

## **SUPPORTING PLANNING STATEMENT**

**MR A CARTWRIGHT**

**COPE FUNERAL SERVICE  
WEST HILL HOUSE  
158-170 MANCHESTER ROAD  
ROCHDALE  
MANCHESTER  
OL11 4JQ**

**MARCH 2025**

**1235.1.BCA(AC).AJO.Fn2**

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## **1. INTRODUCTION**

- 1.1 Summit Planning Associates has been appointed by the applicant, Mr A Cartwright, to prepare a Supporting Planning Statement in relation to a proposal for the residential redevelopment of West Hill House, 158-170 Manchester Road, Rochdale, Manchester, OL11 4JQ. The site falls within the administrative boundary of Rochdale Borough Council.
- 1.2 The application site is currently in use as a funeral service (Use Class E), which occupies a single-storey building, set amongst existing hardstanding/ car parking and landscaped areas. There is also an existing garage block located along the southern boundary of the site, which is accessed from an existing vehicular access, directly off Manchester Road. The associated car park, located to the north of the main building can be accessed from the access point off Manchester Road and from a secondary access located off Castle Avenue to the north.
- 1.3 The prevailing character of the area to the immediate north, south, east and west of the site is residential, of varying ages and architectural types. The terrace dwellings located to the north and west are a mix of post-war and modern in age. The dwellings located beyond the immediate east and southern boundaries are older, more traditional properties, most likely reflective of the inter-war/ early 1900's period.
- 1.4 Beyond the immediate residential neighbours of the application site there are also a number of interspersed commercial properties, comprising a mix of school/ education facilities; another funeral service provider; two former pub premises (one of which has now been converted to a storage premises (the St Albans Hotel) and one which remains vacant (The Castle Inn); a cosmetic surgery clinic; a social care provider; and other smaller commercial units.
- 1.5 In local plan terms the application site does not benefit from a specific allocation in itself. It is located within the defined urban area of Rochdale, west of the town centre and off the west side of the A58 Manchester Road.

- 1.6 Mandale Park is an existing area of publicly accessible recreational open space located to the southwest of the application site and accessible within a five-minute walk. Broadfield Park is another existing area of publicly accessible open space, located to the northeast of the site off the eastern side of the A58 Manchester Road and is accessible within a 10-minute walk.
- 1.7 Figures 1 and 2 below show the status of the application site in local plan terms.

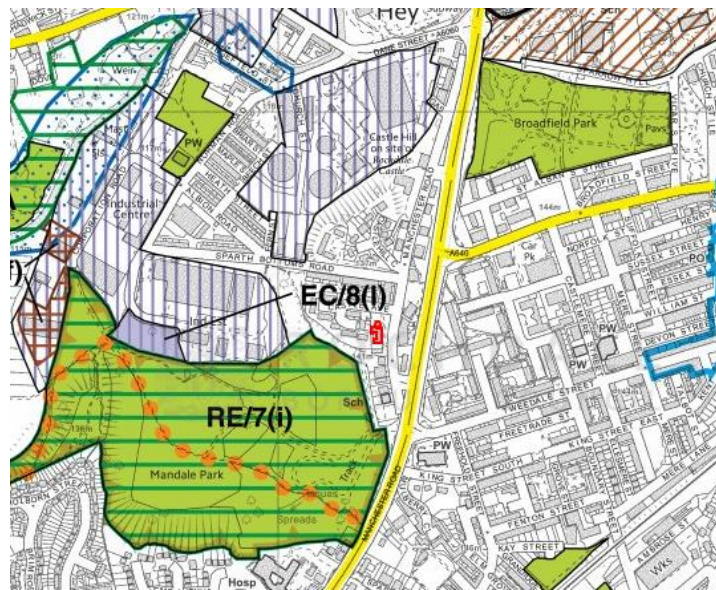


Figure 1: Location of Application Site in Local Plan terms

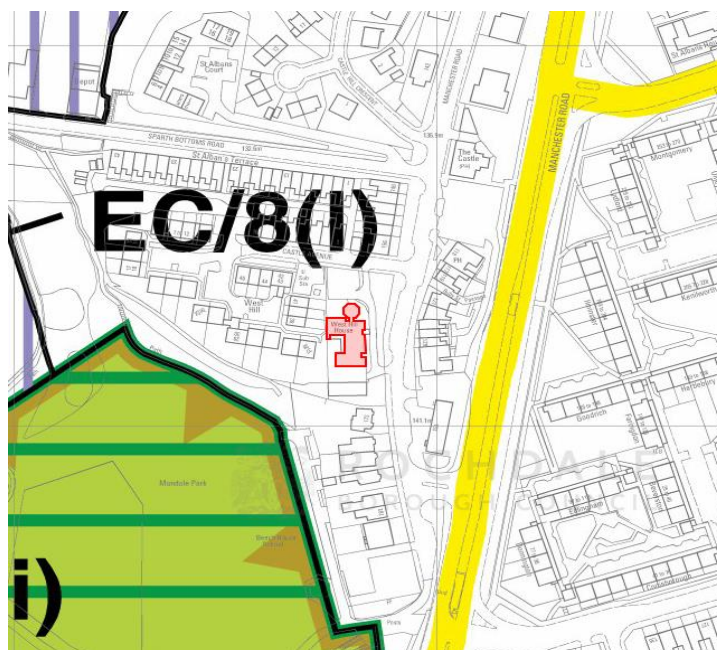


Figure 2: Location of Application Site in Local Plan terms

PLANNING HISTORY

- 1.8 Application Ref. 15/01367/FUL for the installation of floodlighting to front elevation and chapel was APPROVED on 22<sup>nd</sup> January 2016.
- 1.9 Application Ref. 15/00689/ADV for two non-illuminated car park directional signs was APPROVED on 25<sup>th</sup> August 2015.

PROPOSED DEVELOPMENT

- 1.10 This application seeks Planning Permission for the residential redevelopment of the existing site and buildings, comprising of 28no. apartments (12no. 1-bed and 16no. 2-bed), in a three-storey building.
- 1.11 The proposal also includes for the retention of a hardstanding, car parking area in the north part of the site, which will accommodate 18 parking spaces (incl. 3no disabled spaces) and will be accessed via the existing access located off of Castle Avenue, which is to be widened to the appropriate standard.
- 1.12 The application proposal is illustrated through the following submitted plans;
- i) Drawing No. 24067-001 – Existing Floor Plans and Elevations;
  - ii) Drawing No. 24067-002 – Existing Floor Plans and Elevations (Garage);
  - iii) Drawing No. 24067-200 – Site Location Plan;
  - iv) Drawing No. 24067-201 – Proposed Floor Plans;
  - v) Drawing No. 24067-202 – Proposed Floor Plans;
  - vi) Drawing No. 24067-210 – Proposed Elevations;
  - vii) Drawing No. 24067-220 – Proposed Site Plan;
  - viii) Drawing No. 24067-230 – Topographical Survey;
  - ix) Drawing No. 24067-231 – Site Sections; and
  - x) Drawing No. 24067-240 – Proposed Landscaping
- 1.13 A Design and Access Statement is also submitted in support of the application.

## **2. PLANNING POLICY BACKGROUND**

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that any determination under the Planning Acts, should be made in accordance with the Development Plan unless material considerations indicate otherwise. This statutory requirement is also reiterated at para. 2 of the National Planning policy Framework.
- 2.2 In this instance the Development Plan currently comprises of the policy guidance set out in the National Planning Policy Framework (NPPF) (updated and revised December 2024), supported by the National Planning Practice Guidance (NPPG); Places for Everyone (PfE) (adopted March 2024); the adopted policies of the Rochdale Core Strategy (adopted October 2016); and the saved policies of the Rochdale Borough Unitary Development Plan (UDP) (adopted June 2006). Within this policy framework, the guidance and policies relevant to the consideration of the application proposal are set out below.

### **NATIONAL PLANNING POLICY FRAMEWORK (NPPF) (UPDATED AND REVISED DECEMBER 2024)**

- 2.3 Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF comprises part of the development plan for authority areas and must be taken into account in both the preparation of local and neighbourhood plans and in planning decisions.
- 2.4 At **para. 2**, the NPPF confirms that it is a material consideration in making planning decisions.
- 2.5 **Para. 10** of the NPPF continues to place emphasis on a “presumption in favour of sustainable development”.
- 2.6 Insofar as decision-taking is concerned **para. 11** of the NPPF confirms that this means;
- i) Approving development proposals that accord with an up-to-date development plan without delay (**para. 11(c)**); or

- ii) (**para. 11 (d)**) Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
- the application of policies in the Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
  - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually, or in combination.
- 2.7 **Para. 12** confirms that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making.
- 2.8 Insofar as decision-making is concerned, **para. 39** of the NPPF also confirms that Local Planning Authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers, permissions in principle and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- 2.9 **Para. 61** also confirms that, 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. It also confirms that the overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community.

- 2.10 **Paras. 64-66** is concerned with the provision of affordable housing, confirming that where a need for affordable housing is identified, planning policies should specify the type of affordable housing required and expect it to be met on-site, unless, off-site provision or an appropriate financial contribution can be robustly justified; and the agreed approach would contribute to the objective of creating mixed and balanced communities.
- 2.11 **Para. 73** advises that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built out relatively quickly. To promote the development of a good mix of sites, local planning authorities should identify land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; and give great weight to the benefit of using suitable windfall sites within existing settlements, for homes.
- 2.12 **Para. 78** continues to emphasise the importance of an identified and annually updated supply of specific deliverable sites, sufficient to provide a minimum of five years worth of housing. This must either be measured against an adopted strategic housing requirement; or against local housing need, where strategic policies are more than five years old.
- 2.13 To maintain an identified supply of housing, **para. 79** requires local planning authorities to monitor the progress of building out sites that have permission.
- 2.14 **Para. 103** states that access to a network of high-quality open spaces and opportunities for sport and physical activity is important for health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change.
- 2.15 Insofar as promoting sustainable transport is concerned, **para. 116** of the NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe.

- 2.16 **Para. 118** confirms that 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 vision-led transport statement or transport assessment so that the likely impacts of the proposal can be assessed and monitored.
- 2.17 **Para. 124** confirms that 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. Strategic policies are required to set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or brownfield land.
- 2.18 **Para. 125** sets out instances of how planning policies and decisions will achieve this, including; encouraging multiple benefits through mixed-use schemes; give substantial weight to the value of using suitable brownfield land within settlements; and promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (e.g. converting space above shops).
- 2.19 **Para. 130** states that where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site.
- 2.20 Insofar as achieving well-designed places is concerned, **para. 131** advises that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. It confirms that 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.
- 2.21 **Paragraph 139** of the NPPF states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guides and supplementary planning documents such as design guides and codes. Conversely, it also advises that

significant weight should be given to development which reflects local design policies; and innovative designs that 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.

- 2.22 Insofar as meeting the challenge of climate change is concerned, **para. 166** states that, 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; and take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

**PLACES FOR EVERYONE (PfE) (Adopted March 2024)**

- 2.23 **Policy JP-P1: Sustainable Places**, confirms that the Combined Authority Area 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 a number of key attributes that all development, wherever appropriate, should be consistent with. This includes;

- Being distinctive, with a clear identity that *'respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used'*;
- Being socially inclusive, by responding to the needs of all parts of society;
- Being built to last and using robust materials that reflect local character;
- Being resource efficient, through an efficient use of land; and
- Being legible and well-integrated into the place.

- 2.24 **Policy JP-H1: Scale, Distribution and Phasing of New Housing Development**, confirms that the Combined Authority Area will deliver a minimum of 175,185 net additional dwellings over the period 2022-2039, of which 10,472 are expected to be delivered within Rochdale. It further confirms that new homes will be of good quality and design, adaptable, supported by the necessary infrastructure and amenities and their distribution will support the Plan's overall strategy which enables people to reduce the need to travel when taking advantage of our key assets.

- 2.25 **Policy JP-H2: Affordability of New Housing**, confirms the ways in which substantial improvements will be sought in the ability of people to access housing at a price they

can afford, including through; increasing the supply of new housing (in accordance with policy JP-H1); maximising the delivery of affordable homes; supporting provision of affordable housing as part of new developments; and increasing the supply of low-cost market housing.

- 2.26 ***Policy JP-H3: Type, Size and Design of New Housing***, confirms that development across the plan area should seek to incorporate a range of dwelling types and sizes to meet local needs and deliver more inclusive neighbourhoods. It also confirms that all dwellings must comply with nationally described space standards and be built to accessible and adaptable standard in Part M4(2) of the Building Regulations unless specific site conditions make this impracticable. It also states that innovation in housing development will be supported where it is consistent with the principles of good design and contributes to local distinctiveness.
- 2.27 ***Policy JP-H4: Density of New Housing***, sets out the appropriate density for new housing development, 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. It also confirms minimum densities that regard should be had to. For sites located with a GMAL 6 area, or equivalent, it confirms that the minimum net residential density is expected to be 50 dwellings per hectare.
- 2.28 ***Policy JP-G6: Urban Green Space***, states that 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.
- 2.29 ***Policy JP-C8: Transport Requirements of New Development***, requires 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.
- 2.30 ***Policy JP-D2: Developer Contributions***, confirms that the Combined Authority will require developers to provide, or contribute towards, the provision of mitigation measures to make the development acceptable in planning terms and that this will

be secured through the most appropriate mechanism. It further confirms that if the applicant wishes to make a case that the development is not viable, they should provide clear evidence at the planning application stage and it will be for the Local Planning Authority to determine the weight to be given to viability assessment alongside other material considerations.

**ROCHDALE CORE STRATEGY (adopted October 2016)**

- 2.31 ***Policy SP2: The Spatial Strategy for the Borough***, confirms that the Manchester fringe, in the south of the borough will deliver the most new housing, where there is good access to existing facilities and infrastructure, the motorway corridor, public transport facilities and the wider Greater Manchester city region. It confirms the areas where development will be focused, including along key corridors and gateways.
- 2.32 ***Policy C3: Delivering the right type of housing***, commits to delivering the right type of homes, well-designed and built to appropriate densities to meet the overall needs and aspirations of the borough. In the south of the borough, it confirms that the focus will be on widening housing choice and delivering housing that better suits the needs of existing and future residents. It confirms that one of the ways this will be achieved will be to focus higher density development in and around Rochdale town centre and along major transport corridors.
- 2.33 ***Policy C4: Providing affordable homes***, confirms that affordable housing will be sought on all developments of 15 dwellings or more and that a contribution of 7.5% of the development sales value of the overall scheme will be sought.
- 2.34 ***Policy P3: Improving design of new development***, confirms that the Council will require all new developments, including associated landscaping, regardless of location in the borough, to adhere to high design standards and sets out a number of design principles that should be adhered to, including; having regard to scale, density, massing, height, layout, landscape and materials; and ensuring that buildings contribute positively to the townscape.
- 2.35 ***Policy G6: Enhancing Green Infrastructure***, confirms that in the case of residential development affecting green infrastructure, it will be expected that the proposal

provides or contributes financially towards recreational open space, in accordance with the standards set out in the Provision of Recreational Open Space in New Housing SPD.

2.36 ***Policy G7: Increasing the value of biodiversity and geodiversity***, confirms that new development proposals will be expected to protect and include new biodiversity and meet the requirements of the Biodiversity and Development SPD, Greater Manchester and Local Biodiversity Action Plans.

2.37 ***Policy DM1: General Development Requirements***, sets out a number of criteria that all development proposals will be expected to have regard to, including, being of high quality design and taking the opportunity to enhance an area; be compatible with surrounding land uses; and not adversely affecting the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

2.38 ***Policy DM2: Delivering planning contributions and infrastructure***, sets out the requirements for planning contributions arising from development proposals. In the case of new residential development it confirms that contributions will be sought for;

- i) Affordable Housing;
- ii) Open Space provision and maintenance;
- iii) Health and well-being;
- iv) Education facilities; and/ or
- v) Community Facilities.

It also confirms that consideration will be given to the need to ensure that schemes remain viable whilst taking account of the need for contributions or infrastructure to make a scheme acceptable in planning terms.

**SAVED POLICIES OF THE ROCHDALE BOROUGH UNITARY DEVELOPMENT PLAN (UDP)**  
**(adopted June 2006)**

2.39 ***Policy G/SP/1: Urban Concentration and Regeneration***, confirms that the promotion of urban regeneration will be achieved through the concentration of development in the urban area. It confirms that appropriate locations for each type of development

should be identified in the urban area first in the priority order of vacant or underused buildings; previously developed sites and other vacant land within the urban area. Finally, it confirms that high density housing will be a first priority in locations that are accessible.

2.40 **Policy G/D/1: Defined Urban Area**, confirms that the boundary of the urban area is defined on the proposals map.

2.41 **Policy H/3: Residential Development Outside Allocated Areas**, confirms that proposals for housing development on sites not allocated for housing or any other use in the plan will be permitted provided that;

- i) The site is on previously developed land;
- ii) The site is well located;
- iii) The development provides a mix of dwellings in terms of type and size;
- iv) The proposed development is compatible with the Plan's policies dealing with flood risk, unstable land, contaminated land and landfill gas; and
- v) The proposed development is compatible with surrounding uses, including highways, both in terms of its impact upon those uses and the impact of surrounding uses upon the amenity of future residents.

2.42 **Policy H/7: Affordable Housing**, states that all new private housing developments will be required to provide an element of affordable housing on site provided that; the site is 1ha or more in size or has the potential to develop 25 or more dwellings; the site is located in reasonable proximity to local services and facilities and accessible by public transport; has no other particular costs associated with the development of the site; and the provision of affordable housing would not prejudice the realisation of other planning objectives that need to given priority in the development of the site.

2.43 **Policy G/BE/1: Design Quality**, states that new development will be required to contribute to the provision oof an attractive, safe and accessible built environment, and in particular contribute to the quality of the townscape and landscape and accord with the best of its surroundings.

2.44 ***Policy B/E/2: Design Criteria for New Development***, states that development proposals will be required to demonstrate good design through a number of criteria, including;

- i) Ensuring compatibility with or improving surroundings by virtue of their scale, density, height, massing, layout, materials, architectural style, details and means of enclosure; and
- ii) Creating visual interest in areas or buildings lacking character.

### **3. PLANNING CONSIDERATIONS**

- 3.1 As was stated at para. 2.1 applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 3.2 Section 2 of this Supporting Planning Statement has identified the adopted policy framework that is relevant to the consideration of the proposal. The starting point is Places for Everyone (Pfe) (adopted March 2024); the adopted policies of the Rochdale Core Strategy (adopted October 2016); and the saved policies of the Rochdale Borough Unitary Development Plan (adopted June 2006).
- 3.3 The key considerations regarding the proposed development of the application site are;
- i) Principle of development;
  - ii) Density and Design;
  - iii) Amenity;
  - iv) Transport and Highways Implications; and
  - v) Other Material Considerations (incl. Planning Obligations, Affordable Housing; Open Space Provision, etc.

#### **PRINCIPLE OF DEVELOPMENT**

- 3.4 As confirmed at para. 1.10, this application seeks Planning Permission for the residential redevelopment of the existing site and buildings, comprising of 28no. apartments (12no. 1-bed and 16no. 2-bed), in a three-storey building.
- 3.5 The proposal also includes for the retention of a hardstanding, car parking area in the north part of the site, which will accommodate 18 parking spaces (incl. 3no disabled spaces) and will be accessed via the existing access located off of Castle Avenue, which is to be widened to the appropriate standard.
- 3.6 The application site is currently in use as a funeral service (Use Class E), which occupies a single-storey building, set amongst existing hardstanding/ car parking and landscaped areas. There is also an existing, single-storey garage block located along

the southern boundary of the site, which is accessed from an existing vehicular access, directly off Manchester Road. The associated car park, located to the north of the main building can currently be accessed from the access point off Manchester Road and from a secondary access located off Castle Avenue to the north.

- 3.7 The application site does not benefit from a specific local plan allocation, as illustrated by figures 1 and 2 in section 1 of this Statement. It is a previously developed site, located within the defined urban area of Rochdale, approximately  $\frac{1}{2}$  mile west of the main town centre area. It is also well located off the A58 Manchester Road, in terms of good motorway corridor access to the M62 and M60 and also the main non-motorway network into Manchester and the surrounding areas.
- 3.8 Policy SP2 of the Rochdale Core Strategy (October 2016) confirms that the Manchester fringe, in the south of the borough will deliver the most new housing, where there is good access to existing facilities and infrastructure, the motorway corridor, public transport facilities and the wider Greater Manchester city region.
- 3.9 Policy SP2 continued to carry the sentiment of saved Policy G/SP/1 of the Rochdale Borough Unitary Development Plan (June 2006), which confirmed that the promotion of urban regeneration would be achieved through the concentration of development in the urban area. Policy G/SP/1 confirmed that appropriate locations for each type of development should be identified in the urban area first in the priority order of vacant or underused buildings; previously developed sites and other vacant land within the urban area. Finally, it confirmed that high density housing would be a first priority in locations that were accessible.
- 3.10 Insofar as location is concerned, the application site meets the requirements and objectives of both policy SP2 and G/SP/1. It is an underused building, on previously developed land, within the defined urban area and is very well-located in terms of its proximity to Rochdale town centre and its accessibility to the motorway corridor, public transport facilities and the wider Greater Manchester city region.
- 3.11 Policy C3 of the Core Strategy also recognises the importance of delivering the right type of housing. It confirms that in the south of the borough, the focus will be on

widening housing choice and delivering housing that better suits the needs of existing and future residents, by focusing higher density development in and around Rochdale town centre and along major transport corridors.

- 3.12 Saved Policy H/3 of the UDP (June 2006) also confirms that proposals for housing development on sites not allocated for housing or any other use in the plan will be permitted provided that, the site is on previously developed land; and the site is well located.
- 3.13 The application proposal brings forward the opportunity to realise the redevelopment of a previously developed, under-used site in a very accessible, urban location. This also represents a very effective and efficient use of the land in question.
- 3.14 As such, the application proposal accords with adopted development plan policy for the principle of development and there should be no contrary barrier to the granting of planning permission.

### **DENSITY AND DESIGN**

#### **Density**

- 3.15 Insofar as density is concerned and as confirmed at para. 3.11 above, policy C3 of the Core Strategy confirms that in the south of the borough, the focus will be on higher density development in and around Rochdale town centre and along major transport corridors.
- 3.16 This is further supported by Policy JP-H4 (Density of New Housing) of Places for Everyone (PfE) (March 2024), which sets out the appropriate density for new housing development, 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. Policy JP-H4 confirms minimum densities that regard should be had to and for sites located with a GMAL 6 area, or equivalent, it is confirmed that the minimum net residential density is expected to be 50 dwellings per hectare.

- 3.17 The application site is just under 0.2ha in size and a total of 26 apartments are proposed. This presents a density of circa 130 dwellings per hectare. As we have established when considering the principle of development, the application site is in a very accessible, urban location. It is located in a GMAL 6 area and therefore exceeds the minimum net residential density expectation of policy JP-H4 of PfE (March 2024). It is located approximately half a mile from Rochdale town centre and along a major transport corridor.
- 3.18 Insofar as density is concerned, the application site recognises the opportunity to improve the built environment by redeveloping an under-used site in a readily accessible location. It presents an effective and efficient use of the land and an opportunity to achieve an increased net density in a significantly accessible area. As such, it accords with the relevant elements of the adopted development plan in this regard.

#### Design

- 3.19 Core Strategy policy P3 (Improving design of new development) confirms that the Council will require all new developments, including associated landscaping, regardless of location in the borough, to adhere to high design standards and sets out a number of design principles that should be adhered to, including; having regard to scale, density, massing, height, layout, landscape and materials; and ensuring that buildings contribute positively to the townscape.
- 3.20 In addition, saved UDP policies G/BE/1 (Design Quality) and B/E/2 (Design Criteria for New Development), require new development to contribute to the provision of an attractive, safe and accessible built environment and contribute to the quality of the townscape and landscape and accord with the best of its surroundings. They require good design to be demonstrated through a number of criteria, including; compatibility with or improving surroundings by virtue of their scale, density, height, massing, layout, materials, architectural style, details and means of enclosure; and creating visual interest in areas or buildings lacking character.

- 3.21 A Design and Access Statement has also been prepared alongside the application submission and sets out the design principles that have been incorporated into the approach to the proposal.
- 3.22 It confirms the fundamental urban design principles that are considered when designing a scheme and which collectively assist in creating successful places. These are the principles of continuity and enclosure; permeability; legibility; adaptability; and diversity.
- 3.23 The form of the proposed development has evolved through an understanding of the immediate area, it's character and identity. It has been designed to relate to the linear relationship of the existing site to its surroundings, whilst maintaining individual character. It has been designed to strengthen and extend the existing architectural language in the area.
- 3.24 The chosen palette of materials reflects the neighbouring properties and is contextual to the existing environment. The incorporation of external green space with strong structural planting, including the incorporation of a green wall to the building will help to assimilate a larger density of development at the site. The proposal increases the mass of the development on the site, which is a direct result of the footprint and height and care has been taken to generate appropriate visual interest and interaction with surrounding area.
- 3.25 Overall, the proposed development can be accommodated at the site, relative to the extent of the existing building and have appropriate regard to the context of the surrounding area, the protection of amenity and the need to provide a good standard of living for future occupiers of the site, relative to the existing neighbouring land uses and occupiers.
- 3.26 The proposed layout demonstrates an effective and efficient use of an underused, previously developed site, in very close proximity to the town centre area and which can take advantage of the existing pattern of connectivity, whilst integrating well with it surrounding land uses.

- 3.27 Overall, it is considered that the proposed development demonstrates a proposal of good, high-quality design that benefits from the positive consideration afforded by Core Strategy policy P3 and saved UDP policies G/BE/1 and B/E/2.

#### **AMENITY**

- 3.28 In terms of residential amenity there are few existing properties that immediately adjoin the site boundary, therefore restricting the extent to which this presents a significant constraint to development. In this regard and in the first instance the integration of new dwellings at the site is capable of being achieved in a satisfactory manner.
- 3.29 Insofar as the layout for this application proposal is concerned, it is demonstrated that a proposal for 26 units can have appropriate regard to the particular context of this edge of town centre location; can provide for the appropriate protection of amenity; and the provision of a good standard of living environment for future residents and users of the development.

#### **TRANSPORT AND HIGHWAYS IMPLICATIONS**

- 3.30 Insofar as promoting sustainable transport is concerned, para. 116 of the NPPF is clear that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 3.31 Planning policy generally requires development to be in locations accessible by walking, cycling and public transport and supports development that reduces the need to travel by car. The location of development to town centre and other existing centres, as locations that are the most accessible and already contain a wide provision of services and amenities are always promoted and supported.
- 3.32 A detailed Transport Assessment has been prepared and submitted in support of the application proposal.

- 3.33 The submitted Transport Assessment recognises the importance placed in government guidance of encouraging accessibility to new development by non-car travel modes and that new proposals should attempt to influence the mode of travel to the development in terms of gaining a shift in modal split towards non-car modes of travel, which will assist in meeting the aspirations of national and local planning policy.
- 3.34 Overall, the Transport Assessment concludes that the site is located in the core urban area, where there is a wide range of facilities and attractions to serve the residents needs within walking and cycling distance and travel by public transport services to the wider city region. It also concludes no local highway capacity or safety issues are anticipated and that the proposed level of on-site parking can be expected to comfortably accommodate expected demand. As such, there are no transport or highway reasons that would prevent the site from being taken forward for residential development.
- 3.35 This demonstrates that the application proposal accords with national planning policy and the objectives of the adopted development plan framework.

## **OTHER MATERIAL CONSIDERATIONS**

### **PLANNING OBLIGATIONS**

#### **Affordable Housing**

- 3.36 Core Strategy policy C4, confirms that affordable housing will be sought on all developments of 15 dwellings or more and that a contribution of 7.5% of the development sales value of the overall scheme will be sought.
- 3.37 The appropriate contribution to the provision of affordable housing can be secured by way of a s106 obligation.

#### **Open Space Provision**

- 3.38 It is understood that the Council's expectation in relation to open space provision will be that developments of more than 10 dwellings will normally be expected to provide financial contributions for both Local Open Space and Outdoor Sports Provision.

3.39 It confirms that any contribution will be used to make provision or improvements to open space which will be fairly and reasonably related in scale and kind to the development proposed.

3.40 The application site is in very close proximity to both Mandale Park and Broadfield Park. Both are existing good quality provision. Any appropriate open space contribution can be secured by way of a s106 obligation.

#### SUSTAINABLE DEVELOPMENT

3.41 The NPPF continues to place emphasis on a “presumption in favour of sustainable development”.

3.42 Insofar as decision-taking is concerned **para. 11** of the NPPF confirms that this means;

- i) Approving development proposals that accord with an up-to-date development plan without delay (**para. 11(c)**); or
- ii) (**para. 11 (d)**) Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
  - the application of policies in the Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
  - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually, or in combination.

3.43 Considered collectively with all other relevant matters, that demonstrate the proposed development accords largely with adopted development plan policy, additional support and significant weight is further afforded to the proposed development insofar as it will bring forward the efficient and effective re-use of

previously developed land in a highly sustainable, urban location; for a form of residential development that is actively promoted in such a location.

- 3.44 Having had appropriate regard to the provisions of the development plan in this instance and all other material considerations, it is the case that proposed development benefits from the presumption in favour of sustainable development, as clearly set out in the NPPF. As such, this proposal for planning permission can be approved without delay.

