

Planning Statement Addendum

Land at Silver Hill Farm and Plot W, Kingsway
Business Park, Rochdale

David Wilson Homes North West

December 2023

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1. Introduction

- 1.1 This Planning Statement Addendum ('PSA') has been prepared by Turley on behalf of David Wilson Homes North West and Rexel Property Group (collectively 'the Applicant') and supports revisions to the live applications ('the Applications') for full planning permission (LPA ref. 22/00998/FUL) and listed building consent (LPA ref. 22/00999/LBC) for the refurbishment of Silver Hill Farmhouse, conversion of the associated Barn and erection of 64 dwellings (the 'Proposed Development') on land at Silver Hill Farm and Kingsway Business Park Plot W, Rochdale ('the Site').
- 1.2 This PSA should be read in conjunction with the original Planning Statement (dated July 2022) submitted in support of the Application. This PSA complements and supports a number of other updated drawings and documents prepared to support the formal revisions to the Proposed Development, which are listed in full at **Appendix 1**.
- 1.3 Whilst this PSA summarises the key elements and findings of those other application documents, it is important that the application submission be read as a whole.
- 1.4 The remainder of this PSA is structured as follows:
 - Chapter 2 provides a description of the formal amendments to the Proposed Development.
 - Chapter 3 provides an updated Planning Appraisal of the Proposed Development, including a summary of the updated technical information.
 - Chapter 4 provides an updated Planning Balance, considering the formal amendments to the Proposed Development.
 - Chapter 5 provides an overall summary and conclusions.

2. Proposed Amendments

Background

- 2.1 Applications for full planning permission and listed building consent pursuant to the refurbishment of Silver Hill Farmhouse, conversion of the associated Barn and erection of 60 new dwellings on land at Silver Hill Farm and Kingsway Business Park Plot W, Rochdale was validated by Rochdale Borough Council ('RBC') on 8th September 2022 (LPA ref. 22/00998/FUL and 22/00999/LBC).

- 2.2 The description of development was as follows:

Full Planning Application: "Residential development of up to 64 dwellings, including part demolition and refurbishment of Grade II Listed Building Silver Hill Farmhouse and associated buildings, together with new vehicular access points, car parking, boundaries, landscaping, creation of open space, and other associated works."

Listed Building Consent Application: "Listed building consent for the refurbishment and external alterations to Grade II listed Silver Hill Farmhouse, together with the part demolition and conversion of the associated barn to form a residential dwelling and the demolition of the late 19th and 20th century ancillary outbuildings."

- 2.3 The Proposed Development is hereby formally amended to respond to comments from various Statutory and Non-Statutory Consultees, as well as the Local Planning Authority ('LPA') and the Design Review Panel, and the drawings and documents submitted pursuant to the Applications have been updated to reflect the revised scheme, as summarised below.

Amendments to Proposed Development

- 2.4 The following amendments to the Proposed Development have been made:

Revised housing mix

- 2.5 Overall, the amendments to the Proposed Development will deliver 57no. dwellings, which is a reduction of 7no. dwellings from the original submission (64no. dwellings). This comprises:
- Restoration of the Grade II listed Silver Hill Farmhouse, providing a five-bedroom dwelling with a floor area of 2,228 square feet (sq. ft).
 - Restoration and conversion of the associated barn to form a four-bedroom dwelling with a floor area of 2,206 sq. ft.
 - Erection of 2no., four bedroom dwellings adjacent to the Farmhouse and barn, following demolition of the ancillary outbuildings. These will provide 1,399 and 1,808 sq. ft of floor area respectively.
 - Erection of 53no. new residential properties on Plot W (as opposed to 60no. dwellings proposed originally), consisting of a mix of detached, semi-detached

and terraced dwellings. This includes 23no. two-bedroom properties, 2no. three-bedroom properties and 28no. four-bedroom properties. All dwellings within Plot W are compliant with the Nationally Described Space Standards and 20no. dwellings (37.74%) are compliant with Part M4(2) 'Accessible and Adaptable Dwellings' of the Building Regulations.

Revised layout of the Plot W component of the Site

- 2.6 The revised layout within the Plot W component of the Site includes a reduction in the number of units from 60 to 53 units. This reduces the density of development and amount of hard landscaping. It also allows an increased offset and landscape buffer between the farmyard element and development within the wider Site. Irregular building lines within the development also act to create a less formal character.
- 2.7 The road and parking layout within Plot W have also been amended to reflect the revised housing mix.

Revised layout to the farmyard element

- 2.8 The layout of the two new build units within the farmyard has been revised to offset axial alignments between the buildings and create a more irregular and organic character. The footprint of Plot 55 (formerly 64) has changed from a T-shape to an L-shape and has been re-orientated to provide greater enclosure and screening between the listed farmhouse and the Kingsway Business Park to the north east.

Retention/rebuild of a larger portion of the c.1910 brick range

- 2.9 It has been agreed with RMBC that the c.1910 element of the brick range will be retained/rebuilt in full, with demolition limited to the later, eastern section.

Revised farmyard new build elevations and materiality

- 2.10 From discussions with the RMBC Conservation Officer, it has been agreed that one of the new dwellings within the farmyard would be predominately stone materiality and the other metal. The elevations have also been revised to reduce the regularity of fenestration to achieve a more agrarian character.

Revised elevations and materiality to the wider Site

- 2.11 The properties in the wider Site will be faced in brick. The seven units facing the farmyard cluster will have natural slate roofs, including their respective garages, and chimneys, whilst the remainder of the Site will have replica slate roofs. These seven units, as well as other focal point dwellings, will include chimneys.

Revised landscaping

- 2.12 Key landscaping changes across the Site include:
- An increased landscape buffer between Plot W and the farmyard, creating a greater area of public open space with native planting.
 - Introduction of tree planting along all roads within the Site.
 - Revised farmyard landscaping proposals including additional tree planting.

Accessibility

2.13 The location of the points of vehicular access from Broad Lane and Lower Lane have been retained, however, the following changes to the means of access within the Site have been incorporated into the Proposed Development:

- Internal road network within Plot W amended to create an orbital route, with pedestrian footpaths on both sides of the carriageway.
- Parking courts re-designed to improve natural surveillance and landscaping.
- Introduction of a new footpath linking Plot W to Lower Lane.

Description of Development

2.14 On the basis of the above, it is proposed that the description of development for the full planning application is amended as follows:

“Residential development of up to ~~64~~ 57 dwellings, including part demolition and refurbishment of Grade II Listed Building Silver Hill Farmhouse and associated buildings, together with new vehicular access points, car parking, boundaries, landscaping, creation of open space, and other associated works.”

3. Planning Appraisal

- 3.1 An overview of the Planning Policy context relevant to the Proposed Development is set out in Section 5 of the original Planning Statement and a detailed appraisal of the Proposed Development against this is undertaken at Section 6 of the original Planning Statement. This section provides an update to the aspects of that appraisal affected by the formal revisions to the design and layout of the Proposed Development.

(A) Compliance with the Development Plan

Principle of Development

Strategic Objectives & Spatial Strategy

- 3.2 A full assessment of the Proposed Development against the Strategic Objectives and Spatial Strategy of the Core Strategy is set out at paragraphs 6.4-6.19 of the original Planning Statement. The amendments to the Proposed Development do not change the conclusions of the original assessment, which concluded that the proposals were fully aligned with Strategic Objectives SO1-SO5 and the Spatial Strategy. This policy compliance should continue to be afforded substantial weight in the planning balance.

Site Specific Policies

- 3.3 A full assessment of the Proposed Development against site specific policy is set out at paragraphs 6.20-6.21 of the original Planning Statement. The amendments to the Proposed Development do not change the conclusions of the original assessment, which concluded that the proposals were wholly in accordance with UDP Policies G/D/1 and EC/7. This policy compliance should continue to be afforded substantial weight in the planning balance.

Housing Policies

- 3.4 A full assessment of the Proposed Development against housing-related policies is set out at paragraphs 6.22-6.26 of the original Planning Statement. The amendments to the Proposed Development do not change the conclusions of the original assessment in respect of the conclusion that the proposals were wholly in accordance with Core Strategy Policies SO2, C1, C2 and E1/3. This policy compliance should continue to be afforded substantial weight in the planning balance.
- 3.5 CS Policy C3 states that new development must take into account local needs and aspirations and ensure that the supply of larger, high value housing is improved. The Council will also require high design standards and the efficient use of land. The proposed development will feature a number of housetypes and sizes which are reflective of local needs and comply with Nationally Described Space Standards and Part M4(2) of the Building Regulations. These have been designed to a high standard and developed into a comprehensive layout.
- 3.6 Additionally, CS Policy C3 states that the Council will support lower density housing in the south of the Borough where it assists in the delivery of higher value dwellings of a type and size that is currently in short supply across the Borough. The Councils Higher Value Housing Study defines higher value housing as those which comprise either four or more bedrooms or have a floor area of 1,500 sq. ft or more. The proposed layout

and housing mix has evolved through extensive discussions with Council officers during determination of the Applications. As a result of these discussions, a fewer number (57no.) of dwellings are to be provided than was initially proposed (64no.) and overall density has reduced. However, the revised housing mix includes 28no. four-bedroom dwellings within Plot W, plus 3no. four-bedroom dwellings and 1no. five-bedroom dwelling within the Farmyard element. It should also be noted that 3no. of the dwellings within the Farmyard element have a floor area greater than 1,500 sq. ft.

- 3.7 This reduction in overall dwelling yield is the result of advanced design work to reduce densities and increase the size of units to be provided on site to allow a more diverse offer which focuses on higher value family housing and achieves compliance with the with Nationally Described Space Standards and Part M4(2) of the Building Regulations.
- 3.8 On this basis, the Proposed Development is considered to wholly comply with Core Strategy Policy C3 which should be afforded substantial weight in the planning balance.
- 3.9 As the Council are aware, the original Planning Statement (paragraph 6.26) and original Viability Appraisal concluded that it would not be viable to deliver policy-compliant affordable housing provision on this scheme. CS Policy C4 acknowledges that the provision of affordable housing can be adjusted to take into account the economic viability of a development: on this basis the original Planning Statement concluded that the Proposed Development was, therefore, consistent with the policy. An updated Viability Appraisal is currently being prepared to re-assess the potential for the Proposed Development (as amended) to make a contribution towards affordable housing and will be submitted to the Council as soon as possible.

Conclusion on Principle of Development

- 3.10 Based on the above appraisal, it is considered that the principle of residential development on the site complies with the overall spatial strategy and objectives of the adopted development plan, and a number of other policies that go to the principle of development.

Other Relevant Policies of the Development Plan

Heritage & Conservation Policies

- 3.11 CS Policy P2 seeks to protect the borough's heritage by conserving, enhancing and promoting key heritage assets including listed buildings and the heritage of the 17th and 18th vernacular tradition.
- 3.12 The original Heritage Statement and Heritage Statement Addendum confirm that change is necessary to conserve Silver Hill Farmhouse and the Barn by bringing them back into sustainable use. The Proposed Development seeks to manage that change in a way that sustains and enhances the significance of the listed building in accordance with Policy P2. The Proposed Development aligns with the intent of the Policy to utilise heritage assets positively and intelligently to strengthen identity and prioritising the conservation of heritage assets at risk from decay, giving special attention to designated heritage assets in this regard.
- 3.13 The proposed development is considered by comply with Policy P2.

Design

- 3.14 The design policies of the Core Strategy and UDP have been carefully considered in the design of the proposed development.
- 3.15 The proposed development represents high quality design, which will result in the creation of an attractive new community which is integrated with the existing area. Dwellings proposed are 2 or 2.5 storey, which reflects existing dwellings in the surrounding area. It is sensitive to its surroundings and would contribute positively to the quality of the townscape. The materials to be used and the way in which the development will be laid out is consistent with the site's surroundings through the use of brick.
- 3.16 The proposals relating to Silver Hill Farm have been designed by a specialist conservation architect and have evolved in response to detailed advice from the Council's Conservation Officer. The design is sympathetic to the setting of the listed building and adopts high quality materials to deliver a sensitive restoration of the Farmhouse and conversion of the associated Barn. A bespoke and contemporary design approach to the new dwellings within the farm-yard has been adopted, introducing a courtyard with high quality, traditional materials enclosed by bespoke new build development that contrasts and is subservient to the listed building and Barn whilst maintaining an agricultural character.
- 3.17 The proposed development accords with the principles and standards set out in the Framework and the Development Plan; in particular CS Policies P1, P2, P3, C6 and DM1 and UDP Policy G/8(B).

Open Space

- 3.18 In accordance with CS Policy G6 and the Provision of Recreational Open Space in New Housing SPD, the proposed development incorporates a total of XX ha of Public Open Space (POS), which is an increase of XX ha from the original scheme (0.284 ha). This quantum of POS is in excess of the minimum level of provision required by the Council's standards, and provides high quality informal recreation space which will be available for the use of both existing and future residents.
- 3.19 Due to the number of bedrooms to be provided by the development, a contribution towards the off-site provision / enhancement of outdoor sports facilities is required; this can be secured via Section 106 Agreement.
- 3.20 The proposals continue to comply with CS Policies G1, C6, C8 and DM2.

Development Management Policies

- 3.21 **Table 3.1** provides an update to the assessment of the Proposed Development against the relevant development management related policies of the Development Plan and other material considerations which are summarised in the original Planning Statement (Section 6).

Table 3.1: Summary of Technical & Environmental Assessments

Theme	Key Conclusion
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Ecology	No changes are proposed to the conclusions of the original assessment as presented at paragraphs 6.36-6.41 of the original Planning Statement.
Trees	No changes are proposed to the conclusions of the original assessment as presented at paragraphs 6.42-6.43 of the original Planning Statement.
Access & Transport	No changes are proposed to the conclusions of the original assessment as presented at paragraphs 6.47-6.49 of the original Planning Statement.
Ground Conditions	The Phase 1 & 2 Geo-Environmental Assessment, prepared by BWB, submitted with the original application confirms that the ground conditions of the site comprise very soft organic Topsoil over predominantly cohesive Hummocky Glacial Deposits (a Secondary A Aquifer). Made Ground was encountered within six out of twenty-four locations, generally within the north west of the site where Silver Hill Farm is located, with thicknesses ranging between 0.5m and 1.3m. In accordance with the consultation response from the Councils Contaminated Land Officer, a Remediation Strategy was submitted on 08 February 2023 – further comments are awaited. However, the proposals continue to comply with CS Policies G8, G9 and DM1.
Flood Risk & Drainage	The Road and Sewer Layout for the Proposed Development has been updated to reflect the revisions to the layout. The Lead Local Flood Authority and United Utilities have previously confirmed no objection to the Proposed Development subject to a planning condition requiring the submission and approval of a detailed drainage strategy prior to commencement of development. The Applicant accepts this condition. On this basis, the Proposed Development continues to comply with Core Strategy Policies G8 and C6 and UDP Policies EM/7 and EM/8.
Noise	No changes are proposed to the conclusions of the original assessment as presented at paragraphs 6.55-6.56 of the original Planning Statement.
Air Quality	No changes are proposed to the conclusions of the original assessment as presented at paragraphs 6.57-6.59 of the original Planning Statement.
Other Development Management Policies	No changes are proposed to the conclusions of the original assessment as presented at paragraphs 6.60-6.63 of the original Planning Statement.

3.22 All these matters are factored into the planning balance that follows.

(B) Other Material Considerations

The National Planning Policy Framework

- 3.23 A full assessment of the Proposed Development against the relevant components of the Framework is set out at paragraphs 6.55-6.91 of the original Planning Statement. The amendments to the Proposed Development do not fundamentally change the conclusions of the original assessment. This compliance with national policy should continue to be afforded substantial weight in the planning balance.

Supplementary Planning Documents

- 3.24 A full assessment of the Proposed Development against the adopted SPDs is set out at paragraphs 6.92-6.94 of the original Planning Statement. The amendments to the Proposed Development do not fundamentally change the conclusions of the original assessment. This compliance with adopted SPDs should continue to be afforded moderate weight in the planning balance.

Places for Everyone Joint Development Plan

- 3.25 An initial assessment of the Proposed Development against the Publication Version Places for Everyone ("PfE") Joint Development Plan ("JDP") is set out at paragraphs 6.95-6.102 of the original Planning Statement. Since this was prepared, the examination of the PfE JDP has been completed and consultation is now being undertaken on the Main Modifications prior to adoption by the nine Greater Manchester Authorities, including Rochdale. On this basis, the following appraisal updates and replaces that initial assessment.
- 3.26 The PfE JDP has been drafted to set out an informed, integrated spatial vision for nine of the Greater Manchester authorities (Manchester, Trafford, Salford, Wigan, Bolton, Bury, Rochdale, Oldham and Tameside). The purpose of the PfE JDP is to enable Greater Manchester to manage land supply across the city region to establish economic development and housing requirements for each district and key locations for delivery, a town centre hierarchy, strategic transport schemes and other strategic infrastructure.
- 3.27 The JDP will determine the kind of development that takes place across the city-region, maximising the use of brownfield land and urban spaces.
- 3.28 The JDP is the result of a process that began with the publication of the first Draft Greater Manchester Spatial Framework (GMSF) in 2016 and has been informed by the feedback received from residents, businesses and the development industry.
- 3.29 The draft PfE Submission Plan was published August 2021 and submitted with associated documents to the Secretary of State for examination on 14th February 2022. The examination hearings took place between Autumn 2022 and Spring 2023. On 11th October 2023, a 6-week period of public consultation began on the PfE Main Modifications. Considering the advanced status of PfE, significant weight can be applied in determination of the Applications.
- 3.1 PfE contains a number of strategic objectives, including:

- **Objective 1 ‘Meet our housing need’** which seeks to increase the number of dwellings, the number of affordable homes and diversify the mix of housing across the plan area.
 - **Objective 2 ‘Create neighbourhoods of choice’** which states that new development will be focussed on close proximity to public transport hubs. Further, sustainable modes of transport will be prioritise.
 - **Objective 4 ‘Maximise the potential arising from our national and international assets’** which states that new development should enhance heritage assets.
 - **Objective 5 ‘Reduce inequalities and improve prosperity’** seeks to strengthen the competitiveness of northern Greater Manchester.
 - **Objective 7 ‘Playing our part in ensuring that Greater Manchester is a more resilient and carbon neutral city-region’** which seeks to ensure that all new development is carbon neutral by 2038.
 - **Objective 8 ‘Improve the quality of our natural environment and access to green spaces’** confirms important landscapes, green infrastructure and biodiversity will be enhanced.
- 3.2 Policy JP-S1 ‘Sustainable Development’ outlines that to create a sustainable location, development must create socially inclusive spaces that responds to the needs of all parts of society and creates opportunities for communities to be formed. Sustainable places will be formed through the efficient use of land within functional and convenient locations.
- 3.3 A key aim of PfE is to develop Greater Manchester into a top global city¹, recognising that a strong economy, highly skilled residents and a high quality of place and environment will be required. To achieve this, the spatial strategy seeks, inter-alia, to deliver significant growth in the northern boroughs (including Rochdale) in order to boost their competitiveness.
- 3.4 Policy JP-Strat 6 ‘Northern Areas’ states that a significant increase in the competitiveness of the northern areas of Greater Manchester (including Rochdale) will be sought. This establishes a strong focus on diversifying the residential offer.
- 3.5 The Site is located within the area designated under Policy JP-Strat 7 ‘North-East Growth Corridor’, which seeks to deliver a nationally-significant area of economic activity which will be supported by a significant increase in the residential offer in this location, thereby delivering truly inclusive growth over the lifetime of the Plan.
- 3.6 Policy JP-H1 ‘Scale, Distribution and Phasing of New Housing Development’ sets out a requirement for a minimum of 175,185 net additional dwellings in Greater Manchester between 2022 and 2039 (an average of 10,305 dwellings per annum). Rochdale is

¹ Composite Version PfE, paragraph 4.24

proposed to deliver 10,472 of these net additional dwellings in total or 616 dwellings per annum².

- 3.7 Policy JP-H3 'Type, Size and Design of New Housing' confirms that residential developments should provide an appropriate mix of dwelling types and sizes. Furthermore, all new dwellings must comply with the nationally described space standards and be built to the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations unless site specific conditions make this impracticable.
- 3.8 The Proposed Development includes a range of two, three, four and five bedroom, detached, semi-detached and terrace properties, providing a strong mix of dwelling types and sizes. All dwellings within Plot W are compliant with the NDSS and 20no. dwellings (37.74%) are compliant with Part M4(2) 'Accessible and Adaptable Dwellings' of the Building Regulations. On this basis, the Proposed Development complies with Policies JP-Strat 6, JP-H1 and JP-H3.
- 3.9 Policy JP-H4 'Density of New Housing' confirms that 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 and the need to achieve efficient use of land and high-quality design. This establishes that a minimum net density of 35 dwellings per hectare (dph) is provided. However, lower densities may be acceptable where they can be clearly justified by either local housing market issues or site-specific issues, such as the design context and any potential impact on the wider landscape or townscape including heritage assets. The Proposed Development provides a density of 23.94dph, which has been informed by detailed design considerations and the requirement to provide a suitable buffer to the Grade II listed Silver Hill Farm. On this basis, whilst this is a lower density than established in Policy JP-H4 it is considered that the proposal complies with the relevant exemption.
- 3.10 Policy JP-P2 'Heritage' confirms that the GMCA will proactively manage and work with partners to positively conserve, sustain and enhance its our historic environment and heritage assets and their settings. The original Heritage Statement and Heritage Statement Addendum confirm that change is necessary to conserve Silver Hill Farmhouse and the Barn by bringing them back into sustainable use. The Proposed Development seeks to manage that change in a way that sustains and enhances the significance of the listed building. The Proposed Development aligns with the intent of the Policy to utilise heritage assets positively and intelligently to strengthen identity and prioritising the conservation of heritage assets at risk from decay, giving special attention to designated heritage assets in this regard. The proposed development is considered by comply with Policy JP-P2.

Emerging Rochdale Allocations Plan

- 3.11 As set out in the original Planning Statement (paragraphs 6.103-6.105) the Council currently preparing the Allocations Plan which is intended to identify sufficient land to meet the housing and employment needs identified in the Core Strategy. The Allocations Plan is at a very early stage of preparation and is subject to a number of objections. Furthermore, the future of the plan is very much dependent on the

² Composite Version PfE, Table 7.2

adoption of the PfE JDP. In this context, the contents of the plan can only be afforded limited weight in decision-taking at the current time.

Local Plan Evidence Base

- 3.12 An assessment of the Councils evidence base, including the 2015 Strategic Housing Market Assessment, the Rochdale Sustainable Community Strategy and Rochdale Housing Strategy, is set out at paragraphs 6.106-6.112 of the original Planning Statement. These documents provide additional support to the development plan aspirations which seek to increase housing delivery and diversify the existing housing stock. As has been demonstrated earlier in this appraisal, the amendments to the Proposed Development do not fundamentally change the conclusions of the original assessment, which confirmed that the Proposed Development fully complies with these objectives; this is a material benefit which weighs in favour of the proposed development and to which significant weight should be attached.

Conclusion of Compliance with the Development Plan & Other Material Considerations

- 3.13 The Proposed Development (as amended) has been appraised against relevant policies of the adopted development plan and other material considerations, including the prevailing policies of the Framework.
- 3.14 Overall it is clear that the proposal responds positively to the strategic objectives, spatial strategy and general housing policies of the adopted development plan.
- 3.15 In respect of other material considerations, it is found that:
- The application site is within the control of David Wilson Homes; a major national housebuilder with an established reputation for delivery of family housing. The restoration and conversion of Silverhill Farm, Barn and two new dwellings will be completed by Rexel; an experienced property developer with an established track-record in delivering similar such schemes. The delivery of the Proposed Development will make a significant contribution to the supply and delivery of the type of housing required in the Borough.
 - The proposals are entirely consistent with up-to-date national planning policy contained within the revised Framework and represent sustainable development when considered against the requirements of the Framework as a whole.
 - The standard method for calculating local housing need highlights the importance that the housing requirement identified in the Core Strategy is considered as a 'minimum' and not a 'ceiling' on development. In this context, it is important to ensure that planning permission continues to be granted for sites that would contribute towards meeting identified needs and represent sustainable development (such as the application site).
 - It has been evidenced throughout this PSA that the delivery of the Proposed Development will provide a number of benefits locally, regionally and nationally, including:

- **Contribution to the delivery of housing at a local level** – The development will be undertaken by a national housebuilder and identified partner with a track record for the delivery of residential units.
- **Improvements in housing mix and choice** – The Proposed Development will provide a balanced mix of dwellings, providing a choice of type and size, with an emphasis on improving the quality and quantum of family housing in the Borough, in line with the Council’s aims and the development plan strategic objectives and policies.
- **Restoration of a designated heritage asset, facilitating its viable use** – The proposals will also restore the existing Grade II listed farmhouse, returning it its original domestic purpose. Furthermore the sympathetic conversion of the associated barn to residential use will facilitate its long-term viable use. Both assets will be subject to an extensive programme of repair and rebuilding to ensure structural stability and reverse years of decay. Overall, the appreciation of the special interest of the listed building and the architectural resonance and historic relationship between the House and Barn will be more readily experienced.
- **Creation of a high quality residential environment which respects the character of the area** – The development has been carefully designed to respond positively and sympathetically to its built and environmental context and the character and appearance of the surrounding area.
- **Development in a sustainable location** – The development is within close proximity to local shops and services.
- **Provision of new landscaping** – a high quality landscape setting and external surfacing and enclosure materials are proposed. This will be provided in close proximity to the proposed housing to meet the needs of both new and existing residents.
- **New public open space** – the site will allow the wider public to access land which was not previously open to public use. This includes areas of public open space which will benefit new and existing residents.
- **Ecological enhancement opportunities** – The landscaping strategy for the site will allow for ecological enhancement and retention of existing landscape features. The Proposed Development will contribute to mitigate any biodiversity losses by virtue of off-site provision or an appropriate financial contribution to support habitat enhancement/creation in the local area, subject to agreement with the Council.
- **Creation of employment opportunities** – The construction phase of the development will create direct and indirect employment opportunities in the construction and supply chain.
- **Support for the transition to a low carbon future** – The development will mitigate and can adapt to future climate change through sustainable

design and a commitment to deliver high quality, energy efficient and low carbon homes. It will meet national housing standards in relation to carbon reduction and promote sustainable travel choices.

- 3.16 The following section of this statement considers the planning balance in light of this policy appraisal.

4. Planning Balance

- 4.1 The appraisal undertaken in Section 3 indicates that the proposed development is consistent with the strategic objectives, spatial strategy and housing policies of the adopted development plan, as well as relevant design, environmental and technical policies. The proposed development complies with the adopted development plan as a whole and, in accordance with the provisions of the Framework, planning permission should be granted unless material considerations indicate to the contrary.
- 4.2 The majority of other material considerations identified within this appraisal are similarly supportive of the proposed development and of a grant of planning permission.
- 4.3 However, the proposed development does result in less than substantial harm to the significance of the Grade II listed Silver Hill Farmhouse, albeit at the lower end of the scale, as set out in Section 3 and within the Heritage Statement Addendum.
- 4.4 In accordance with the Framework it is therefore necessary to perform a planning balance exercise to ascertain whether the less than substantial harm to the designated heritage asset is outweighed by the public benefits of the proposed development.

‘Public Benefits’

- 7.4 The public benefits associated with the proposed development are substantial and wide ranging. Specifically from a heritage perspective these comprise:
- The principal listed building will be refurbished and brought back into use in its original domestic purpose.
 - Sustainable long-term viable use for the Barn.
 - There will be an extensive programme of repair and rebuilding for the House and Barn as detailed in the Building Survey Report and Repair Statement.
 - Windows and openings in the House and Barn will be unblocked and windows of an appropriate design reinstated to the House (to be finalised in collaboration with the conservation officer).
 - The appreciation of the special interest of the listed building and the architectural resonance and historic relationship between the House and Barn will be more readily experienced through:
 - the removal of the security fence and planting
 - creation of public open space and a footpath providing views of the listed building
 - demolition of the low-quality intervening brick structures

- the provision of more generous space within the farmyard which the new development will provide.
 - Higher quality farmyard setting replacing the existing concrete surface with a hard landscaping area, incorporating high quality materials including sandstone.
 - Reinstatement of a garden to the south east of the House.
- 7.8 The listed Farmhouse and associated Barn are in a very poor and deteriorating condition and, as has been demonstrated through the application, can only be restored and reused as part of a comprehensive redevelopment scheme such as is presented within the application.
- 7.9 The wider social, economic and environmental benefits of the proposed development comprise
- **Contribution to the delivery of housing at a local level** – The development will be undertaken by a national housebuilder and identified partner with a track record for the delivery of residential units. The proposals will support the Council in maintaining a five year housing land supply, as well as attracting and retaining talent within the Borough by providing larger family housing.
 - **Improvements in housing mix and choice** – The proposed development will provide a balanced mix of dwellings, providing a choice of type and size, with an emphasis on improving the quality and quantum of family housing in the Borough, in line with the Council’s aims and the development plan strategic objectives and policies. This will also include providing dwellings which comply with nationally described space standards.
 - **Creation of a high quality residential environment which respects the character of the area** – The development has been carefully designed to respond positively and sympathetically to its built and environmental context and the character and appearance of the surrounding area.
 - **Development in a sustainable location** – The development is within close proximity to local shops and services.
 - **Provision of new landscaping** – a high quality landscape setting and external surfacing and enclosure materials are proposed. This will be provided in close proximity to the proposed housing to meet the needs of both new and existing residents.
 - **New public open space** – the site will allow the wider public to access land which was not previously open to public use. This includes areas of public open space which will benefit new and existing residents.
 - **Ecological enhancement opportunities** – The landscaping strategy for the site will allow for ecological enhancement and retention of existing landscape features. The proposed development will contribute to mitigate any biodiversity losses by virtue of off-site provision or an appropriate financial contribution to

support habitat enhancement/creation in the local area, subject to agreement with the Council.

- **Creation of employment opportunities** – The construction phase of the development will create direct and indirect employment opportunities in the construction and supply chain.
- **Support for the transition to a low carbon future** – The development will mitigate and can adapt to future climate change through sustainable design and a commitment to deliver high quality, energy efficient and low carbon homes. It will meet national housing standards in relation to carbon reduction and promote sustainable travel choices.
- **Supporting the local economy** – The development will generate additional council tax receipts and expenditure within the local economy, supporting local business and services.

- 7.9 These benefits are significant and, having regard to the provisions of the Framework and the Planning Listed Buildings and Conservation Areas Act 1990, attract significant weight and considered to materially outweigh the limited degree of harm which has been identified to the significance of the listed Farmhouse and associated Barn.

Conclusions on the Planning Balance

- 4.5 The proposed development complies with the Strategic Objectives, spatial strategy, housing policies and all relevant 'development management' policies of the development plan. It is compliant with the adopted development plan as a whole and identified material considerations are entirely supportive.
- 4.6 The proposals have been formulated through careful analysis of the site, the surrounding area and pre-application discussions.
- 4.7 The substantial benefits which stand to realised from the development attract significant weight and clearly outweigh the very limited degree of harm which would arise from the proposals.
- 4.8 Taking the above into consideration, there is a compelling case for the granting of planning permission at the earliest opportunity.

5. Summary and Conclusions

- 5.1 This Planning Statement Addendum has been prepared to support amendments to the applications for full planning permission and listed building consent full planning permission (LPA ref. 22/00998/FUL) and listed building consent (LPA ref. 22/00999/LBC) for the refurbishment of Silver Hill Farmhouse, conversion of the associated Barn and erection of 53 dwellings (the 'Proposed Development') on land at Silver Hill Farm and Kingsway Business Park Plot W, Rochdale. The applications are submitted on behalf of David Wilson Homes North West and Rexel Property Group.
- 5.2 The Proposed Development has been appraised against relevant policies of the adopted development plan and other material considerations, including the prevailing policies of the Framework, at Sections 3 and 4 of this PSA and no conflict arises.
- 5.3 The technical documents accompanying the Planning Application demonstrate that there are no significant constraints which would preclude the Proposed Development from coming forward.
- 5.4 For these reasons, there is a compelling case for the approval of the planning application and planning permission should be granted without delay, in accordance with paragraph 11(c) of the Framework.

Appendix 1: Application Drawings & Documents

Drawing / Document	Author	Original	Updated / Addendum
Site Location Plan	DWH	LP-02 Rev A	N/A
<i>Architectural Drawings (Site Wide)</i>			
Existing Site Plan	BWB	SHF-BWB-00-ZZ-DR-G-0001 S2 P1)	N/A
Topographical Survey	BWB	01043/01 A	N/A
Planning Layout - Colour	DWH	PL-01 Rev C	PL-01 Rev R
Proposed Site Sections	DWH	SK21-S Rev B	H5651-DS Rev C
Slab Levels & Story Heights	DWH	ENG-01	H5651-SB-SH Rev A
Materials Plan	DWH	H5651 MT-01	H5651-04 Rev C
Charging Point Plan	DWH	H5651 CH-01	H5651-EVCP Rev A
Refuse Plan	DWH	H5651 RF-01	H5651 RF-01 Rev A
Road & Sewer Plan	DWH	N/A	D100 Rev A
External Works Plan	DWH	N/A	EXT1 Rev A
<i>Architectural Drawings (Farmyard)</i>			
Existing Site Plan	Storah Architecture	21-088-005	N/A
Existing Plans	Storah Architecture	21-088-010	N/A
Existing House Plans	Storah Architecture	21-088-011	21-088-011 Rev B
Existing Barn Plans	Storah Architecture	21-088-012	N/A

Existing Elevations	Storah Architecture	21-088-020	N/A
Remedial Works	Storah Architecture	21-088-021	21-088-021 Rev A
Proposed Site Plan	Storah Architecture	21-088-200 Rev I	21-088-200 Rev L
Proposed Farmhouse Plans	Storah Architecture	21-088-202 Rev D	21-088-202 Rev F
Proposed Farmhouse & Barn Elevations	Storah Architecture	21-088-204 Rev C	21-088-204 Rev E
Proposed Barn Plans	Storah Architecture	21-088-208 Rev D	21-088-208 Rev F
Proposed New House 01 Plans	Storah Architecture	21-088-205 Rev F	21-088-205 Rev H
Proposed New House 01 Elevations	Storah Architecture	21-088-206 Rev G	21-088-206 Rev M
Proposed New House 02 Plans	Storah Architecture	N/A	21-088-207 Rev B
Demolitions & New Elevations	Storah Architecture	N/A	21-088-210 Rev B
<i>Housetype & Garage Drawing Pack (Plot W)</i>			
Ingleby	DWH	H403-G7	Removed
Ingleby Stone	DWH	H403-G7 Stone	Removed
Milford	DWH	H411-H7	Removed
Milford Stone	DWH	H411-H7 Stone	Removed
Kirkdale	DWH	H442-H7	Removed
Kirkdale Stone	DWH	H442-H7 Stone	Removed
Hertford	DWH	H470 NWS7	Removed
Hertford Stone	DWH	H470 NWS7 Stone	Removed
Hadley	DWH	P341-D-7	Removed

Archford	DWH	P382-EH-7	Removed
Archford	DWH	P382-I-7	Removed
Greenwood	DWH	T322-E-7	Removed
Greenwood Stone	DWH	T322-E-7 Stone	Removed
Greenwood	DWH	T322-I-7	Removed
Core Quarter House Type Pack	DWH	N/A	Dated November 2023
Edge Quarter House Type Pack	DWH	N/A	Dated November 2023
Single Garage Detail	DWH	LSG1H8	Removed
Twin Garage Detail	DWH	LDG2H8	Removed
Single Garage Floor Plan	DWH	N/A	SSG1H8
Single Garage Elevations	DWH	N/A	SSG1H8
Double Garage Floor Plan	DWH	N/A	SDG2H8
Double Farage Elevations	DWH	N/A	SDG2H8
<i>Landscape & Boundary Treatment Design</i>			
Landscape Masterplan	Golby + Luck	GL1670 01 Rev B	Removed
Detailed Landscape Proposals (Sheet 1)	Golby + Luck	GL1670 02 Rev A	GL1670 02 Rev E
Detailed Landscape Proposals (Sheet 2)	Golby + Luck	GL1670 03 Rev A	GL1670 03 Rev E
Proposed Site Plan – Landscape Treatment (<i>Farmyard</i>)	Storah Architecture	21-088-201 Rev J	21-088-201 Rev O

Boundary Treatment and Surfacing Plan	DWH	H5651 BT-01 Rev A	H5651 BT-01 Rev B
2m Acoustic Fence Detail	DWH	EXT WKS AF	N/A
Boundary Wall – Type 1 Detail	DWH	DB-SD13-004 Rev D	N/A
Close Board Fence Detail	DWH	DB-SD13-006 Rev B	N/A
External Gate Detail	DWH	DB-SD13-014	N/A
Site Entrance Feature Detail	DWH	H5651-SE-01	N/A
<i>Documents & Reports</i>			
Design & Access Statement	E-Scape	022-011-001 Rev B	N/A
Planning Statement	Turley	Dated July 2022	N/A
Planning Statement Addendum	Turley	N/A	Dated December 2023
Heritage Statement	Turley	Dated July 2022	N/A
Heritage Statement Addendum	Turley	N/A	Dated December 2023
Statement of Community Involvement	DWH	Dated July 2022	N/A
Building Survey Report & Repair Statement	Kevin Neary	Dated February 2022	N/A
Asbestos Re-Inspection Report	WSP	70075814; Dated July 2010	N/A
Asbestos Management Plan	Homes England	Issue 9	N/A
Transport Assessment	Banners Gate	Dated June 2022	N/A
Framework Travel Plan	Banners Gate	Dated June 2022	N/A

Flood Risk Assessment	Banners Gate	Dated December 2019	N/A
Drainage Layout	DWH	Dated August 2022	Superseded by Road & Sewer Plan
SuDS Pro Forma	DWH	Dated August 2022	N/A
S104 Agreement Plan	Banners Gate	19216/100S104	Superseded by Road & Sewer Plan
Energy Statement	Environmental Economics	Dated June 2022	N/A
Crime Impact Statement	GMP Design for Security	2022/0123/CIS/01 Rev A	N/A
Air Quality Assessment	AAC	Dated June 2022	N/A
Environmental Noise Assessment	Agility Acoustics	AA20-1012-Ro2v1	N/A
Ecological Survey & Assessment	ERAP	Dated February 2023	N/A
BNG Assessment	ERAP	Dated June 2022; 2019-300f	N/A
BNG Metric	ERAP	Dated June 2022	N/A
Stage 1 Utility Report	TDS	Dated October 2021	N/A
Arboricultural Impact Assessment	Ascerta	P.1027.18 Rev B, June 2022	N/A
Phase 1 & 2 Geo-Environmental Assessment	BWB	KPW-BWB-ZZ-XX-RP-GE-001	N/A
Remediation Strategy	Smooth Grant LLP	R3119-R01 V2; dated December 2022	N/A
Landscape Management Plan	Golby + Luck	GL1670	N/A
Construction Environmental Management Plan	DWH	Dated July 2022	N/A

Execution Plan	DWH	N/A	H5651-EX-01 Rev A
Viability Assessment	Roger Hannah	Dated July 2022	To be updated and submitted imminently

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