required	Major-Moderate Beneficial
	Household expenditure		Minor Beneficial
	Early years education provision		Moderate-Minor Adverse
	Primary education	Financial contribution	Negligible
	Secondary education provision	None required	Moderate-Minor Adverse
	GP provision	Financial contribution	Negligible
	Wider human health	Ongoing maintenance and management of landscape features. Implementation of a Travel Plan.	Moderate Adverse to Negligible (Visual Effects) Minor Adverse (Noise) Negligible (Transport, Air Quality)

Phase	Effect/ Receptor	Mitigation	Residual Significance (Bold indicates significant effects)
	Open and play space provision	None required	Major Beneficial
	Operational employment		Negligible
	Resident employment		Negligible
CLIMATE CHANGE (CHAPTER 13)			
Construction	Construction transport emissions	Implementation of a CEMP, to be secured through a planning condition and appropriate construction vehicle routing.	Negligible
Operation	Operational transport emissions	Implementation of a Travel Plan to be secure through a planning condition.	Moderate Adverse
	Operational energy emissions	Implementation of the Energy Hierarchy for the outline phase of the Development, to be secured by a planning condition. Solar PV panels to be considered.	Negligible
	Carbon sequestration potential	Implementation of a Landscape and Ecological Management Plan (LEMP) to manage landscaping over 30 years.	Minor Beneficial
	Effects of climate change on future site users	Fabric measures in the detailed phase should be incorporated into the outline phase through planning conditions. An Overheating Assessment should be secured via a planning condition.	Moderate Adverse (Heatwaves)
	Effects of climate change on infrastructure	Infrastructure will be safeguarded at detailed design stages, such as finished floors levels set a minimum of 150mm above the local ground level.	Minor Adverse
	Effects of climate change on the natural environment	A LEMP, to be secured by a planning condition.	

Phase	Effect/ Receptor	Mitigation	Residual Significance (Bold indicates significant effects)
	Effects of climate change on flood risk	Detailed SuDS strategy and drainage regime.	

- 8.89 Overall, whilst there is acknowledged 'harm' (defined here as an adverse residual impact) identified for some receptors, the level of harm should be considered against the fact that most adverse impacts identified in Table 8.1 are 'negligible' or 'minor to negligible' in their significance. The significance of the identified harm should be attributed appropriate weight when considering whether the benefits of the proposed development are sufficient to demonstrate that 'Very Special Circumstances' are present to displace the statutory development plan presumption against inappropriate development in the Green Belt.

Very Special Circumstances

- 8.90 Having established the degree of harm to the Green Belt, and any other harm resulting from the proposal, this section establishes the very special circumstances against which harm is to be weighed against.
- 8.91 We consider the very special circumstances which weigh in favour of the scheme comprise:
- The Site's draft allocation under emerging planning policy - Policy JP Allocation 2;
 - The weight to be afforded to emerging policy;
 - Demonstrated exceptional circumstances supporting Green Belt release; and
 - Socio and economic benefits that can be derived from the proposed scheme.
- 8.92 Case law shows that very special circumstances can be a single benefit of the proposal that outweighs harm or a culmination of a number of elements that when taken together outweigh the harm.

Emerging Policy - Draft Policy JP Allocation 2 Stakehill

- 8.93 The Site benefits from a draft allocation for mixed-use development under Places for Everyone draft Policy JP Allocation 2 Stakehill. Under draft Policy JP Allocation 2, Stakehill is to create a sustainable high-quality extension to the urban area and accommodate around 150,000 sqm of employment floorspace and around 1,680 residential dwellings to support new jobs within the North-East Growth Corridor. The northern section of Stakehill is predominantly earmarked for residential use as set out at draft Policy JP Allocation 2 provision 3 and confirmed by RBC at the formal pre-application meeting.

- 8.94 The Applicant has been working closely with the Council for a number of years to realise the Site's development potential, with the Site promoted for development at each consultation stage of the GMSF and Places for Everyone. A significant amount of baseline evidence and site assessment work has been produced to support the Site's allocation, culminating in the Development Framework which was submitted by the GMCA in support of the Site's allocation at the Places for Everyone examination (document reference: 10.01.25).
- 8.95 Places for Everyone is at a very advanced stage of preparation, having been subject to examination and all representations heard. It is the GMCA's position that the plan as submitted is sound, with exceptional circumstances existing to justify the release of Green Belt land (see below). Having undertaken a robust evidence-based assessment, the GMCA concluded that land at Stakehill is an appropriate site for Green Belt release to meet housing needs and to contribute to meeting the Plan's Spatial Strategy.
- 8.96 Appeal decision APP/C2741/W/21/3282969, recovered by the Secretary of State and determined on the 14th of December 2022, considered a proposal for up to 970 dwellings in the Green Belt on a site identified in the City of York emerging Local Plan as a suitable location for housing. **The Secretary of State agreed with the Inspector that 'the fact that this site has been identified as a suitable location for a strategic housing development is a material consideration that weighs in support of the proposal' (Inspectors Report paragraph 128).**
- 8.97 Accordingly, draft Policy JP Allocation 2 is a material consideration that weighs in support of the proposal, with appeal decision APP/C2741/W/21/3282969 demonstrating this is a correct position to take.

Weight to be afforded to Emerging Policy and Prematurity

- 8.98 The NPPF is clear at paragraph 48 that the weight to be afforded to emerging policy should correlate to its stage of preparation (with the more advanced its preparation the greater weight it may be given), the extent to which there are unresolved objections to relevant policies, and the degree of consistency of relevant emerging policies with the NPPF.
- 8.99 Places for Everyone is at an advanced stage of preparation having been submitted to the Secretary of State for examination on the 14th of February 2022. Hearing sessions took place between November 2022 and March 2023. The Council's case for exceptional

circumstances to justify Green Belt release was heard at Places for Everyone Week 2 hearing sessions in November 2022, and representations to Matter 14 Cross Boundary Allocations were heard in hearing session Week 5 in January 2023.

- 8.100 Draft Policy JP Allocation 2 has been informed by a full suite of technical work and been subject to a number of public consultations. GMCA have responded to all the objections raised at the public consultations in the Places for Everyone Allocations: Cross Boundary Stakehill Issues Summary (2022) report. Where there are unresolved objections, they relate to matters of detail rather than the principle of development.
- 8.101 The GMCA set out in Appendix 7 of the Integrated Assessment of the Places for Everyone Plan GMSF Integrated Assessment Scoping Report (2021) that the plan has been produced in accordance with NPPF policies.
- 8.102 In addition, notwithstanding the specific circumstances of the case, there is case law precedent for weight to be afforded to draft policies in emerging plans.¹ It is therefore clear that Places for Everyone Policy JP Allocation 2 attracts weight in the context of paragraph 48.
- 8.103 The Government goes on to describe at NPPF paragraph 49 that arguments that an application is premature are unlikely to justify a refusal of planning permission other than in the limited circumstances where the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location, or phasing of new development that are central to an emerging plan.
- 8.104 The Applicant has been working closely with the Council for a number of years to realise the Site's development potential and has produced a significant amount of baseline evidence and site assessment work to support the Site's allocation, culminating in the Development Framework which was submitted for examination in support of the plan (document reference: 10.01.25). In this regard, therefore, the proposal can be described as a plan-led development rather than one which undermines the plan-making process and should not be regarded as premature within the terms of NPPF paragraph 49.
- 8.105 In summary, the emerging Place for Everyone has been subject to an Examination in Public and is therefore at an advanced stage of preparation. Unresolved objections relate

¹ APP/C2741/W/21/3282969, APP/C2741/W/19/3227359, and APP/G1630/V/14/2229497

to matters of detail rather than the principle of development, and the plan has been produced in accordance with the NPPF. The Applicant has also worked closely with the Council for many years to realise the Site's development potential and in this regard the proposal can be described as plan-led to a large degree. In the context of paragraph 48 and 49 of the NPPF, substantial weight should be afforded to draft Policy JP Allocation 2.

Exceptional Circumstances – meeting housing needs

- 8.106 Paragraph 140 of the NPPF is clear that Green Belt boundaries can be altered where exceptional circumstances are fully evidenced and justified through the preparation of development plans. At a regional and local level, it has been demonstrated that there are exceptional circumstances that justify a revision of Green Belt boundaries, as set out in the 'Places for Everyone Green Belt Topic Paper and Case for Exceptional Circumstances to amend the Green Belt Boundary' (2021) report. The Council's case for exceptional circumstances to justify Green Belt release was heard at Places for Everyone Week 2 examination sessions.
- 8.107 The Green Belt in Rochdale Borough is currently being reviewed as part of the Places for Everyone process. The GMCA are clear at paragraph 8.54 of Places for Everyone that *'the scale of development that needs to be accommodated within the Plan area up to 2037 means that some changes to the Green Belt boundaries are necessary'*. The need to release land from the Green Belt to meet development needs is therefore recognised.
- 8.108 A central plank of the Places for Everyone spatial strategy is to boost the competitiveness of the northern areas of Greater Manchester. The North-East Growth Corridor has been identified as a location of large-scale development 'to transform perceptions of, and opportunities within, the north of Greater Manchester' (Places for Everyone, paragraph 4.49). The Site is located within the Stakehill allocation which is one of three sites identified for large-scale development in the North-East Growth Corridor. The Site is therefore a crucial element of the Places for Everyone overall Spatial Strategy to boost northern competitiveness.
- 8.109 Competitiveness in northern Greater Manchester will be boosted by the delivery of housing at Stakehill due to its ability to support economic growth by ensuring there is a pool of new residents in the region to meet the labour requirements of businesses. Provision 2 of draft Policy JP Allocation 2 states that 1,680 dwellings are to be delivered at Stakehill 'to support the new jobs created within the North-East Growth Corridor'. The

delivery of high-quality housing will contribute to meeting a range of local housing needs, including 225 affordable dwellings across the Site, and contribute to improving the overall housing offer in the authority which has the potential to attract new residents to the area.

- 8.110 The importance of the North-East Growth Corridor led to it becoming the Atom Valley Mayoral Development Zone in July 2022. As reported to the GMCA on the 29th July 2022, the northern areas of Greater Manchester perform significantly worse overall than the southern areas, a dynamic forecast to continue unless there are coordinated interventions to address this. To address this dynamic, the Atom Valley Mayoral Development Zone has been created to deliver new development, creating better job opportunities, and enabling training and skill development to increase the number of residents in employment.
- 8.111 As a Mayoral Development Zone, Atom Valley has a national and international significance and is one of only six priority Growth Locations in Greater Manchester. The Mayoral Development Zone is focussed around the three principal growth sites in the North East Growth Corridor including Stakehill. The three growth sites have a combined potential to deliver around 1,600,000 sqm of new employment floorspace, 20,000 quality jobs, and 7,000 of new quality low carbon homes linked to improved sustainable transport.
- 8.112 As such, it is the Council's view that, given the scale of development required to meet the objectives of Places for Everyone, and the role draft Policy JP Allocation 2 can play in boosting the competitiveness of the northern area of Greater Manchester, exceptional circumstances exist to justify the Site's release from the Green Belt in accordance with national planning policy. This position was reiterated by the GMCA in its 'PfE Response to the Inspectors' Matters, Issues and Questions relating to allocations (IN10) (no date)' and the 'Places for Everyone Allocations: Cross Boundary Stakehill Issues Summary (2022)'

Socio Economic Considerations

- 8.113 The overarching policy objective of the NPPF is securing sustainable development. Paragraph 8 advises that achieving sustainable development means that the planning system has three overarching objective - economic, social, and environmental - which are interdependent and need to be pursued in mutually supportive ways.

- 8.114 An assessment of the local benefits that could be generated by the proposals, framed against the three elements of sustainable development, is provided below.

Economic Benefits:

- Securing significant investment in Rochdale including modern, high-quality housing, community facilities, and a new mixed-use development.
- Supporting local employment opportunities through the construction phase of the development, indirect employment through supply chain companies, and additional spin-off employment opportunities / end-use service providers once the development is built out.
- Generating employment opportunities at the new mixed-use development and community facilities.
- Once complete, the occupiers of the dwellings will generate expenditure within the local economy, supporting shops and services in Slattocks, Castleton, and wider Rochdale District.
- Increase in Council Tax income and New Homes Bonus Payment.

Social Benefits:

- Creation of a high quality and attractive new residential community that responds to its context.
- The delivery of a range of house types to meet identified housing needs including the delivering of 2 and 3-bedroom dwellings and 225 affordable dwellings.
- Mixed-use development to meet the everyday needs of residents.
- New healthcare and community facilities.
- The provision of land to enable the expansion of Thornham St John's Primary School.
- The creation of significant opportunities for outdoor recreation.
- Enhancing the vitality and vibrancy of nearby settlements and commercial locations due to the increased population in Rochdale.
- New job opportunities for local people.

Environmental Benefits:

- A new 13ha community park and wildlife area.

- A comprehensive landscaping scheme, integrating the development into the Site's landscape setting and providing biodiversity and recreational benefits, including accessible open space and new tree planting.
- Improved pedestrian and cycling infrastructure to encourage walking and cycling and to integrate the Site within its wider surroundings.
- A long-term management and maintenance plan to ensure a lasting legacy.
- Delivery of high-quality housing in a sustainable location which would encourage residents to walk, cycle, and use public transport.
- The delivery of housing in a sustainable location where prospective residents would have convenient access places of employment, reducing the distance required to travel.
- Improved transport connectivity including on and off-site highway upgrades.
- Incorporation of Sustainable Drainage System.

Summary - Are Very Special Circumstances Present?

- 8.115 The principle of development at the Site has support by virtue of its status in the emerging Places for Everyone which is at an advanced stage of preparation. Unresolved objections relate to matters of detail rather than the principle of development, and the plan has been produced in accordance with the NPPF. The Applicant has worked closely with the Council for many years to realise the Site's development potential and in this regard the proposal can be described as plan-led to a large degree. At a regional and local level, it has been demonstrated that there are exceptional circumstances that justify a revision of Green Belt boundaries, as set out in the 'Places for Everyone Green Belt Topic Paper and Case for Exceptional Circumstances to amend the Green Belt Boundary' (2021) report. The Site is a crucial element of the Places for Everyone overall Spatial Strategy to boost northern competitiveness by virtue of its inclusion in the Atom Valley Mayoral Development Zone which is of national and international significance. There are also clear socio and economic benefits which can be secured by the proposed development.
- 8.116 Taking the above together, the Applicant concludes that there are demonstrable very special circumstances which individually and collectively clearly outweigh harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal.
- 8.117 It is also anticipated, based upon the Places for Everyone timetable, that at the point of determination of the application, Places for Everyone would be adopted and the Site

released from the Green Belt for development. In this scenario, the site would be allocated for development and there would not be a requirement to demonstrate 'very special circumstances'.

Site Specific Requirements of Places for Everyone Draft Policy JP Allocation 2

- 8.118 Places for Everyone draft Policy JP Allocation 2 includes site specific requirements for the development at Stakehill. The proposal's accordance with each of these requirements is detailed at Table 5 below.

Table 5: Places for Everyone Draft Policy JP Allocation 2 Site Specific Requirements

Policy Requirements	Accordance of Proposed Development with Policy Criteria
1. Deliver around 150,000 sqm of high quality, adaptable, employment floorspace within a 'green' employment park setting, with a focus on suitable provision for advanced manufacturing and other key growth sectors, taking advantage of its accessible location and proximity to Junction 20 of the M62, and complementing the other opportunities within the North-East Growth Corridor;	This Hybrid Planning Application relates to the northern section of the Stakehill allocation which is earmarked for residential use alongside supporting social and physical infrastructure. As set out in the justification text of draft Policy JP Allocation 2, residential development will be focused to the north of Thornham Lane, with employment development located to the south and east of the existing industrial estate (Places for Everyone paragraph 11.45). The employment element of draft Policy JP Allocation 2 is therefore directed to land outside of the application site boundary.
2. Provide around 1,680 high quality homes, including larger, higher value properties, to support the new jobs created within the North-East Growth Corridor and create a sustainable and high quality extension to the urban area;	The proposed development is for up to 1,380 residential dwellings. It is understood the residual number of dwellings identified by the allocation are to be delivered in the southern section of the allocation. The detailed element of the scheme comprises a range of 1-, 2-, 3-, 4, and 5-bedroom dwellings to meet a variety of housing needs. The Council confirmed at the pre-application stage that 140sqm / 1,500 sq ft. is a reasonable starting point for what can be considered a larger, higher value home. Of the 233 dwellings proposed in detail, 64 exceed the 140sqm threshold. It is therefore considered that the requirement to deliver larger, higher value properties at the detailed element of the scheme has been met.

	In the areas of the Site where permission is sought in outline, development parcels have been designed to be flexible to ensure that local housing needs can be accommodated, taking account of the opportunities and constraints relative to that development parcel.
3. Achieve excellent design and sustainability through masterplanning and the use of design codes for the whole site to ensure comprehensive development. The scale of the residential development on the northern part of the allocation provides an opportunity to adopt a 'garden village' approach to create a locally distinctive residential offer;	The proposed scheme is subject to a Design Code which provides developers with specific details on how development should be delivered, ensuring a cohesive, high-quality scheme. The Design Code fixes certain elements of the masterplan including the landscape design. Four-character areas will be created across the site to provide a logical change in character through the development. Subtle variations in materials, colour, detailing, landscape, streetscape and built form will enable each area to have its own character whilst still creating a holistic sense of place for the development as a whole. The proposed Landscape Strategy is an integral part of the proposed development, designed to integrate the Site into its existing Site context, provide recreational opportunities, and enhance biodiversity through habitat creation and structural tree planting. The masterplan can be described as 'landscape led'.
4. Ensure that the design of the scheme preserves or enhances the setting of the listed St John's Church and war memorial in line with the findings and recommendations of the Historic Environment Assessment (2020) in the Plan's evidence base and any updated assessment submitted as part of the planning application process;	The planning application is supported by an ES chapter and archaeological desk-based assessment addressing potential effects on the historic environment. The ES chapter and desk-based assessment are consistent with the requirements of Chapter 16 of NPPF (2021), specifically paragraph 194. The assessment identifies no harm to the significance of either designated or non-designated heritage assets arising from the scheme. As such, the proposed scheme is consistent with the provisions of NPPF. Areas to the south and west of the church will remain undeveloped, and development to the north and east will be set back from the church. This means that the existing key views towards and approaching the church from the access road and Thornham Cricket Club will be unimpeded. The local community's ability to see, understand, and experience the church and memorial will remain largely intact. The foreground in these views will remain rural in nature. The housing proposed to the north of the church will appear in views of the church forming part of the background. However, these

	will be partially screened by vegetation between the church and the developed area. The residential dwellings closest to the Church are located within the St Johns Heritage Area as defined by the Design Code. The Heritage character area takes influence from the Church and has a unique offering, responding to the character and setting of the Church. The Heritage Area will be characterised by traditional residential architectural styles and stone/stone effect materiality, in a layout that reflects and responds to the structure of the church grounds.
5. Protect and enhance archaeological features and where appropriate carry out archaeological evaluation in the form of geophysics, field walking and trial trenching for areas specified in the Stakehill Historic Environment Assessment 2020 to understand where especially significant archaeology must be preserved in situ;	The Archaeological Desk Based Assessment submitted in support of the application (Environmental Statement, Appendix 8.1) confirms that there are no designated heritage assets within the application site boundary. The Site has not been subject to previous development or aggressive agricultural practice (i.e. arable ploughing in recent years) which means the potential for survival of archaeological remains is good. However, the available information suggests that the potential for previously unknown archaeological remains to be present is low. There is currently no evidence for the presence of archaeological remains at the Site with the exception of a single non-designated heritage asset in the form of a peat deposit located close to the eastern limit of the site, in an area of the Site proposed to be retained as green open space. A Written Scheme of Investigation will be sought as a planning condition.
6. Have regard to views from Tandle Hill Country Park in terms of the design, landscaping and boundary treatment in order to minimise the visual impact as much as possible;	The Site is allocated for mixed-use development under draft Policy JP Allocation 2. Development at the Site has therefore been assessed to be suitable and appropriate. The proposed development is being brought forward alongside a comprehensive landscaping strategy to sensitively integrate development into its landscape setting.
7. Retain a strategic area of Green Belt between the A627(M) spur and Thornham Lane to maintain separation between the urban areas of Rochdale and Middleton;	Land at the Site to the south of Thornham Lane is to remain undeveloped, Green Belt land to maintain separation between the urban areas of Rochdale and Middleton. In accordance with paragraph 145 of the NPPF, this area of Green Belt to the south of Thornham Lane is proposed to be a community park. It will be accessible to the general public and provide recreational opportunities in the form of natural trails, pedestrian routes, and areas of versatile grassland.

	At present this area of Green Belt to the south of Thornham Lane is not open to the public and therefore the proposed development will provide a betterment by increasing the utility of the Green Belt in this location.
8. Support the delivery of improved public transport to and within the area to promote more sustainable travel and improve linkages to the employment opportunities from surrounding residential areas;	The Applicant is committed to the delivery of a bus service to serve residents at the Site. The indicative layout of the scheme demonstrates that a bus service could be accommodated via the formal boulevard loop, accessed via Rochdale Road. It is envisaged that the Applicant and Council will provide an agreement to secure planning contributions in relation to bus services via a Section 106 Planning Obligation. The Heads of Terms of that agreement are not known at this stage and will be managed through negotiation with the Council during the determination of the planning application.
9. Contribute to the proposed new railway station at Slattocks which is currently being investigated by TfGM and ensure that new development is designed in a way to maximise the benefits of the new rail station through the creation of high-quality walking and cycling routes;	An extensive network of footpaths and cycleways will be provided to link all parts of the Site and integrate the Site with the surrounding area. Existing public rights of way will be enhanced and integrated into the proposed scheme.
10. Provide good quality walking and cycling routes to connect to new and existing residential areas and local transport hubs in order to encourage sustainable short journeys to work and promote healthier lifestyles;	A key design principle of the masterplan is a permeable network of streets to create a walkable neighbourhoods. An extensive network of footpaths and cycleways will be provided to link all parts of the Site and integrate the Site with the surrounding area. Existing public rights of way will be enhanced and integrated into the proposed scheme.
11. Provide appropriate access to electric vehicle charging infrastructure and cycle storage;	All dwellings applied for as part of the detailed element of the scheme will benefit from electric vehicle charging points (ECVP). Sufficient flexibility has been built into the outline element of the scheme to ensure that all dwellings have the potential to benefit from EVCP.
12. Provide financial contributions to mitigate impacts on the highway network identified through a transport assessment;	The proposed development is supported by a Transport Assessment which includes capacity modelling which demonstrates that mitigation would be required at the Slattocks roundabout. It is proposed to introduce signalisation at Rochdale Road (north) / Slattocks roundabout junction where the development would have the greatest impact. Beyond this junction, the capacity assessments

	concluded that the additional traffic generated by the proposed development would not have a severe impact on the local and strategic highway network and it is considered that the sustainable transport enhancements together with the improvements to the Slattocks roundabout would mitigate the effects of the development. It is envisaged that the Applicant and Council will provide an agreement to secure planning contributions in relation necessary highways improvements via a Section 106 Planning Obligation. The Heads of Terms of that agreement are not known at this stage and will be managed through negotiation with the Council during the determination of the planning application.
13. Improve access arrangements in and around Stakehill Industrial Estate to assist in the separation of residential and employment traffic as much as possible and to make appropriate provision for lorry parking;	This Hybrid Planning Application relates to the northern section of the Stakehill allocation which is earmarked for residential use and therefore this provision is not applicable.
14. Ensure that the existing settlements and pockets of housing are taken fully into account through the masterplanning of the area;	Careful consideration has been given to how the proposed development relates to existing residents at Slattocks and Castleton. Where possible, a landscape buffer is introduced to set back new development from existing houses. The masterplan has been informed by a full suite of technical reports to ensure that the amenity of existing residents is maintained and mitigation provided where required.
15. Deliver high quality landscaping and green and blue infrastructure within the site both to enhance the attractiveness of the scheme and provide opportunities for recreation to both residents and people working in the area. This should include good quality boundary treatment, particularly on the boundary separating the development area and land to be retained as Green Belt to the south to provide an attractive	The proposed development is being brought forward alongside a comprehensive landscape strategy to sensitively integrate development into its landscape setting. The landscape strategy ensures the new and existing communities will enjoy access to high quality, multi-functional open space within a naturalistic/semi-rural setting. The landscape strategy has been designed to complement and be sensitive to the wider National Landscape Character Area of NCA 54: Manchester Pennine Fringe and the more local Landscape Character Type LCA 27: Simister, Slattocks and Healds Green. It responds positively to the four statements of environmental opportunity and the landscape actions identified for the NCA.

defensible Green Belt boundary;	The naturalistic approach to landscape will enhance biodiversity through the creation of a range of new habitat types throughout the site, including (areas are approximate and exclude surfaced paths): • Ponds and open water (1.5 ha) • Pond marginal areas and marshes (0.5 ha) • Reed beds (2.5 ha) • Species rich, wildflower grassland and meadows (15.9 ha) • Nectar rich ornamental grassland (0.6 ha) • Scrub grassland (2.8 ha) • Street trees (400-500) • Orchards (0.66 ha) • Amenity grassland (2.8 ha) • Allotments (0.3 ha) Overall, the proposed green infrastructure at the Site extends to approximately 46.25ha.
16. Retain and where possible enhance areas of biodiversity within the area, notably the Rochdale Canal Site of Special Scientific Interest, along with the existing brooks and ponds within the site;	An assessment of potential impacts upon statutory and non-statutory designated sites within the locality demonstrates the proposed development will not result in any adverse effects. Proposed habitats of much greater ecological value will more than offset any losses to existing habitats within the site. Moreover, a suite of Protected Species surveys has been undertaken and mitigation measures have been specifically designed to ensure no adverse effects arise to any Protected Species as a result of the Development. Following mitigation and enhancement measures, overall impacts are considered to be positive at the local level and will ensure no net loss in biodiversity terms.
17. Carry out a project specific Habitats Regulation Assessment for planning applications of 1,000 sqm / 50 dwellings or more;	The proposed development is supported by a Habitats Regulation Assessment (Environmental Statement Chapter 7 appendix 7.8).
18. Contribute and make provision for additional primary and secondary school places to serve the development. This will include provision of land and financial contributions to deliver the expansion of Thornham St John's Primary	Approximately 1.37ha of land has been provided to allow for the future expansion of Thornham St John's Primary School. The requirement to provide financial contributions for education provision will be discussed with the Council during the determination period.

School located within the allocation;	
19. Given the scale of the new housing provision it will be necessary for the proposal to deliver social infrastructure to ensure that the needs of new and existing communities are properly met; and	A mixed-use area is proposed as part of the Outline element of the scheme, accessed off the formal boulevard. Details of the mixed-use area will be submitted as part of a subsequent Reserved Matters application. However, the mixed-use area is being brought forward with flexibility in mind and it is considered a range of uses could be accommodated including commercial shops and community facilities. The requirement to provide financial contributions for social infrastructure provision over and above the mixed-use area will be discussed with the Council during the determination period.
20. Incorporate appropriate noise and air quality mitigation taking account of the M62 and A627(M) motorway corridors.	<i>Air Quality</i> Given the Site's location adjacent to the M62 and A627(M), an Air Quality Assessment was undertaken to define baseline conditions, consider the Site's suitability for development, and to inform the Masterplanning process. Dispersion modelling was undertaken to predict pollutant concentrations across the Site as a result of emissions from the local highway network. Outputs were subsequently verified using local monitoring data obtained from the Council. The results of the dispersion modelling assessment indicated that predicted annual mean NO₂ and PM₁₀ concentrations were below the relevant AQOs at all locations across the development. Based on the assessment results, the Site is considered suitable for residential use from an air quality perspective without constraint to the masterplan design. <i>Noise</i> An environmental noise survey has been carried out over a 24-hour period at locations considered to be representative of the existing receptors in the vicinity of the application site. The baseline survey identified that noise generated by road traffic on the A627(M) is the dominant noise feature at the site. To achieve the adopted design criteria from BS 8233:2014 it will be necessary to implement a scheme of noise mitigation measures in localised parts of the development areas. Mitigation should include enhanced sound insulation of windows and provision of acoustically treated ventilation where necessary. Areas which require noise

	mitigation are located within the Outline element of the proposed scheme and therefore noise mitigation measures will need to be reviewed and detailed when a definitive housing layout and house type drawings are available.
--	--

Summary

- 8.119 The proposed development has been progressed with careful consideration given to the site-specific requirements of draft Policy JP Allocation 2. All requirements have either been met or are intended to be met as part of a planning condition or Reserved Matters application.

Other Material Considerations

- 8.120 This section details other material considerations which should be taken into account in the planning balance when determining this application.

Design

- 8.121 The Council's approach to improving design, image, and quality of place is set out at Core Strategy policies P1, P2, P3, and DM1. Development, including landscaping, regardless of location should adhere to high standards of design and follow design principles set out in local and national policy.
- 8.122 The proposals have been developed following a full technical assessment of the Site. The Design and Access Statement which supports the application submission outlines the design principles relating to:
- Layout;
 - Appearance;
 - Scale;
 - Landscape;
 - Safety / Security;
 - Movement / Accessibility;
 - Waste Management; and
 - Sustainability.
- 8.123 Regarding the outline element of this Hybrid planning application, whilst the layout, appearance, and scale are matters reserved for future determination, the design

principles detailed in the Design and Assessment Statement and demonstrated through the design of the detailed element of the application will be adhered to across the remainder of the site.

- 8.124 Overall, the proposed development positively responds to the setting of the area and will create a high-quality residential community that meets identified housing needs, in accordance with Core Strategy policies P1, P2, P3, and DM1, and paragraphs 126, 130, and 132 of the NPPF.

Housing Size and Mix

- 8.125 To deliver the right types of homes, the Council set out at Core Strategy Policy C3 that they will ensure development provides housing types that take account of local needs and aspirations, increases the supply of larger and higher value housing in the borough, promotes densities to make an efficient use of land, and supports the provision of housing to meet the needs of specific groups.
- 8.126 A broad range of house sizes are proposed as part of the detailed element of this Hybrid planning application including 1, 2, 3, 4, and, 5 bedroom dwellings. This broad range of house sizes ensures that the proposed development will provide a choice of homes to prospective residents and meet demand for various household sizes. The majority of homes proposed are detached houses whilst there are also 1-bed flats and mews dwellings proposed too.
- 8.127 The Council confirmed in their pre-application written response that the Site is located within an area considered suitable for high value and aspirational homes. The Council's strategic housing team have advised that houses exceeding 1,500 sqft can be considered higher value family homes. The ambition for larger, higher value homes at the Site is also incorporated into provision 2 of Places for Everyone draft Policy JP Allocation 2.
- 8.128 The detailed element of the proposed scheme is seeking to deliver no. 64 homes (27% of the overall provision) high value family homes which exceed the 1,500 sqft threshold. Of these higher value homes, no. 24 will have 5-bedrooms.
- 8.129 The Council's latest Strategic Housing Market Assessment dates to 2015 and states that 34% of households looking to move within 2 years would like to move to a detached property with between 3 and 5+ beds. The proposed detailed element of this application

is proposing 195 of these properties and therefore the proposed development is directly meeting an identified housing need.

- 8.130 With respect to the outline element of the planning application, information relating to housing typologies, the number of bedrooms, and the size of habitable rooms are to be submitted to the Council as part of a subsequent Reserved Matters application. However, each proposed development parcel at the outline element has been designed to be flexible to accommodate a range of house types suitable to the opportunities and constraints relative to that area.
- 8.131 It is therefore considered that the proposed development is in full accordance with Core Strategy Policy C3 and NPPF paragraph 142.

Public Rights of Way

- 8.132 Paragraph 100 of the NPPF is clear that planning decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users.
- 8.133 A key design principle of the masterplan is a permeable network of streets to create a walkable neighbourhoods. An extensive network of footpaths, cycleways, and bridleways will be provided to link all parts of the Site and integrate the Site with the surrounding area. Existing public rights of way will be enhanced and integrated into the proposed scheme.
- 8.134 At the detailed element of the scheme, land around St John's Church is to remain undeveloped and therefore public right of way Mid Fp8 which links Thornham Lane with Church Avenue via the church will be unaffected by the development. The public right of way Mid Fp7 links Thornham Lane to the Chatburn Avenue. This public right of way is to be celebrated and enhanced, with residential dwellings facing onto the pedestrian route which leads through to the mixed-use area at the Site.

Loss of Agricultural Land

- 8.135 Core Strategy Policy E6 states that development will be supported where it does not result in the loss of agricultural land, particularly the best (Grade 3a and above), unless there is an overriding strategic need for development no appropriate land exists elsewhere.

- 8.136 The Natural England Regional Agricultural Land Classification Maps denote that the Site is Agricultural Grade 4 Poor.² In addition, the Site's development is integral the Places for Everyone Spatial Strategy which seeks to boost the competitiveness of northern areas of Greater Manchester.
- 8.137 It is therefore considered that the loss of agricultural land at the Site is acceptable in line with Policy E6.

Energy / Low Carbon

- 8.138 The proposed development is supported by a Climate Change Adaption and Energy Statement which demonstrates the development's potential CO2 emissions are 53% below the Part L 2021 baseline, and that the proposed scheme is predominantly compliant with objectives set out in the Climate Change Adaptation SPD. Full compliance can be achieved following recommended mitigation and appropriate planning conditions.

Ball Strike / Boundary Risk Assessment

- 8.139 A Boundary Risk Assessment has been commissioned to understand the potential risk of cricket balls surpassing the boundaries of the cricket pitch at Thornham Cricket Club. The analysis uses a cricket ball trajectory model that has been developed by Labosport, in collaboration with the ECB.
- 8.140 The Boundary Risk Assessment denotes the area around the pitch which should be free from development. The proposed housing is set back from the cricket pitch and not located within the predicted ball landing zone and therefore no mitigation is necessary.

Developer Contributions

- 8.141 The Council's approach to securing the necessary infrastructure to support development is set out at Core Strategy Policy DM2. Developers will be required to contribute towards the cost of providing any physical and social infrastructure that is needed because of proposed development, and/or mitigate the impact of development.

² <http://publications.naturalengland.org.uk/category/5954148537204736>

8.142 It is envisaged that the Applicant and Council will provide an agreement to secure planning contributions via a Section 106 Planning Obligation. The Heads of Terms of that agreement are not known at this stage and will be managed through negotiation with the Council during the determination of the planning application.

8.143 Finalisation of the Heads of Terms will depend on agreement with the Council as to where any deficiencies in infrastructure exist and will need to take into account considerations of viability and proportionality. We consider that the main matters which are likely to be covered within a Section 106 Heads of Terms are:

- A mechanism to secure improvements to public transport provision;
- Contributions to mitigate impacts on the highways network as identified in the accompanying Transport Assessment;
- Contributions towards offsite primary and secondary school provision; and
- Contributions towards sport and health provision.

Vacant Building Credit

8.144 Vacant Building Credit is essentially a government incentive to bring vacant brownfield sites back into use, by offering a financial credit to offset the affordable housing requirement that would be applicable to redevelopment proposals.

8.145 In considering how it is calculated, paragraph 27 of PPG states that:

"The existing floorspace of a vacant building should be credited against the floorspace of the new development. For example, where a building with a gross floorspace of 8,000 square metre building is demolished as part of a proposed development with a gross floorspace of 10,000 square metres, any affordable housing contribution should be a fifth of what would normally be sought."

8.146 As the Site contains existing buildings in the form of the All-in-One Garden Centre, vacant building credit should be applied. This credit, based on the floorspace of the All-in-One Garden Centre, should be deducted from the overall affordable housing contribution calculation. The floorspace of the All-in-One Garden Centre was 3,191.5 sqm.

- 8.147 The Applicant will discuss with the Local Planning Authority during the determination of the application how Vacant Building Credit will apply in relation to their affordable housing requirements.

Summary

- 8.148 The proposed development is being brought forward in accordance with Places for Everyone draft Policy JP Allocation 2. Places for Everyone is at an advanced stage of preparation and therefore the Site's draft mixed-use allocation under draft Policy 27 should be afforded substantial weight in decision making.
- 8.149 It is considered that the Site's draft allocation for mixed-use development in Places for Everyone, its intrinsic contribution to the delivery of the Places for Everyone spatial strategy, and location within the Atom Valley Mayoral Development Zone means that any harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is outweighed by very special circumstances.
- 8.150 It has been demonstrated that the site-specific requirements of draft Policy JP Allocation 2 have either been met or, where relevant, intended to be met as part of a subsequent planning application submission.
- 8.151 The planning application is also accompanied by a comprehensive suite of technical assessments which demonstrate that, subject to appropriate mitigation measures where necessary, there are no technical considerations that would preclude the proposed development.

9.0 CONCLUSION

- 9.1 This Planning Statement has been prepared by Stantec on behalf of Redrow Homes Limited; Valerie Drake; Robert Allen and John Thomas Allen; June Greenwood, Willie Greenwood and Mark Greenwood; and David Andrew Tetlow, and Amanda Jane Tetlow in support of a Hybrid Planning Application for mixed-use development at Land at Stakehill in Rochdale (the 'Site').
- 9.2 The application seeks Hybrid Planning Permission for up to 1,380 dwellings, mixed-use development, green infrastructure, and sustainable urban drainage.
- 9.3 The Applicant is a key stakeholder in Rochdale and Greater Manchester and has committed to working collaboratively with the Council to bring forward the Site for development. The Applicant has promoted the Site and made representations at each of the emerging Places for Everyone DPD consultation stages and undertaken a comprehensive pre-application engagement exercise prior to the submission of the application. The design and layout of the proposed scheme has evolved through this consultation exercise in response to the feedback received.
- 9.4 Under Section 38(6) of the Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 9.5 The Site is currently designated Green Belt land on RBC's adopted UDP proposals map where the delivery of mixed-use development is considered inappropriate and should not be approved except in very special circumstances.
- 9.6 We consider the very special circumstances which weigh in favour of the scheme comprise:
- **The Site's draft allocation under emerging planning policy - Policy JP Allocation 2:** The principle of development at the Site has support by virtue of its status in the emerging Places for Everyone which is at an advanced stage of preparation. Unresolved objections relate to matters of detail rather than the principle of development, and the plan has been produced in accordance with the NPPF.
 - **The weight to be afforded to emerging policy:** The Applicant has worked closely with the Council for many years to realise the Site's development potential and in this regard the proposal can be described as plan-led to a large degree.

- **Demonstrated exceptional circumstances supporting Green Belt release:** At a regional and local level, it has been demonstrated that there are exceptional circumstances that justify a revision of Green Belt boundaries, as set out in the 'Places for Everyone Green Belt Topic Paper and Case for Exceptional Circumstances to amend the Green Belt Boundary' (2021) report. The Site is a crucial element of the Places for Everyone overall Spatial Strategy to boost northern competitiveness by virtue of its inclusion in the Atom Valley Mayoral Development Zone which is of national and international significance.
- **Socio and economic benefits that can be derived from the proposed scheme:** There are also clear socio and economic benefits which can be secured by the proposed development.

- 9.7 Whilst it is acknowledged development at the Site would result in harm to the Green Belt, there are demonstrable very special circumstances which individually and collectively clearly outweigh harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal.
- 9.8 It is contended that considerations in support of the application proposal outweigh the potential harm to the Green Belt and enable the decision-taker to displace the statutory development plan presumption against inappropriate development in the Green Belt in this instance.
- 9.9 The proposed development has been progressed with careful consideration given to the site-specific requirements of draft Policy JP Allocation 2. All requirements have either been met or are intended to be met as part of a planning condition or Reserved Matters application.
- 9.10 In conclusion, in accordance with the presumption in favour of sustainable development set out at paragraph 11 of the NPPF, it is respectfully requested that the proposed development be approved without delay.

APPENDIX A

Core Strategy Other Relevant Policies

Core Strategy Other Relevant Policies

In addition to the Spatial Strategy and Site-Specific Policies set out at Section 5, Table A.1 below provides a summary of other Core Strategy planning policies relevant to the determination of the planning application.

Table A.1: Other Relevant Core Strategy Policies

Policy reference	Summary
Policy C3 Delivering the right type of housing	In delivering the right types of homes, the Council will meet the overall needs and aspirations of the Borough by ensuring new development provides housing types that take account of local needs and aspirations, increasing the supply of larger and higher value housing in the borough, ensuring developments are of a high standard of design to create attractive places which reflect local character and take account of climate change, promoting densities to make an efficient use of land, and support the provision of housing to meet the needs of specific groups.
Policy C4 Affordable Housing	Affordable housing will be sought on all developments of 15 dwellings or more, as set out at Policy C4. The Council will seek a contribution of affordable housing of 7.5% of the development sales value of the overall scheme. Affordable housing should be provided on-site of a type, size, and tenure to be agreed with the local authority. An off-site financial contribution may be accepted in exceptional circumstances.
Policy C6 Improving health and well being	Development should seek to improve people's health and well-being and reduce health inequalities by creating an economic, physical, and social environment which promotes and supports healthy lifestyles. This includes supporting and promoting accessible new health facilities and services in local centres and reducing traffic movements and congestion to reduce air and noise pollution.
Policy C7 Delivering education facilities	The Council will improve education, skill, and training in the borough and raise educational achievement by providing good quality primary education facilities and seeking developer contributions for the provision of educational facilities.
Policy C8 Community, sport, leisure and cultural facilities	The Council will support and promote the provision of community, sport, leisure, and cultural facilities by ensuring that development and wider regeneration schemes contribute, through land assembly and financial contributions, to new or improved facilities where development will increase demand and there is a recognised deficiency.
Policy P1 Improving Image	High quality design will be required in all new developments to improve the image of the Borough. This will be achieved by requiring proposals to demonstrate innovation and originality, and the creation of people-friendly, safe, vibrant uncluttered public areas (inter alia).

Policy P2 Protecting and enhancing character, landscape and heritage	The Council will seek to protect and enhance the borough's character, the distinctiveness of its town centres, housing areas and countryside, and the qualities of its landscapes, utilising the considerable potential of these assets in development and regeneration schemes. This will be achieved by requiring new development to integrate successfully with the key natural features and take opportunities to protect and open up important views, and protecting, enhancing and utilising outstanding cultural landscapes. The borough's heritage will also be protected by conserving, enhancing, and promoting heritage assets.
Policy P3 Improving design of new development	New developments, including associated landscaping, regardless of location in the borough, will be required to adhere to high standards of design. The borough's identity and sense of place should be enhanced by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general. Buildings should contribute positively to the townscape and be well proportioned and incorporate design measures that design out crime. Developments should be permeable and easy to navigate with a hierarchy of routes, streets and spaces, relating positively to visual connections between the development and its surroundings. Well integrated landscaping should be used to reduce the monotony and visual impact of car parking areas.
Policy G1 Tackling and adapting to climate change	Development proposals are expected to be well connected to surrounding areas and facilities by sustainable means of transport. Proposals should be zero carbon in line with national targets and adhere to the energy hierarchy in terms of being designed in such a way that ensures that buildings require the minimum amount of energy to function over their lifetime.
Policy G6 Enhancing green infrastructure	The Council will sustain and enhance a green network to support growth and regeneration and provide a high-quality environment. Development will be expected to have regard to local landscape character and contribute to its conservation or enhancement, take opportunities to improve access to, and the provision of, natural greenspace, protect ancient woodlands and hedgerows, support new woodland and tree planting in new developments, and replace removed trees from a site at a ratio of 2:1.
Policy G7 Increasing the value of biodiversity and geodiversity	Opportunities for enhancing biodiversity and geodiversity, creating new sites and features of interest, and improving opportunities for public enjoyment will be supported. 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. Proposals will be expected to protect and include existing biodiversity in development, take opportunities to promote biodiversity and create new habitats through new development using landscaping and building and construction features wherever possible, enhance strategic wildlife corridors

	and ensure that habitats and corridors are not fragmented by development, and improve access where appropriate to new or existing biodiversity interest for public enjoyment.
Policy G8 Managing water resource and flood risk	Development should not lead to any form of increased flooding locally or further downstream, does not impede natural water and flood risk management, be detrimental to existing or potential flood storage areas, contribute where possible to alleviating existing flood risk, be protected from flood risk, and ensure prudent use of water resources. Developments should produce a Flood Risk Assessment as appropriate and incorporate appropriate measures for the management of surface and flood water, including flood storage areas, Sustainable Urban Drainage Systems (SUDS) and the protection of 'overland flow paths', and avoid culverting and support the opening up of existing culverts wherever possible.
Policy G9 Reducing the impact of pollution, contamination and land instability	All forms of pollution, contamination, and land stability will be reduced in the Borough. Proposals must ensure that development does not have impacts that lead to an unacceptable increase in air, water, noise, light or other pollution. Sensitive new developments such as housing should not be adversely affected by existing sources of pollution such as roads. Development proposals will be expected to identify any risks arising from contaminated land or land instability and take appropriate actions to address these prior to any development taking place on that land.
Policy T2 Improving Accessibility	Development should be located where good access to public transport is available or can be provided, backed by measures to reduce the need for travel and effective provision for cyclists, pedestrians and people with impaired mobility. Development will be appropriately located to minimise the need to travel by car and the number and length of car trips made to access local amenities. The Council will ensure that development as far as possible is accessible for all. In relation to residential dwellings and children's play / Local Open Space, the following accessibility standards will apply: • Local Area for Play < 100m walk (1min) • Local Equipped Area for Play <400m walk (5mins) • Neighbourhood Equipped Area for Play <1km (15mins) Transport Assessment and Travel Plans will be required for all residential development of 80 units or more.

	Development allocations and submitted proposals should as far as possible be accessible for all (including people with impaired mobility), applying relevant accessibility criteria. Financial contributions to fund transport improvements will be expected where additional traffic movements cannot be accommodated on the existing network.
Policy DM1 – General development requirements	All development proposals will be expected to demonstrate that they are of high quality design and take the opportunity to enhance the quality of the area; are 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; mitigate against any impacts due to noise, air, dust, light and odour pollution, traffic generation or inadequate access, where such mitigation is identified as being necessary; provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements; do not have an adverse impact on health, through its impact or the effect of existing problems; provide, or demonstrate the availability of, the service and community infrastructure necessary to meet local needs; minimise opportunities for crime against people or property; take account of ground conditions; incorporate, where appropriate, high quality landscape schemes; consider the availability of water and wastewater infrastructure, and any need for additional capacity; and do not lead to impacts detrimental to the conservation interests of European Protected Sites.
Policy DM2- Delivering Planning contributions and infrastructure	The Council will require developers to provide, or contribute towards the cost of providing, any physical and social infrastructure that is needed because of proposed development, and mitigate the impact of development, through planning obligations and agreements, if the development would otherwise have negative impact on the delivery of a Strategic Objective. For residential development, unless on site / other provision is made, contributions will be sought for affordable housing, open space provision, health and well-being, education facilities, and/or community facilities. For major developments we will seek an agreement to use local firms and labour for construction, and to make satisfactory arrangements to try to recruit employees from within the borough. Consideration will be given to the need to ensure that schemes remain viable whilst also taking into account the need for the contributions or infrastructure required to make the scheme acceptable in planning terms.

APPENDIX B

Material Considerations

Material Considerations

The following documents are material considerations and should be taken into consideration by the Council in determining the planning application.

- The National Planning Policy Framework (2021)
- National Planning Practice Guidance (2014, as amended)
- Guidelines & Standards for Residential Development (2016)
- Affordable Housing Supplementary Planning Document (2008)
- Biodiversity and Development Supplementary Planning Document (2008)
- Climate Change Adaptation Supplementary Planning Document (2012)
- Provision of Recreational Open Space in New Housing Supplementary Planning Document (2008) (updated 2017)
- Urban Design Guide (Design Principles) Supplementary Planning Document (2007)
- Residential Design Guide Supplementary Planning Document (2007)
- Public Realm Design Guide Supplementary Planning Document (2007)
- Design and Planning Process: A Guide to Good Practice (2007)

Emerging Plans can also constitute a material consideration, afforded due weight depending on their stage of preparation. The relevant emerging development plans for the proposed development include:

- Places for Everyone DPD

Each of the Material Considerations identified above is summarised in turn below.

National Planning Policy Framework (NPPF) (2021)

The NPPF was published by the Government in July 2021. It sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. The following sections are considered of particular relevance to the proposed development:

Achieving Sustainable Development

The Government is clear at paragraph 7 that the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways:

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) a social objective – 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; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy (paragraph 8).

At paragraph 10, the Government states that, so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

For decision-taking this means approving development proposals that accord with an up-to-date development without delay. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, planning permission should be granted unless the application of policies in this Framework that protect areas or assets of particular importance provides 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 this Framework taken as a whole (paragraph 11).

Decision Making

Local planning authorities should approach decisions on proposed development in a positive and creative way. Decision-makers at every level should seek to approve applications for sustainable development where possible (paragraph 38).

With respect to pre-application advice, early engagement has significant potential to improve the efficiency and effectiveness of the planning application system. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community (paragraph 39). For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process (paragraph 40).

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise (paragraph 47). Local planning authorities may give weight to relevant policies in emerging plans according to:

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- c) the degree of consistency of the relevant policies in the emerging plan to this framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given (paragraph 48).

However, in the context of the Framework – and in particular the presumption in favour of sustainable development – arguments that an application is premature are unlikely to justify a refusal of planning permission other than in the limited circumstances where both:

- a) the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging plan; and
- b) the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area (paragraph 49).

Refusal of planning permission on grounds of prematurity will seldom be justified where a draft plan has yet to be submitted for examination. Where planning permission is refused on grounds of prematurity, the local planning authority will need to indicate clearly how granting permission for the development concerned would prejudice the outcome of the plan-making process (paragraph 50).

Delivering a Sufficient Supply of Homes

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 (paragraph 60).

Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the total number of homes to be available for affordable home ownership. Exemptions to this 10% requirement should also be made where the site or proposed development provides solely for Build to Rent homes (paragraph 65).

Promoting healthy and safe communities

Planning decision should aim to achieve healthy, inclusive and safe places which promote social interaction, are safe and accessible so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion, and enable and support healthy lifestyles (paragraph 92).

To provide the social, recreational, and cultural facilities and services the community needs, planning decision should plan positively for the provision of shared spaces, community facilities, and other local services to enhance the sustainability of communities and residential environments (paragraph 93).

It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education (paragraph 94).

Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change (paragraph 98).

Promoting Sustainable Transport

At paragraph 105, the Government set out how Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions and improve air quality and public health.

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 111). Within this context, applications for development should:

- a) give priority first to pedestrian and cycle movements and secondly to facilitating access to high quality public transport;
- b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;
- c) create places that are safe, secure, and attractive and which minimise the scope for conflicts between pedestrians, cyclists and vehicles;
- d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and
- e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations (paragraph 112).

All developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.

Making Effective Use of Land

Planning policies and decisions 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 119).

Planning decisions should encourage multiple benefits from both urban and rural land, including through mixed-use schemes and taking opportunities to achieve net environmental gains (paragraph 120).

In achieving appropriate densities, the Government state at paragraph 124 that development should be supported where it takes account of the availability of land suitable for accommodating a range of house types, local market conditions and viability, the availability of infrastructure and services, and the desirability of maintaining an area's prevailing character and setting.

Achieving Well-Designed Places

The creation of high quality, beautiful and sustainable 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 126).

Development should function well and add to the overall quality of the area, be visually attractive as a result of layout and appropriate and 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, establish or maintain a strong sense of place, optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development, and create places that are safe, inclusive and accessible and which promote health and well-being (paragraph 130).

Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning decisions should ensure that new streets are tree-lined (paragraph 131).

Significant weight should be given to development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes, and/or outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings (paragraph 132).

Meeting the Challenge of Climate Change, Flooding and Coastal Change

The planning system should support the transition to a low carbon future in a changing climate (paragraph 152). At paragraph 157 the Government set out how, in determining planning applications, local planning authorities should expect new development to comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable, and take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (paragraph 159). When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;

- b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;
- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
- d) any residual risk can be safely managed; and
- e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan (paragraph 167).

With respect to drainage, the Government states that major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should take account of advice from the lead local flood authority, have appropriate proposed minimum operational standards, have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development, and where possible, provide multifunctional benefits (paragraph 169).

Conserving and Enhancing the Natural Environment

Planning decisions should contribute to and enhance the natural and local environment by (inter alia):

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- c) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; and
- d) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans (paragraph 174).

If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused. Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or

veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists. Opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate (paragraph 179).

The presumption in favour of sustainable development does not apply where the a development is likely to have a significant effect on a habitat site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the development will not adversely affect the integrity of the habitats site (paragraph 182).

Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development (paragraph 185).

National Planning Practice Guidance

The National Planning Practice Guidance (NPPG) was first published in 2014. The NPPG provides supplementary guidance on the application of policy contained in the NPPF and is periodically updated to reflect changes in national planning policy.

The NPPG clarifies that it is for the decision maker to decide what weight is to be given to the material considerations in each case (Paragraph: 009 Reference ID: 21b-009-20140306).

NPPG guidance in relation to the following has been taken into consideration as part of this Application:

- Air Quality
- Appropriate Assessment
- Before Submitting an Application
- Climate Change
- Community Infrastructure Levy
- Design
- Determining a planning application
- Effective use of land
- Environmental Impact Assessment
- Flood Risk and Coastal Change

- Healthy and safe communities
- Housing Supply and Delivery
- Making an Application
- Natural Environment
- Noise
- Open space, Sports and Recreation Facilities, Public Rights of Way and Local Green Space
- Planning Obligations
- Travel Plans, Transport Assessment and Statements

With respect Planning Obligations and Vacant Building Credit specifically, where a vacant building is demolished to be replaced by a new building, the developer should be offered a financial credit equivalent to the existing gross floorspace of relevant vacant buildings when the local planning authority calculates any affordable housing contribution which will be sought (paragraph: 026 reference ID: 23b-026-20190315).

The policy is intended to incentivise brownfield development, including the reuse or redevelopment of empty and redundant buildings (paragraph: 028 reference ID: 23b-028-20190315).

The Vacant Building Credit will apply in calculating either the number of affordable housing units to be provided within the development or where an equivalent financial contribution is being provided. The existing floorspace of a vacant building should be credited against the floorspace of the new development. For example, where a building with a gross floorspace of 8,000 square metre building is demolished as part of a proposed development with a gross floorspace of 10,000 square metres, any affordable housing contribution should be a fifth of what would normally be sought (paragraph: 027 reference ID: 23b-027-20190315).

The vacant building credit applies where the building has not been abandoned. Each case is a matter for the collecting authority to judge. In considering how the vacant building credit should apply to a particular development, local planning authorities should have regard to the intention of national policy. In doing so, it may be appropriate for authorities to consider whether the building has been made vacant for the sole purposes of re-development (paragraph: 028 reference ID: 23b-028-20190315).

Guidelines & Standards for Residential Development (2016)

The purpose of this guidance is to assist in the process of ensuring high quality design for residential development throughout the Borough and to supplement the Development Management policies contained within the adopted Unitary Development Plan and emerging Core Strategy.

Affordable Housing SPD (2008)

The Rochdale Borough Unitary Development Plan (UDP) includes policy H/7 for the provision of affordable housing through the planning process. The purpose of this Supplementary Planning Document (SPD) is to advise applicants on how the Council will apply this policy. It also informs applicants of the Council's preferred methods for ensuring the delivery of affordable housing.

As the Council does not wish to unduly constrain development within the Borough but wishes to increase Affordable Housing, an average figure of 15% Affordable Housing will be required on all sites across the Borough.

To ensure the council is maximising its supply of affordable housing on each site and to provide consistency between sites, and certainty for developers, this will equate to a maximum 7.5% contribution of the total scheme value to affordable housing for each site.

Biodiversity and Development SPD (2008)

This plan has been prepared by Rochdale Metropolitan Borough Council to highlight biodiversity and development issues in Rochdale Borough Council to highlight biodiversity and development issues in Rochdale Borough and to ensure all stakeholders understand the potential impacts of development on biodiversity, both positive and negative.

It is a material consideration in the determination of planning applications providing a body of good practice for the conservation and enhancement of biodiversity in the design, construction, and future use of development. It ensures that no net loss of ecological interest or assets occurs and that opportunities to enhance such interest are incorporated within development proposals where possible.

Climate Change Adaptation SPD (2012)

Local planning authorities should ensure that development plans contribute to global sustainability by addressing the causes and potential impacts of climate change- through policies which reduce energy use, reduce emissions promote the development of renewable energy resources, and take climate change impacts into account in the location and design of development.

Provision of Recreational Open Space in New Housing SPD (2008) (updated 2017)

Access to quality open spaces and opportunities for sport and recreation are key elements in promoting sustainable communities, and it is expected that new development should include or have safe and convenient access to, high quality, well designed informal open space including children's play facilities, as well as a range of sporting facilities.

For residential developments of more than 900 bedrooms (the occupancy rate used by Rochdale Council is 1 person per bedroom):

- It is expected that there would be 1 hectare of Local Open Space provided on-site per 1,000 population, including a children's play area to NEAP standards with multi-use games area and provision for younger children.
- In addition, 1.1 hectares of Outdoor Sports Provision should be provided on-site per 1,000 population, unless the Council considers it to be more appropriate to accept a contribution towards off-site improvement / provision calculated in accordance with the Council's standards instead.

Where outline planning applications are made which do not specify the number of bedrooms, a planning obligation should be entered into which specifies that the developer must make contributions in accordance with the above details which will be calculated once the number of bedrooms is known.

Urban Design Guide (Design Principles) SPD (2007)

The Urban Design Guide was published in (2007) and supports the development plan and provides a basis for achieving high standards and good quality design throughout Borough. It aims to improve the quality of the places that we create with good design being essential to the future of the borough adding to our quality of life, attracts business investment and reinforces pride in our towns and villages.

There are four overall aims that are essential to creating successful places in which development proposals should adhere to which include sustainable development, community cohesion, inclusive and safe development and attractive development.

Residential Design Guide (2007)

The Residential Design Guide was published in 2007 and forms part of a series of Design Guides with aims to provide clear guidance on all types of development within the two boroughs.

It states that good quality development is sensitive to its site and the surrounding area. This does not mean that it tries to replicate what is around it. Rather, it means that the design responds thoughtfully to a careful, thorough understanding of its context. This means developers must undertake an analysis of the site's constraints and opportunities and explain how they have influenced the proposed development in a Design and Access Statement.

Public Realm Design Guide (2007)

This Public Realm Design guide supports the development plan and provides a basis for achieving high standards and good quality design throughout the Borough.

It states that residential streets must be designed as attractive places to be in their own right, not just as a means of getting from one place to another place or a place to park cars. That is, they should be designed as places for people not places predominantly for cars.

Residential streets provide the greatest opportunity for addressing the pedestrian/vehicle balance and creating pedestrian-friendly places. However, many residential streets in the Borough currently suffer from high volumes of commuter traffic and speeding vehicles and there is a distinct lack of safe pedestrian environments, open space and character.

Green spaces play an important role in improving people's physical and mental health by providing places for informal recreation and relaxation. They bring the countryside into our towns and villages and help to make neighbourhoods attractive places where people want to live and work.

There are policy requirements for minimum areas of open space within new residential development. High quality open space brings many benefits to residential environments. Good

spaces are usually located at the heart of development, rather than being left over space on the edge.

Emerging Planning Policy - Places for Everyone

Places for Everyone is a Joint Development Plan Document covering 9 local authorities in Greater Manchester including Rochdale. It sets out strategic land allocations for housing and employment as well key infrastructure to support growth.

Places for Everyone is at an advanced stage of preparation, having been subjected to a Regulation 19 Publication Version consultation in August and October 2021, and submitted to the Secretary of State for examination on 14th February 2022. Hearing sessions took place between November 2022 and March 2023.

Site Specific Policies

With respect to site specific policies, the Site benefits from a draft allocation for mixed-use development under draft Policy JP Allocation 2 Stakehill, as denoted on the Policies Map which accompanies Places for Everyone.

As set out at draft Policy JP Allocation 2, Stakehill is to create a sustainable high-quality extension to the urban area and accommodate around 150,000 sqm of employment floorspace and around 1,680 residential dwellings to support new jobs within the North-East Growth Corridor. The scale of residential development on the northern part of the allocation provides an opportunity to adopt a 'garden village' approach to create a locally distinctive residential offer.

Development at Stakehill will be required to have regard to views from Tandle Hill Country Park, retain a strategic area of Green Belt between the A627(M) spur and Thornham Lane, improve linkages to local transport hubs and to employment opportunities from surrounding residential areas, maximise the benefits of the new rail station at Slattocks through the creation of high quality walking and cycling routes, deliver high quality landscaping and green and blue infrastructure, retain and where possible enhance areas of biodiversity within the area, and contribute and make provision for additional primary and secondary school places to serve the development (inter alia).

Strategic Policies

To significantly increase the competitiveness of northern areas including Rochdale, there will be a strong focus on prioritising the re-use of brownfield land through urban regeneration, enhancing the role of the town centres, and increasing the mix, type, quality, and range of residential offer, as set out at draft Policy JP-Strat 6. Transport improvements and the selective release of Green Belt and previously safeguarded land will help to boost economic opportunities and diversity housing provision. Development on land released from the Green Belt should seek to identify opportunities to protect and enhance the natural and historic environments to improve the local character.

The North-East Growth Corridor will deliver a nationally significant area of economic activity and growth which will be supported by a significant increase in the residential offer, as set out at draft Policy JP-Strat 7. To support this growth, land is proposed to be released from the Green Belt such as draft Policy JP Allocation 2 Stakehill.

A minimum of 164,880 residential dwellings are to be delivered over the period 2021-2037, 9,858 residential units of which are to be delivered in Rochdale (draft Policy JP-H 1). At least 50,000 additional affordable homes are to be delivered cross Greater Manchester up to 2037, with at least 60% being for social rent or affordable rent (draft Policy JP-H 2). Residential schemes should seek to incorporate a range of dwelling types and sizes; the precise mix of dwelling types will be determined through district local plans, masterplans, and other guidance to reflect local circumstances (draft Policy JP-H 3). Housing development should be delivered at a density appropriate to the location (draft Policy JP-H 4). Typically, housing schemes consisting of primarily houses should be between 35 and 70 dwellings per hectare.

In addition to the above Spatial Strategy and Site-Specific Policies, Table B.1 below provides a summary of other Places for Everyone DPD planning policies relevant to the determination of the planning application.

Table B.1: Other Relevant Places for Everyone DPD Policies

Policy reference	Summary
Draft Policy JP-S 1 Sustainable Development	Development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques, and actively seek opportunities to secure net gains across each of the different objectives.
Draft Policy JP-S 4 Resilience	Development will be managed to increase considerably the capacity of its citizens, communities, businesses and infrastructure to survive, adapt and grow in the face of physical, social, economic and environmental

	challenges, including climate change. Key measures will include increasing the size, spread, quality and interconnectedness of the green infrastructure network; Contributing to the delivery of at least 50,000 additional affordable homes up to 2037; and supporting healthier lifestyles and minimising potential negative impacts on health including air pollution (inter alia).
Draft Policy JP-S 5 Flood Risk and the Water Environment	An integrated catchment-based approach will be taken to protect the quantity and quality of water bodies and managing flood risk, by working with natural processes and adopting a natural flood management approach; locating and designing development so as to minimise the impacts of current and future flood risk; and expecting developments to manage surface water runoff through sustainable drainage systems and as close to source as possible.
Draft Policy JP-S 5 Clean Air	A comprehensive range of measures will be taken to support improvements in air quality including locating and designing development, and focusing transport investment, so as to reduce reliance on forms of transport that generate air pollution and determining planning applications in accordance with the most recent development and planning control guidance.
Draft Policy JP-S 7 Resource Efficiency	The design of all new development should incorporate storage space to facilitate efficient recycling and where appropriate, processing of waste on site, and development should utilise sustainable design and construction techniques to reduce carbon emissions, adapt and future proof to the impact of climate change, reduce and recycle waste and minimise water use (inter alia).
Draft Policy JP-H 2 Affordability of New Housing	The supply of housing will be significantly increased, thereby reducing the potential for a shortfall to lead to a large house price and rent increase. At least 50,000 additional affordable homes are to be delivered across Greater Manchester up to 2037, with at least 60% being for social rent or affordable rent. In addition, there will be an increase in the supply of low-cost market housing, to complement the provision of affordable homes and diversify options for low-income households.
Draft Policy JP-H 3 Type, Size and Design of New Housing	Development across the plan area should seek to incorporate a range of dwelling types and sizes including for self-build and community led building projects to meet local needs and deliver more inclusive neighbourhoods. The precise mix of dwelling types and sizes will be determined through district local plans, masterplans and other guidance. Innovation in housing development will be supported where it is consistent with the principles of good design and contributes to local distinctiveness.
Draft Policy JP-H 4 Density of New Housing	New housing development should be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking,

	cycling and public transport. In order to achieve an appropriate mix of housing across the plan area, densities should typically be: • 35-70 dwellings per hectare: primarily houses • 70-120 dwellings per hectare: mix of houses and apartments • 120+ dwellings per hectare: primarily apartments, incorporating houses and/or ground-floor duplexes where practicable. Lower densities may be acceptable where they can be clearly justified by Local housing market issues, such as a demonstrable need for a particular type of housing that cannot be delivered at a higher density; or site-specific issues, such as the design context and any potential impact on the wider landscape or townscape including heritage assets and green infrastructure; and where it would not compromise the overall delivery of new homes in the district.
Draft Policy JP-G 1 Valuing Important Landscapes	Development should reflect and respond to the special qualities and sensitivities of the key landscape characteristics of its location, including having regard to topography, geology and drainage; land use and field patterns; semi-natural habitats and woodland cover; Archaeology and cultural heritage; settlement, road pattern and rights of way; and views and perceptual qualities. Transitional areas around new development and the interface of new development with the surrounding countryside/landscape are also of particular importance, requiring well-considered and sensitive treatment.
Draft Policy JP-G 2 Green Infrastructure Network	Wherever practicable, opportunities to integrate new and existing green infrastructure into new development will be taken to protect, enhance and expand the green infrastructure network in accordance with the above priorities. Where new or improved green infrastructure is delivered as part of a development, the developer should make appropriate provision for its long term management and maintenance.
Draft Policy JP-G 6 Urban Green Space	To ensure there is an appropriate scale, type, quality, and distribution of accessible urban green space, existing urban green space will be protected and enhanced in balance with other considerations. Development should be designed to support the positive use of nearby green spaces, such as by offering a high-quality setting, providing natural surveillance, and facilitating easy access by walking and cycling.
Draft Policy JP-G 7 Trees and Woodland	In making planning decisions and carrying out other associated activities, GMCA will significantly increase tree cover, protect and enhance woodland, and connect people to the trees and woodland around them.
Draft Policy JP-G 9 A Net Enhancement of	Across the plan as a whole, a net enhancement of biodiversity resources will be sought. Development will be expected to follow the mitigation hierarchy of:

Biodiversity and Geodiversity	i. Avoiding harm to biodiversity, particularly where it is irreplaceable, and including consideration of alternative sites where appropriate, then ii. Mitigating (within the local area) any harm to biodiversity, then iii. Compensating (within the local area) for any remaining harm to biodiversity. Development should avoid the fragmenting or severing connectivity between habitats, achieve a net gain in biodiversity, make appropriate provision for long-term management of habitats and geological features, and provide robust evidence wherever development of 'best and most versatile' agricultural land is proposed. Whilst off-site habitat enhancement and creation required as part of the mitigation hierarchy should be local to the site, regard should be had to supporting strategic biodiversity priorities and initiatives.
Draft Policy JP-P 1 Sustainable Places	The Places for Everyone DPD aims to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate.
Draft Policy JP-P 2 Heritage	Development proposals affecting a designated heritage asset (or an archaeological site of national importance) should conserve those elements which contribute to its significance including those identified in any conservation area appraisal as making a positive contribution to the area. Harm to such elements will only be permitted where this is clearly justified and outweighed by the public benefits of the proposal. Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for safeguarding and enhancing in the future.
Draft Policy JP-P 6 Health	To help tackle health inequality, new development will be required as far as practicable to maximise its positive contribution to health and wellbeing, support healthy lifestyles including through the use of active design principles, and be supported by a Health Impact Assessment where appropriate.
Draft Policy JP-C 1 An Integrated Network	Development would be supported where it creates a pattern of development that minimises both the need to travel and the distance travelled by unsustainable modes and ensuring that development fully considers the needs of all people and those modes which make most efficient and sustainable use of limited road space.
Draft Policy JP-C 4 Streets for All	Streets will be designed and managed to make a significant positive contribution to the quality of place and support high levels of walking, cycling and public transport, by following a 'Street for All' approach.

Draft Policy JP-C 5 Walking and Cycling	GMCA will support a range of measures to deliver a higher proportion of journeys made by walking and cycling, including creating safe, attractive, and integrated walking and cycling infrastructure, connecting every neighbourhood and community using national and locally adopted design guidance; and creating active neighbourhoods and street networks which are more permeable to walking and cycling than to the private car, creating an active incentive to walk and cycle (inter alia).
Draft Policy JP-C 7 Transport Requirements of New Development	Planning applications will be accompanied by a Transport Assessment/Transport Statement and Travel Plan where appropriate. GMCA will require new development to be located and designed to enable and encourage walking, cycling and public transport use, to reduce the negative effects of car dependency, and help deliver high quality, attractive, liveable and sustainable environments. Developments should comply with parking standards set out in local plans.
Draft Policy JP-D 1 Infrastructure Implementation	The GMCA encourages early dialogue between developers and infrastructure providers to identify the infrastructure needs arising from new development and ensuring that these are addressed. Applicants are required to prepare an infrastructure phasing and delivery strategy for strategic sites and sites to be delivered by different developers or in phases, setting out what needs to be provided by when and who will and deliver it. Applicants are to demonstrate that there will be adequate utility infrastructure capacity in the surrounding area so that development does not lead to capacity or reliability problems.
Draft Policy JP-D 2 Developer Contributions	We will require developers to provide, or contribute towards, the provision of mitigation measures to make the development acceptable in planning terms. These will be secured through the most appropriate mechanism, including, but not limited to, planning conditions, legal contracts, or CIL (or any subsequently adopted planning gain regime).