



STATEMENT OF COMMUNITY INVOLVEMENT

Introduction

WSP has prepared this Statement of Community Involvement on behalf of the Applicant 'Dream Developments Northwest Ltd'. The Statement of Community Involvement summarises the consultation that has been undertaken for the proposed development at the land opposite 1-35 Bentley Street, Rochdale, OL12 6EU.

The proposed development seeks full planning permission for the following:

"The erection of two residential apartments of 2-3 storeys comprising of 23 apartments (10x1-bed and 13x2-bed), together with associated parking and landscaping".

The importance of community engagement is emphasised in the following:

- Community Involvement in Planning: The Government's Objectives (2004);
- Localism Act (2011);
- National Planning Policy Framework (NPPF) (2023); and
- Rochdale's Statement of Community Involvement (SCI) (2021).

Rochdale's SCI sets out the Council's approach to community engagement stating that *"it enables the applicants to explain their proposals, receive feedback on which they might be able to act, create an atmosphere of genuine interest in the views of the local community and provide more certainty about any level of concern and the issues of concern."*

The Council's SCI goes on to explain that applications should set out the methods by which the local community were involved in the development of the proposal, including any ways in which the proposal has been altered in response to public comments.

During the pre-application advice received (ref: PREAPP/00047), the Council recommended that consultation was undertaken for this proposal, and findings shown through a statement of community involvement.

Methods

- A letter drop sent to 89 residential addresses and businesses nearest to the site detailing the proposed development and enclosing the Proposed Site Plan, Block A Elevations, and Block B Elevations (letter drop area shown below). A copy of the letter is enclosed at Appendix A.
- An informative email with attached letter sent to Local Ward Councillors of the Healey Ward. A copy of the letter is enclosed at Appendix B;
- Local consultation exercise following letter drop running from 3rd June to 17th June to allow for residents/businesses to provide comments via email;
- Providing contact details for any public responses to be recorded and responded to accordingly.

The consultation was designed to allow the local community to view the proposal and be informed of the scheme and share their feedback with the design team. On this basis, the Applicant has been proactive and has engaged with the pre-application process in order to take a positive and proactive approach, in accordance with paragraph 39 of the NPPF.

Response

Ward Councillors

An email with an informative letter was sent to Local Councillor O'Neill, Local Councillor Wazir, and Local Councillor Ayrton on the 31/05/2024. A copy of the letter is enclosed at Appendix B.

A follow up email was sent on the 13/06/2024, however no response has been received.

The Applicant would welcome any feedback from the local councillors during the application determination period.

Local Residents

The image below shows the location of the targeted local consultation:

Figure 1 – Location of targeted local consultation.



During the consultation period, a total of 3 responses from local residents were received.

The first response details the water damage at their property due to previous development at the site. A response to the resident was provided, explaining that flooding and drainage issues are being investigated as part of the application. It is noted that the full assessment will consider the properties at Bradley Smithy Close, following the comments received.

The second response asks the Applicant to confirm if they will still be able to use the path at the back of their property at Bradley Smithy Close. A response to the resident was provided, confirming that the path will still be accessible.

The third response details the following points:

- The land is contaminated with Japanese Knotweed which was previously dug up and buried to the rear of the development.
- Following previous preparation works a couple of properties on Bradley Smithy Close have experienced flooding at their back gardens.
- Impact on public right of way.
- Following previous preparation works, wildlife and trees were destroyed.
- Development would generate an increase in traffic.

A response to the above comments was provided which explained that the Applicant is addressing the Japanese Knotweed on site and it will be removed appropriately. Adding to this, similar to the previous response, the Applicant confirmed that ongoing flood assessment work is taking place, and that the proposals will not impact the footpath. Furthermore, the points were taken on board regarding the loss of local wildlife, loss of trees, and the highways impacts. Subsequently, a full suite of technical documents will be submitted to address these issues. These documents will be made available to the public when the application is submitted. It was flagged to the resident that there will be the opportunity during the planning determination period to formally provide comments on the technical documents.

Conclusion

In accordance with Rochdale's SCI, this report provides a chronology of the pre-application consultation that has been undertaken with the local community and local councillors to assist in the shaping of this proposal.

The Applicant has sought to engage with stakeholders and the community at the local level to identify any issues and understand community views. Some concerns have been raised and these have been considered by the Applicant and the wider consultant team.

The pre-application consultation strategy has sought to be inclusive and take account of the different interests in the proposals and provide easy and convenient methods to provide feedback comments.

In summary, the Applicant considers that the pre-application engagement undertaken with the local community and local councillors has been timely, meaningful, and effective.

In light of the above, the consultation approach for the proposal is in accordance with the Council's adopted SCI and has served to improve the scheme to the benefit of all.



To the occupier

Our Ref: 70123950

31 May 2024

Dear Sir/Madam,

Land Opposite 1-35 Bentley Street, Rochdale, OL12 6EU

We write to inform you of the intention to submit a planning application for the development of residential apartments at the land opposite 1-35 Bentley Street, OL12 6EU.

We act on behalf of the applicant, Dream Developments Northwest Ltd, who is keen to engage with the community and provide you with information regarding their proposed development of the site to provide much needed new homes. As you may be aware, the site is currently vacant and has been undeveloped for many years and as such the development offers an opportunity to redevelop a vacant parcel of land and provide high quality new homes.

Please see enclosed a layout plan and elevations plan for the proposed development which comprises two residential apartments blocks of 2 to 3 storeys high, consisting of 23 apartments. The buildings will be 2 storeys fronting Bentley Street and 3 storeys behind, with Block B set back into the site and 3 storeys high. The scheme will be of red brick construction with gabled roofs.

The proposal includes 10 x 1-bed and 13 x 2-bed apartments, along with gardens, landscaping and a central parking area. There will be 38 parking spaces including accessibility spaces, and enclosed cycle parking. The vehicle access would be taken off Bentley Street, as is existing.

The proposal includes high quality landscaping around the boundary of the site to create a buffer between the site and houses within the vicinity, alongside an amenity area.

The proposal will deliver the following benefits for the local and wider community:

- Creation of 23 high quality homes which includes 1-, and 2- bedroom apartments;
- High quality landscaping and amenity space;
- Generation of construction jobs and associated supply chain roles throughout the construction phase; and
- Generation of increased local spend and council tax revenue.

A suite of technical reports will be submitted as part of the planning application which we are targeting for submission towards the end of June.

Your views are important to us, and we hope you will take a few minutes to look at the proposals appended to this letter. Prior to the submission of the detailed planning application, we would welcome any comments that you might have on the redevelopment proposals. Should you have any comments, please email these to megan.turner@wsp.com, quoting the reference "**1-35 Bentley Street**" or post to the address below by the **17th June 2024**.

Miss Megan Turner, WSP in the UK, 8 First Street, Manchester, M15 4RP

There will also be an opportunity to formally comment on the planning application during the determination process once the planning application is submitted.

Yours faithfully

Doug Hann
Planning Director

8 First Street
Manchester
M15 4RP
Tel: +44 161 200 5000
wsp.com



Dear Cllr, 

Our Ref: 70123950

31 May 2024

Dear Cllr,

Land Opposite 1-35 Bentley Street, Rochdale, OL12 6EU

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We act on behalf of the applicant, Dream Developments Northwest Ltd, who is keen to engage with Local Councillors and provide you with information regarding their proposed development of the site to provide much needed new homes. As you may be aware, the site is currently vacant and has been undeveloped for many years and as such the development offers an opportunity to redevelop a vacant parcel of land and provide high quality new homes.

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- Generation of increased local spend and council tax revenue.

A suite of technical reports will be submitted as part of the planning application which we are targeting for submission towards the end of June.



Prior to the submission of the detailed planning application, we would welcome any comments that you might have on the development proposals, and we would be happy to talk these through over a TEAMS meeting should you so wish. We will also be consulting with nearby residents to understand their views on the proposed scheme.

Please do not hesitate to contact me at megan.turner@wsp.com to diarise a meeting or to provide any comments on the proposed development scheme.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Doug Hann'.

Doug Hann
Planning Director