



Paul Butler Associates

Planning, Development & Heritage Consultants

Mr Keith Broome

Langley Lane Farm, Langley Lane,
Middleton, M24 5LJ

Planning and Heritage Statement

May 2025

Paul Butler Associates, 31 Blackfriars Road, Salford, Manchester M3 7AQ
t. 0161 835 3530 | e. pba@paulbutlerassociates.co.uk | w. www.paulbutlerassociates.co.uk

Professional Planning, Development & Heritage Advisors since 1992.

Our professional staff are Members of the Royal Town Planning Institute (RTPI) or the Chartered Institute for Archaeologists (CIfA)

© Paul Butler Associates Ltd. All Rights Reserved.

Job Number: 22.1815

Project: Langley Lane Farm

Client: Mr Broome

File Name: planning and heritage statement - langley lane farm (new dwelling)

Document Preparation/Checking Record:

	Name and Qualifications	Position	Date
Prepared by:	Ralph Taylor BSc MPLAN MRTPI	Associate Director	09.05.2025
Checked by:	Tom Flanagan MTCP MRTPI	Director	13.05.2025
Issued by:	Ralph Taylor BSc MPLAN MRTPI	Associate Director	14.05.2025

Document Revision Record:

Issue No.	Date	Details of Revisions

Contents

1. **Introduction**
2. **The Site and Surrounding Area**
3. **Planning History and Pre-application Consultation**
4. **The Proposed Scheme**
5. **National and Local Planning Policy Context**
6. **Planning and Heritage Appraisal**
7. **Conclusion**

Appendix 1: Photographs of the Site and Surroundings

Appendix 2: Old Maps

Appendix 3: Pre-application Response PREAPP/00133/24

1. Introduction

1.1 This Planning and Heritage Statement has been prepared by Paul Butler Associates on behalf of the applicant Mr Keith Broome. The Statement forms part of a planning application for the 'erection of single storey dwelling with associated landscape enhancements' at Langley Lane Farm, Langley Lane, Middleton, M24 5LJ.

1.2 In order to provide a clear understanding of the proposed scheme and its relationship with the surrounding area, this statement includes:

- A description of the site and surrounding area;
- A review of the planning history of the site;
- An overview of the proposed development;
- A review of relevant national and local planning policy guidance; and,
- An appraisal of the proposed development against its planning policy context and consideration of all relevant planning issues.

1.3 The Statement should be read in conjunction with the following information which comprise the planning application submission:

- Completed Planning Application Forms and Certificates.
- Drawings prepared by LR Design.
 - L1-002 Location Plan
 - L1-003 rev A Existing and Proposed Site Plans
 - L2-405 Proposed Floor Plans
 - L21-400 rev A Proposed Elevations and Context Plan 1 of 2
 - L21-401 rev A Proposed Elevation and Context Plan 2 of 2
- Design and Access Statement prepared by LR Design.
- Planning and Heritage Statement prepared by Paul Butler Associates.
- Landscape Masterplan drawing (Revision P3) prepared by Nicola Jayne Landscape Design.
- Biodiversity Impact Assessment prepared by Ascerta.

- Habitat Condition Assessment document prepared by Ascerta.
- The Statutory Biodiversity Metric document prepared by Ascerta.
- Preliminary Ecological Appraisal prepared by Ascerta.
- Sustainable Drainage Strategy prepared by LK Consult.
- Preliminary Risk Assessment prepared by LK Consult.

2. The Site and Surrounding Area

The Application Site

- 2.1 The subject site is located at Langley Lane Farm, Langley Lane, Middleton, Manchester, M24 5LJ. It relates specifically to a parcel of land located in the north of the property and the access from Langley Lane. The lawful use of this site is equestrian which constitutes 'previously developed land', in accordance with the definition within Annex 2 of the National Planning Policy Framework. This status has been confirmed through a positive certificate of lawfulness (ref: 23/00672/CPE) granted on 15 November 2023.



Figure 2.1: Aerial view with the application site approximately outlined red and the wider Langley Lane Farm site approximately outlined blue.

- 2.2 The wider Langley Lane Farm site is situated on the north side of Langley Lane with a vehicular access provided from the south east corner. Immediately to the east of the site is

a Taylor Wimpey housing development. To the north and west are fields / open land. To the south, on the opposite side of Langley Lane, is housing development.

2.3 The wider Langley Lane Farm site comprises a number of buildings / areas. The farmhouse is located to the south of the wider site on the west side of the access road (this is a non-designated heritage asset). Most of the other buildings are located in the south and east of the site and align the access road. Photographs of the site are provided at Appendix 1 of this letter.

2.4 The site is located in Flood Zone 1. In terms of planning policy, the Langley Lane Farm site is located partly within the Green Belt and partly within an area of 'Protected Open Land'. The subject site where the proposed dwelling would be sited is located within the 'Protected Open Land' designation. Planning policy designations which apply to the site are shown by figure 2 below. The implications of these designations are discussed later in this statement.

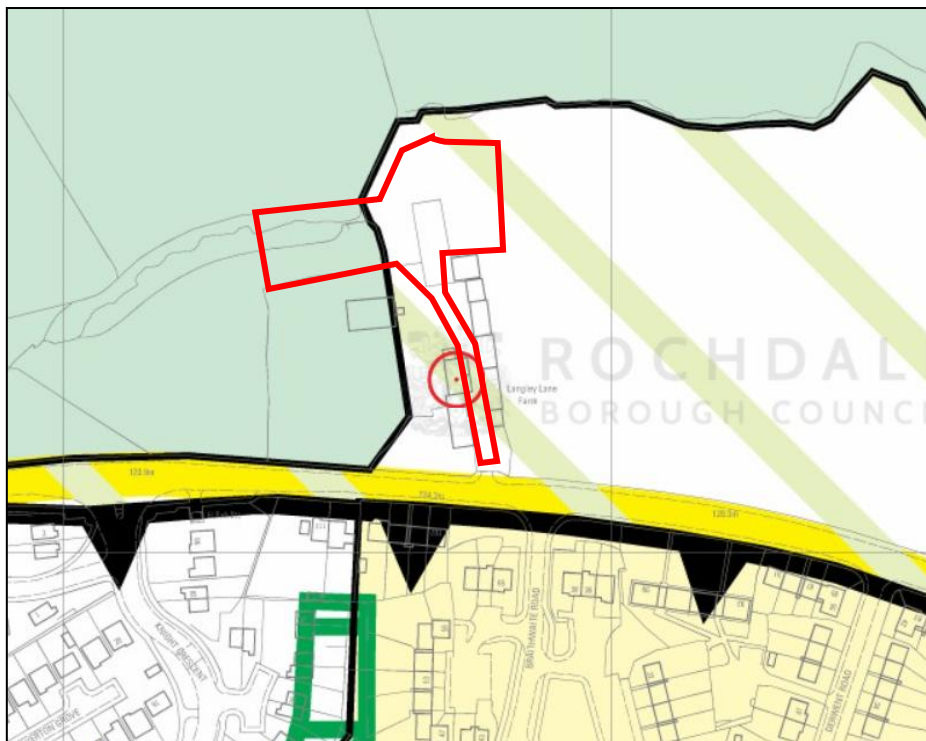


Figure 2: Extract of the UDP Map for Rochdale. Approximate application site boundary outlined red.

Key

- Light green hatching = Protected Open Land (relates to the east part of the site)
- Green wash = Green Belt (relates to the west part of the site and land to the north)
- Yellow line = Strategic Highway Network (relates to Langley Lane)
- Yellow wash = Physical Regeneration Areas (relates to an area to the south east of the site)

- Black boundary with triangles = Defined Urban Area (relates to land located to the south of Langley Road)

Surroundings

- 2.5 The character of the immediate locality reflects the site's location on the edge of Middleton, with housing to the south and east, and the land to the north and west being more rural in nature.
- 2.6 The site is approximately 6.5Km to the south west of Rochdale Town Centre, and 2Km to the north of Middleton Town Centre. The M62 Motorway is approximately 1Km to the west. There are bus stops in close proximity to the site on Langley Lane with regular services between Middleton and Heywood. SPA Hollins convenience store is also approximately 0.5 miles/ around a 10-minute walk away from the site, meaning overall the site is considered well connected to local services/amenities.

3. Planning History and Pre-application Consultation

Planning History

- 3.1 The site's planning history was reviewed in May 2025. The following applications were identified:

Reference **23/00672/CPE**

Address Langley Lane Farm Middleton

Description Certificate of lawfulness for the existing use of land and buildings at
Langley Lane Farm as equestrian

Decision Approved 15 November 2023

Reference **24/00463/FUL**

Address Langley Lane Farm Middleton

Description Demolition of existing building and the erection of a replacement
ancillary storage building.

Decision Approved 17 December 2024

Reference **24/00464/FUL**

Address Langley Lane Farm Middleton

Description Alteration of existing dwelling together with conversion and
alteration of adjoining barn to form additional accommodation.

Decision Approved 14 January 2025

Reference **91/D27612**

Address Langley Lane Farm Langley Lane Middleton

Description Use Of Farm Building For Retail Sales.

Decision Refused 10 January 1992

Reference 92/D28089

Address Langley Lane Farm Langley Lane Middleton

Description Change Of Use Of Part Of Agricultural Storage Building To Retail Farm
Produce/General Grocery Produce Sales.

Decision Approved Subject to Conditions 18 June 1992

Pre-application Consultation

- 3.2 Paragraph 40 of the NPPF advises that 'Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community'. Paragraph 41 goes on to advise that 'Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer'.
- 3.3 Prior to submission of the application a formal pre-application enquiry was submitted to Rochdale Council. A site meeting with the Council took place in December 2024 and a formal pre-application response was received on 24 February 2025 (included at Appendix 3 for reference). In summary the pre-application response was largely positive and confirms that the principle of the development of a new dwelling is acceptable. Comments in relation to the key planning issues are also provided, including in relation to design; residential amenity; access and highway safety; ecology; and ground conditions. The matters raised within the pre-application response have been duly considered and are discussed in the appraisal section of this Statement. The pre-application response also set out the information required to be submitted in support of the application which has been responded to within the application submission.

4. The Proposed Scheme

- 4.1 The planning application seeks planning permission for 'erection of single storey dwelling with associated landscape enhancements'.
- 4.2 The new dwelling will be positioned to the north of the site and will be situated within the 'Protected Open Land' boundary with no new development taking place with the Green Belt boundary.
- 4.3 The new dwelling will have a low-slung form and will nestle into the topography of the site. It is of a bespoke design which responds to the characteristics of the site as well as meeting the requirements of the applicant and his family (the property will meet the definition of a 'self-build'). Internally the dwelling will include an open plan kitchen / living / dining area, lounge, utility room, WC, and three bedrooms with ensembles.
- 4.4 Externally the design of the dwelling will have a contemporary design approach, but which is also sensitive to the rural characteristics of the site and surroundings. Materials will comprise timber cladding including larch (or similar) and black stained timber cladding. Dark grey metal cladding and brick will also be use as accent materials, and the roof will be dark grey slate with a sedum roof also proposed to part of the building. The property will be characterised by large windows, with dark grey metal frames, which will give a contemporary appearance to the dwelling as well as maximising natural light within the accommodation and allowing views over the countryside. The materials will harmonise with the rural characteristics of the site and surroundings, and will reference the design of agricultural barn buildings.

5. National and Local Planning Policy Context

5.1 Planning policy guidance of relevance to the proposed scheme, and which provides the context for its assessment, is set out within the following:

- The National Planning Policy Framework (NPPF);
- The National Design Guide; and,
- The Development Plan for Rochdale.

National Planning Policy Framework

5.2 The revised National Planning Policy Framework (NPPF) was published in July 2018 (and most recently updated in February 2025) and sets out the government's planning policies and how these are expected to be applied. It replaces the Framework published in March 2012, however a presumption in favour of sustainable development continues to be at the heart of the NPPF which ensures that development is pursued in a positive way.

5.3 Development proposals that accord with an up-to-date Development Plan should be approved without delay. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, planning permission should be granted unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, 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.

- 5.4 Paragraph 8 confirms that there are three dimensions to sustainable development; economic, social and environmental. To achieve sustainable development, economic, social and environmental gains should be pursued in mutually supportive ways through the planning system.

Delivering Sustainable Development

- 5.5 The NPPF explains that the purpose of the planning system is to contribute to the achievement of sustainable development. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. These sustainable objectives should be delivered through the preparation and implementation of plans and the application of the policies in the framework. The NPPF is split into 17 chapters, the chapters of relevance to this development are discussed below.
- 5.6 Delivering a sufficient supply of homes (Chapter 5) – paragraph 61 explains that in order 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. 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.
- 5.7 Paragraph 73 highlights that small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built-out relatively quickly. Paragraph d) emphasises the importance of windfall sites and states that local authorities should support their development through giving **great weight** to the benefits of using suitable sites within existing settlements for homes.
- 5.8 Paragraph 78 advises that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of

housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.

- 5.9 The NPPF is clear at paragraph 11 that housing applications should be considered in the context of the presumption in favour of sustainable development and that relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites or the Housing Delivery Test indicates that the delivery of housing was substantially below the housing requirement over the previous three years.
- 5.10 Promoting sustainable transport (Chapter 9) - to protect and exploit opportunities for the use of sustainable transport modes, development should be located and designed to give priority to pedestrian and cycle movements and have access to high quality public transport facilities.
- 5.11 Paragraph 116 advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.
- 5.12 Making effective use of land (Chapter 11) – the NPPF recognises the need for the planning system to promote an effective use of land in meeting the need for homes and other uses. Strategic policies should 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. Paragraph 125 (c) explains that the planning system should specifically give **substantial weight** to the value of using suitable brownfield land within settlements for homes and other identified needs, **proposals for which should be approved unless substantial harm would be caused**. Part (d) seeks to 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 (for example

converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)'.

- 5.13 Paragraph 128 states 'Local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to: a) use retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this Framework; and b) make more effective use of sites that provide community services such as schools and hospitals, provided this maintains or improves the quality of service provision and access to open space'.
- 5.14 The chapter goes on to discuss how appropriate densities can be achieved. Paragraph 129 sets out that the planning system should support development that makes efficient use of land, taking into account the following:
- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
 - b) local market conditions and viability;
 - c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
 - d) the desirability of maintaining an area's prevailing character and setting or of promoting regeneration and change; and
 - e) the importance of securing well-designed, attractive and healthy places.

5.15 Achieving well-designed places (Chapter 12) - this chapter sets out at paragraph 135 that planning policies and decisions should aim to ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

5.16 Meeting the challenge of climate change, flooding and coastal change (Chapter 14) - this chapter emphasises the importance of securing reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change; and, in terms of flooding, development should be made safe without increasing flood risk elsewhere.

- 5.17 Conserving and enhancing the natural environment (Chapter 15) - the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, recognising the wider benefits of ecosystem services and minimising impacts of biodiversity and providing net gains in biodiversity where possible.
- 5.18 Conserving and enhancing the historic environment (Chapter 16) – advises that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. Paragraph 207 states that ‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance’.
- 5.19 Paragraph 216 states that ‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset’
- 5.20 Decision making – guidance in paragraph 39 states 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 and permission 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.

The National Design Guide

- 5.21 The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. The National Design Guide seeks to illustrate how well-designed places that are beautiful,

healthy, greener, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools. The guidance is provided in relation to 10 key characteristics:

- Context – enhances the surroundings.
- Identity – attractive and distinctive.
- Built form – a coherent pattern of development.
- Movement – accessible and easy to move around.
- Nature – enhanced and optimised.
- Public spaces – safe, social and inclusive.
- Uses – mixed and integrated.
- Homes and buildings – functional, healthy and sustainable.
- Resources – efficient and resilient.
- Lifespan – made to last.

5.22 The proposed development scheme has been designed in accordance with the provisions of the NPPF and NPPG.

Local Planning Policy

The Development Plan for Rochdale

5.23 Section 38(6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the Development Plan unless material considerations indicate otherwise. In the case of Rochdale Council, the relevant adopted Development Plan documents include:

- Places for Everyone Joint Development Plan Document (March 2024)
- The Rochdale Core Strategy (October 2016)
- Saved policies of the Unitary Development Plan (UDP) (2006)

Places for Everyone Joint Development Plan Document, 2024

- 5.24 The 'Places For Everyone Joint Development Plan Document For Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan' was adopted 21 March 2024 and forms part of the Development Plan for Rochdale. The following policies are of relevance to the proposed development:
- 5.25 Policy JP-S1: 'Sustainable Development' states that to help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives. In preparing plans, authorities should make as much use as possible of suitable previously-developed (brownfield) land (and vacant buildings) to meet development needs.
- 5.26 Policy JP-S2: 'Carbon and Energy' states that the aim of delivering a carbon neutral Greater Manchester no later than 2038, with a dramatic reduction in greenhouse gas emissions, will be supported through a range of measures including: amongst other things, promoting the retrofitting of existing buildings with measures to improve energy efficiency and generate renewable and low carbon energy, heating and cooling.
- 5.27 Policy JP-S4: 'Flood Risk and the Water Environment' states that an integrated catchment-based approach will be taken to protect the quantity and quality of water bodies with reference to the North West River Basin Management Plan and managing flood risk, by: amongst other things locating and designing development so as to minimise the impacts of current and future flood risk, including retrofitting or relocating existing developments, infrastructure and places to increase resilience to flooding.
- 5.28 Policy JP-S5: 'Clean Air' states that a comprehensive range of measures will be taken to support improvements in air quality, focusing particularly on locations where people live, where children learn and play, where there are impacts on the green infrastructure network and where air quality targets are not being met, including: amongst other things, locating and designing development, and focusing transport investment, so as to reduce reliance on forms of transport that generate air pollution.

- 5.29 Policy JP-S6: 'Resource Efficiency' states that the achievement of a circular economy and a zero-waste economy will play a key role in meeting Greater Manchester's ambition of becoming a leading green city region by 2038. The following measures will help achieve this:
1. Development and implementation of the Zero Waste Strategy for Greater Manchester which promotes overall reduction in the level of waste produced and supports resource efficiency within the Plan area in order to gain the maximum value from the things we produce;
 2. Recognition of the role of existing infrastructure in managing our waste and protecting such facilities to ensure adequate waste management capacity is maintained; and
 3. Using sustainable design and construction techniques to reduce carbon emissions, adapt and future proof to the impact of climate change, reduce and recycle waste and minimise water use.
- 5.30 Policy JP-J1: 'Supporting Long-Term Economic Growth' states that a thriving, inclusive and productive economy will be sought in all our boroughs. There will be an emphasis on, amongst other things, maintaining a very high level of economic diversity across our boroughs providing the high-quality; and sustainable living environments that will help to attract and retain skilled workers.
- 5.31 Policy JP-H1: 'Scale, Distribution and Phasing of New Housing Development' states that a minimum of 175,185 net additional dwellings will be delivered over the period 2022-2039, or an annual average of around 10,305. The 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 key assets. Rochdale is identified for a total provision of 10,472 dwellings during the plan period.
- 5.32 Policy JP-H3: 'Type, Size and Design of New Housing' states 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.

- 5.33 Policy JP-H4: 'Density of New Housing' states 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.
- 5.34 Policy JP-G9: 'The Green Belt' states that the Green Belt is defined on the Policies Map and illustrated on Figure 8.6. The Green Belt serves the five purposes set out in national policy:
- to check the unrestricted sprawl of large built-up areas;
 - to prevent neighbouring towns merging into one another;
 - to assist in safeguarding the countryside from encroachment;
 - to preserve the setting and special character of historic towns; and
 - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 5.35 The extract of the Places For Everyone Policies Map below identifies the extent of Green Belt in proximity of the site.

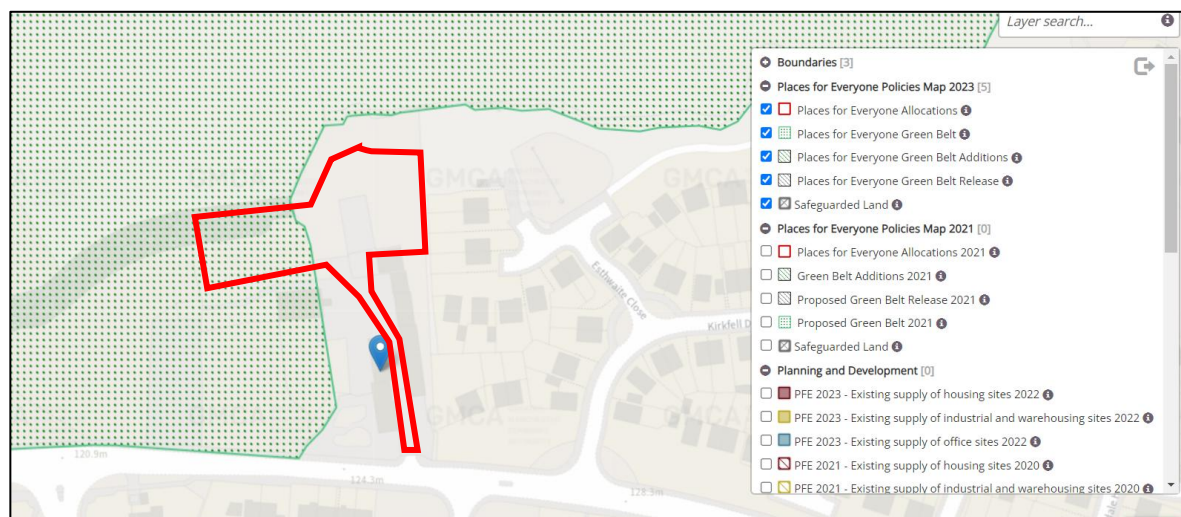


Figure 5.1: Extract of the Places for Everyone Policies Map. This shows that the west part of the site is located within the Green Belt (green wash).

- 5.36 Policy JP-G8: 'A Net Enhancement of Biodiversity and Geodiversity' states that through local planning and associated activities a net enhancement of biodiversity resources will be sought.

- 5.37 Policy JP-P1: 'Sustainable Places' states that the aim is to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places.
- 5.38 Policy JP-P2: 'Heritage' states that development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy.
- 5.39 Policy JP-C8: 'Transport Requirements of New Development' states that new development will be required 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.

The Rochdale Core Strategy (October 2016)

- 5.40 Following adoption of Places for Everyone in March 2024, a number of the policies of the Core Strategy have been superseded. The following policies remain in place and are of relevance to the proposed development being considered:
- 5.41 Policy C1 'Delivering the right amount of housing in the right places'. Parts of this policy have been superseded. The policy seeks to ensure that there is always a deliverable five year supply of land for new homes. This will include an additional buffer of 20% which would be reduced by 5% if delivery of the annual target is achieved. It also seeks to maximise the potential of previously developed sites, including empty homes and buildings, within the urban area to achieve a target of 80% of new housing on previously developed land; and ensure that sites are sustainable with good access to local services, facilities, green infrastructure, shops, jobs, schools and public transport.
- 5.42 Policy C3 'Delivering the right type of housing'. The policy seeks housing which is designed and built to appropriate densities, recognising the need to make an efficient use of land and respond to local housing priorities.
- 5.43 Policy C4 'Providing affordable homes'. This policy advises that the Council will seek affordable housing on all developments of 15 dwellings or more. This policy is superseded

by the NPPF which seeks affordable housing for major development (i.e. 10 or more dwellings).

- 5.44 Policy C6 'Improving health and well-being'. The policy supports the creation of an economic, social and physical environment which promotes and supports healthy lifestyles and outlines a number of policy objectives to achieve this.
- 5.45 Policy T2 'Improving Accessibility' advises that development will be appropriately located to minimise the need to travel by car and the number and length of car trips made to access local amenities.
- 5.46 Policy P1 'Improving image'. The policy requires design which is of a high standard in all developments, which is particularly important in various locations. The policy also promotes the development and re-use of under-used land and buildings, maximising the potential for heritage assets to provide a sense of place and image.
- 5.47 Policy 'P2 Protecting and Enhancing Character, Landscape and Heritage' states that the Council will:
1. Protect and enhance the borough's character, the distinctiveness of its town centres, housing areas and countryside, and the qualities of its landscapes, utilising the considerable potential of these assets in development and regeneration schemes. They will do this by:
 - a. Requiring new development to integrate successfully with the key natural features of the borough, e.g. river valleys and the Pennine landscape;
 - b. Requiring new development to take opportunities to protect and open up important views of hills and valleys which are part of the borough's unique character;
 - c. Restoring the River Roch and other water bodies to their place as key and attractive features of the borough, including opening up waterways where they have been covered, and enhancing their setting, heritage assets and biodiversity potential;

- d. Protecting, enhancing and utilising outstanding cultural landscapes, such as the Cheesden Valley area and around Littleborough and Hollingworth Lake; and
- e. Conserving and enhancing townscape character.

2. The Council will seek to protect the borough's heritage by:

- a. Conserving, enhancing and promoting key heritage assets, both statutory and non-statutory, including consideration of their wider settings. Key heritage assets of the borough include:
 - i. Four outstanding conservation areas: Central Rochdale, Middleton and Littleborough town centres and Rock Nook / Summit;
 - ii. Other designated assets such as listed buildings, conservation areas, registered parks and scheduled ancient monuments;
 - iii. The heritage of the Co-operative movement, the Rochdale Pioneers and the Labour movement;
 - iv. The Edgar Wood and J. H. Sellers cultural heritage;
 - v. The heritage of the seventeenth and eighteenth century vernacular tradition; and
 - vi. The engineering heritage, including mills, canals and railways.
- b. Conserving, enhancing and utilising other non-statutory heritage assets of local interest, be they buildings, parks, gardens or archaeological sites, including promoting their sensitive restoration;
- c. Using heritage assets positively and intelligently to strengthen identity and image and support the visitor economy, particularly in development and regeneration schemes; and
- d. Prioritising the conservation of heritage assets at risk from decay, giving special attention to designated heritage assets in this regard.

5.48 Policy P3 'Improving Design of New Development' states that the Council will require all new developments, including associated landscaping, regardless of location in the borough, to

adhere to high standards of design. The following design principles should be adhered to wherever relevant:

- Enhance the borough's identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general;
- Ensure that buildings contribute positively to the townscape, and are well proportioned;
- Incorporating design measures that design out crime and ensure developments and spaces are safe to use and access (including lighting as appropriate);
- Provide an appropriate mix of uses and consider the needs of all sections of society;
- Ensure a development is easy to move through and get around, especially for pedestrians, cyclists, public transport, disabled people and emergency service vehicles;
- Provide a hierarchy of routes, streets and spaces, relating positively to visual connections between the development and its surroundings;
- Ensure that the intended functions of buildings and spaces are easily understood, and their entrances appropriately located and visible;
- Ensure buildings can be easily adapted to meet future/alternative needs of occupants;
- Minimise impact upon the environment, and help adapt to the impacts of climate change, including by re-using existing buildings and materials (maximising the benefits of existing embodied energy) and utilising sustainable drainage (Policies G1 and G2);
- Design buildings and spaces so that quality and appearance can be maintained over time; and
- Reduce the monotony and visual impact of car parking areas by using substantial and well integrated landscaping.

5.49 Policy G5 'Managing protected open land' states:

'1. Protecting Open Land Outside the Urban Area and not in the Green Belt. We will continue to protect from development open land outside the urban area and not in the Green Belt in the following broad areas:

- Land west and south of Middleton;
- Land north of Langley/Hollins, Middleton;

- Land adjoining the Rochdale Canal and Whit Brook, Middleton;
- Roch river valley, Heywood to Rochdale Town Centre;
- Roch river valley, Rochdale to Littleborough; and
- Land straddling the A627M corridor between Castleton and Kirkholt.

2. Development in Protected Open Land

- a. Development on open land outside the urban area and not in the Green Belt will be resisted unless: it is limited development that would be acceptable were it in the Green Belt; or
- b. it is small scale development which is consistent with other detailed policies and site allocations in the Local Development Plan; or
- c. it satisfies 3 below.

3. Release of Protected Open Land

Protected Open Land will not be released for development unless all the following apply:

- a. there is evidence that the development is needed and that 'urban' brownfield and greenfield sites are not available to meet those needs;
- b. the location of the site is sustainable and is in accordance with the overall Spatial Strategy;
- c. the development does not undermine the delivery of other currently allocated sites or key regeneration priorities and can help to deliver wider regeneration;
- d. development could be accommodated without an unacceptable impact on the area's landscape, biodiversity or wider green infrastructure value;
- e. there is evidence that the land is physically suitable for the scale and type of development proposed; and
- f. the development and supporting infrastructure is capable of being delivered.

Where the release of protected open land can be justified, the Council will seek to identify it as an allocation in a future DPD. Any proposals that come forward would need to:

g. involve a comprehensive scheme for the delivery of the development, transport and other necessary infrastructure to serve the development; and

h. identify measures to address environmental impacts and where possible provide local benefits.'

5.50 Policy G7 'Increasing the Value of Biodiversity and Geodiversity' advises that the Council will ensure that sites and features of biodiversity and geodiversity importance are given full and appropriate recognition and protection. Opportunities for enhancing biodiversity and geodiversity, creating new sites and features of interest and improving opportunities for public enjoyment will be supported. No development should result in a net loss of biodiversity or geodiversity interest in the borough and overall development in the borough should result in a net gain.

5.51 Policy G8 'Managing Water Resources and Flood Risk' advises that the Council will ensure that new development (including flood risk mitigation measures) does not lead to any form of increased flooding locally or further downstream, does not impede natural water and flood risk management, is not detrimental to existing or potential flood storage areas, contributes where possible to alleviating existing flood risk, is itself well protected from flood risk and ensures prudent use of water resources.

5.52 Policy G9 'Reducing the Impact of Pollution, Contamination and Land Instability' advises that the Council will reduce all forms of pollution, contamination and land instability in the borough.

5.53 Policy DM1 'General Development Requirements' states that all development proposals, including changes of use of land and buildings, extensions and alterations, will be expected to demonstrate that they:

a. Are of high quality design and take the opportunity to enhance the quality of the area;

b. Are compatible with surrounding land uses, both in terms of its impact upon those uses and the impact of the surrounding land uses upon the amenities of future residents / users;

- c. Do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy;
- d. Mitigate against any impacts due to noise, air, dust, light and odour pollution, traffic generation or inadequate access, where such mitigation is identified as being necessary;
- e. Provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location;
- f. Do not have an adverse impact on health, through its impact or the effect of existing problems e.g. land contamination, or poor air quality;
- g. Provide, or demonstrate the availability of, the service and community infrastructure necessary to meet local needs e.g. local shops, community, leisure and sport facilities and provision of open space;
- h. Minimise opportunities for crime against people or property;
- i. Take account of ground conditions including unstable or contaminated land - where a potential risk exists, a survey should be carried out and any necessary remedial measures identified and carried out;
- j. Incorporate, where appropriate, high quality landscape schemes;
- k. Have assessed whether the development may be affected by ground instability;
- l. Have considered the availability of water and wastewater infrastructure, and any need for additional capacity; and
- m. Do not lead to impacts detrimental to the conservation interests of European Protected Sites.

Saved policies of the Unitary Development Plan (UDP)

5.54 The Saved UDP includes a Development Plan Map and a Written Statement. These are reviewed below in relation to the development proposal below:

5.55 Policy D/10 'Protection of Open Land' states that:

'Within the areas of Protected Open Land defined on the Proposals Map, development proposals will be permitted that fall within one or more of the following categories:

- a) development which would be acceptable were it in the Green Belt; or

- b) limited infilling within an established pocket of housing or industry where this is in scale with the area and will not adversely affect its character or surroundings; or
- c) a limited extension to an existing building which:
 - i. forms part of an existing source of employment; or
 - ii. is necessary for the establishment of a new enterprise or business which satisfies other policies of the Plan; and
 - iii. is sited within the existing curtilage of the business concerned, and will not adversely affect the character of the surrounding land and its openness.

Where new buildings are permitted, they should be sited to form a group with existing buildings. Where this is not possible, buildings, car parking areas and other new structures, should be sited where they will be well screened and unobtrusive in the landscape. All buildings and extensions should be of a high standard of design, using materials that are compatible with the landscape, and should not detract from the visual amenity and environment of adjacent Green Belt.

The written justification to this policy states:

'Not all peripheral open land is designated Green Belt. However, it is a general principle of national policy that development outside the main urban areas should be restricted. This supports the Council's efforts to achieve urban regeneration. Areas of open land between the Green Belt and the urban area also perform a valuable role in:

- providing a sense of relief from large scale urban development;
- contributing to the character or identity of a specific part of the urban edge;
- protecting the visual amenity of adjacent Green Belt; and
- generally projecting an attractive image of the Borough (which is important to help attract new investment and revitalise the local economy).

The policy recognises that some forms of development are acceptable because they are small-scale, or help to support new or existing businesses, including farm diversification. However, particular regard will be had to the impact of the development on the character and qualities of the open land and the potential for enhancement in line with Policy RE/2 "Countryside Around Towns". (PBA Note: Policy RE/2 is no longer saved).

- 5.56 Policy G/D/1 'Defined Urban Area' states the boundary of the urban area is defined on the proposals map. Outside this area, only development that is compatible with the policies in this chapter will be acceptable. The defined urban area incorporates one minor boundary change from the current development plan, at Haugh Fold, Newhey.
- 5.57 Policy G/D/2 'Green Belt' states that the Green Belt boundary is defined on the proposals map. Following adoption of Places for Everyone the Green Belt boundary has been revised.
- 5.58 Policy EM/7 'Development and Flood Risk' states that development will not be permitted in areas identified as flood plains, or other areas where development could contribute to increased flood risk, unless an appropriate flood risk assessment has been carried out and all of the following criteria are met:
- a) It will not increase the risk of flooding within the flood plain or in adjoining areas by reducing flood storage capacity, increasing flows within a flood plain or through the additional discharge of surface water;
 - b) It will not itself be at risk from flooding;
 - c) Appropriate sustainable drainage systems are used;
 - d) Adequate access adjacent to the water course for maintenance is provided;
 - e) Existing or proposed flood defences are protected;
 - f) It would not result in extensive culverting; and
 - g) Flood defence works required as a consequence of development are provided at the developer's expense.
- 5.59 Policy EM/8 'Protection of Surface and Ground Water' states that development likely to pose an unacceptable risk to surface water and ground water quality, or to water supply will not be permitted. Development proposals will be expected to:
- a) Make satisfactory arrangements for the disposal of sewage, trade effluent or contaminated surface water;
 - b) Avoid exacerbating existing problems such as premature or increased frequency of discharges through storm sewer overflows due to inadequate infrastructure or lack of capacity;

- c) Ensure adequate safeguards against the pollution of surface or ground water through the spillage or leakage of stored oils/chemicals or other potentially polluting substances; and
- d) Ensure that there will be no detrimental effect upon the availability of water resources to existing users and the environment.

Supplementary Planning Policy and Guidance

5.60 Rochdale Council have adopted the following supplementary policy which may be considered relevant to the proposed development:

- Oldham and Rochdale Urban Design Guide (September 2007)
- Residential Design Guide (September 2007)
- Biodiversity and Development Supplementary Planning Document (January 2008)
- Climate Change Adaptation Supplementary Planning Document (June 2012)
- Guideline and Standards for Residential Developments SPD (June 2016)

5.61 The provisions of these SPDs are discussed within the following planning appraisal section where appropriate.

6. Planning and Heritage Appraisal

6.1 Having regard to the planning policy guidance set out in section 5, the key planning issues to be considered in the determination of the application include:

- Principle of Development
- Design
- Heritage Assessment
- Amenity
- Ecology
- Access and Highways
- Energy and Sustainability
- Flood Risk and Drainage
- Ground Conditions

Principle of Development

6.2 The part of the application site where the new dwelling is proposed is allocated as 'Protected Open Land'. Core Strategy Policy G5 and Saved UDP Policy D/10 are the key policies which relate to this designation. Core Strategy Policy G5 allows for small scale development that is consistent with other detailed policies. Saved UDP Policy D/10 permits certain types of development, which includes 'b limited infilling within an established pocket of housing or industry where this is in scale with the area and will not adversely affect its character or surroundings'.

6.3 The proposed development comprises of one dwelling only and so is small scale in nature. It is also single storey in height therefore would have limited impact on long ranging views – particularly noting the changing ground levels. The site of the proposed dwelling is within an existing pocket of development which includes housing. The proposed new dwelling has been sited so that it closely responds to the existing built development on the site, will form part of the cluster of existing buildings on the site, and will have the feel of an agricultural type of development which has grown organically over time. The detailed design of the dwelling also responds to this context with materials to include timber cladding, slate and

brick to ensure it seamlessly integrates into the surroundings, whilst this will be further enhanced by high quality landscaping.

- 6.4 It is also important to recognise that the site is located directly adjacent to the boundary of the built development boundary and immediately to the east is a large Taylor Wimpey housing development, whilst extensive housing development also exists directly to the south of the site on the opposite side of Langley Lane. The character of the site and surroundings is therefore already partly developed and established, whilst lawful development certificate approval 23/00672/CPE confirmed the lawful use of existing buildings / land as equestrian and therefore constituting 'previously developed land'.
- 6.5 Paragraph 125 (c) of the NPPF explains that the planning system should specifically give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused. Part (d) seeks to promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing. The proposal will provide a new dwelling on previously developed land and therefore aligns with these provisions. Additionally, and as discussed in the remainder of this Statement the development will not result in any harmful planning impacts, and substantial harm – which is a high test – will not be met.
- 6.6 The location where the proposed dwelling will be located includes an extensive concrete hardstanding area which has been used for the storage of horse manure, as well as rough landscaped areas without any dedicated use or function. The proposal will allow the subject site to be used for a beneficial purpose as a new house.
- 6.7 The boundary to the north of the site is well defined by a post and wire fence, beyond which lies open fields within the designated Green Belt. Therefore, there would be no clear breach of this defined boundary with the Green Belt or erosion of the countryside.
- 6.8 A small portion of the site falls within the designated Green Belt. No built form is proposed within this area and it will be used as an orchard. The NPPF identifies that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of the Green Belt are its openness and permanence. As no buildings

are proposed within this Green Belt portion of the site there is no conflict in relation to PpE Policy JP-G9 or section 13 of the NPPF. As this area is situated forward of the principal elevation there will be no permitted development rights to allow for the future development/outbuildings forward of the front wall of the dwellinghouse. It will therefore help to ensure that Green Belt openness is retained.

- 6.9 As discussed later in this Statement the new house is of a high-quality bespoke design which has been specifically designed in response to the site's rural characteristics, and together with extensive new soft landscaping and biodiversity enhancements, the scheme will have a positive impact on the site and surroundings. All other policy requirements are also met.
- 6.10 Having regard to the provisions of Core Strategy Policy G5 and Saved UDP Policy D/10 the principle of development of a dwelling on the site should be considered acceptable. It is of a small scale and constitutes limited infilling within an existing area of development. The proposal is also sensitively designed and as discussed later in this section will have a positive impact on the site and surroundings.
- 6.11 As noted, the site is located adjacent to existing housing, with housing also located to the south on the opposite side of Langley Lane Farm. The proposed new house is therefore compatible with these surroundings, as well as with the existing farmhouse. It is also noted that there is no longer an active farm use at the site whilst the whole of the site is within the ownership of the applicant. The site is in relatively sustainable location with ease of access to local public transport links and other amenities including a local convenience store, therefore potential future occupants would not be solely reliant on the private car.
- 6.12 For the above reasons it is further confirmed that the principle of residential development in the form of a new dwelling is acceptable in principle.

Design

- 6.13 Amongst other things, at paragraph 135 the NPPF seeks new development to be: a high standard of design which functions well and adds to the overall quality of the area; be visually attractive as a result of good architecture and landscaping; and, establish or maintain a strong sense of place. Locally, CS policy P3 requires all new developments,

including associated landscaping, regardless of location in the borough, to adhere to high standards of design and goes on to list relevant design principles. Further to this, CS policy DM1 sets out general development requirements and details a list of criteria which all development proposals will be expected to demonstrate compliance with, including the need for high quality design. PfE policy JP-P1 Sustainable Places states the aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places.

- 6.14 In terms of the design, the proposed house is of a bespoke design which specifically responds to the characteristics of the site and the applicant's brief to provide a contemporary dwelling of high sustainability credentials. The siting of the house is carefully positioned in response to the site's topography and will allow the single storey property to nestle into the landscape ensuring that it is a sensitively considered element in the landscape. It will also be visually read as part of existing buildings on the site and their agricultural characteristics, albeit appearing as a subservient element with its 'low-slung' form. The property has a gently angled plan form which provides design interest, helps to visually minimise its massing, and allows accommodation to be provided with views over the surrounding landscape.
- 6.15 Whilst the property is sensitive to its context, it combines this with a clear contemporary style of architecture through a strong form with dual pitched roof and the use of extensive glazing and other design touches including sedum roof. A key element of the proposal relates to its integration into the surrounding landscape, and the pre-application proposal is supported by a 'Landscape Masterplan drawing'. This identifies extensive planting of trees, hedgerows and other planting areas including wildflower areas, which will help the new house to assimilate into its surroundings and have an established feel. The connection with the landscape is a key design driver and the landscape scheme also includes a pond area, orchard area and vegetable planting area.
- 6.16 In summary the proposal is a high-quality design response which positively responds to the context and characteristics of the site, whilst delivering a confident contemporary dwelling. The design approach was largely endorsed within the Council's pre-application response

and the additional topographical drawings / sections requested have been supplied as part of the application. If necessary a condition can be applied to a future planning permission which would allow for material samples to be presented to and agreed with the Council.

- 6.17 On this basis the proposal will enhance the setting of the locally listed Langley Lane Farm. In this regard it therefore complies with relevant design policies of the NPPF; the NDG; Core Strategy policies P1, P2, P3 and DM1; and PfE policy JP-P1.

Heritage Assessment

- 6.18 The application site is not within a Conservation Area, nor does it contain any listed buildings. Additionally, the site is not within proximity to any Conservation Areas or listed buildings which it is considered have the potential to be impacted by the proposed development in terms of their setting. It is noted that Langley Lane Farm is identified by Rochdale Council as a locally listed building / non-designated heritage asset¹.
- 6.19 It is considered that this designation applies to the farmhouse and the attached barn, with these buildings appearing on the old maps of the site from 1848 (refer to Appendix 2). From inspection on site, it is clear the farmhouse has been significantly adapted / modernised with white UPVC windows and white render installed. The overall appearance of the building also appears to be that of a converted agricultural building rather than being originally constructed as a farmhouse. The adjoining brick barn retains more of its traditional qualities with the red brick elevations and large barn door opening. The barn building is fairly typical for this typology of building and is not considered to have more than local heritage interest attributable to its vernacular form and relative age. It is noted that planning permission for the conversion of the barn building to provide additional accommodation for the farmhouse was granted planning permission on 14 January 2025 (reference: 24/00464/FUL). The proposed dwelling will be situated approximately 55m to the north of the farmhouse / barn building. Due to this relative proximity, it is considered that there is potential for the development to impact upon the setting of the locally listed building. This is duly considered below.

¹ <https://www.rochdale.gov.uk/heritage-conservation/non-designated-heritage-assets/5>

- 6.20 The old maps show the relationship of the farmhouse / barn situated perpendicular to Langley Lane to the north. A route past the east side of the building leads to the north and there is a small square shaped outbuilding located close to this route. By 1893 the route appears less defined but appears to pass between buildings. A larger outbuilding is present on the east side of the route, which appears similar to the current arrangement with a central route passing between the farmhouse / barn on the west side of the road, and outbuilding(s) on the east side. Later old maps from 1910, 1922 and 1934 show a similar arrangement but with further small outbuildings constructed to the rear / west of the barn. The old plans illustrate how the site has developed as a cluster of agricultural buildings built gradually over a period of time, likely in response to changing farming practices. The old maps only go up to 1965 and do not show the further construction of later buildings further to the north which again reflect the organic character of the site's development. It is also highlighted that the area where the proposed dwelling will be located includes an extensive concrete hardstanding area which has been used for the storage of horse manure and in this regard the scheme involves the redevelopment of an existing developed area.
- 6.21 The wider setting of the site has also been subject to change and the old maps show how residential development has expanded around the site. Housing on the south side of Langley Lane is visible on the 1965 map, whilst it is noted that a more recent Taylor Wimpey housing estate has been constructed immediately to the east of the site. Whilst the land to the north and west of the site is more open and retains a rural character, the overall setting has undoubtedly changed significantly, and it now has an edge of settlement character. Despite this the characteristics of the site itself as a farmstead remain and this continues to underpin the setting of the locally listed farmhouse / barn.
- 6.22 The development of a new building on the site reinforces the piecemeal way the site has developed over time with new buildings gradually being built to the north. Its position therefore reflects this characteristic. As discussed in the previous 'Design' section of this Statement, the new dwelling has been designed to reflect and reinforce the agricultural characteristics of the site, but incorporating contemporary elements to provide a high-quality modern family home. The simple form and dual pitch roof echo a barn building, whilst timber cladding and brick detailing also contribute to this character. The overall scale and form of the dwelling, which nestles into the landscape, minimise its presence and ensure

that it does not dominate the site or detract from the locally listed farmhouse / barn. In overview it is confirmed that a sensitive design approach has been taken in response to the site's context including its rural characteristics and heritage.

- 6.23 Paragraph 216 of the NPPF advises that 'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'. Taking account of the above assessment it is judged that the development will not have an adverse impact on the significance / setting on Langley Lane Farm and is an appropriate contextual approach. On this basis the development is consistent with Paragraph 216 of the NPPF, and other relevant heritage policies of the NPPF; PfE policy JP-P2; and Core Strategy policy P2.

Amenity

- 6.24 Paragraph 135 of the NPPF requires that new development achieves a high standard of amenity for existing and future users. This is reflected locally through CS policy DM1 which requires development proposals to ensure that they 'do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy'. The Council's pre-application response advises 'Although it is expected that most new developments will have some impact on neighbours, it is important to ensure that the impact is not so significant that it results in unacceptable harm. As a standard, between new development and existing housing, a base line distance of 21m should be retained to help preserve an acceptable standard of living accommodation for the existing occupiers. Paragraph 4.3 of the 'Guidelines and Standards for Residential Development SPD' does state however that exceptions to these prescribed standards may be acceptable in some circumstances and therefore applications will be considered on their individual merits'.
- 6.25 In relation to amenity of existing residents in the locality it is confirmed that the proposed property is well-separated from neighbouring properties located to the east and south. To the east the nearest residential properties are situated approximately 33m away on Esthwaite Close. There is also a level change which means these properties sit at a higher level than the proposed dwelling, ensuring there will be no adverse amenity impact. To the

south the nearest residential property is Langley Lane Farmhouse which is approximately 55m away. Given these extensive separation distances the proposal will not have any adverse amenity impacts for residents of these neighbouring properties, and the Council's requirements are met. These relationships are shown by the application drawings including the proposed site plan and section information.

- 6.26 The proposed dwelling will share the existing vehicular access with Langley Lane Farm. Whilst there will be some activity associated with vehicle movements using this access, this will be very limited for just a single dwelling and would not cause a significant impact.
- 6.27 In general terms the proposal is considered to represent a visual improvement to the site which will provide some wider amenity benefit through the high quality design approach and landscaping enhancements.
- 6.28 The proposed dwelling will provide future residents with a high quality of amenity and at 210sqm readily meets the nationally described space standard for a 3 bedroom property. Excellent levels of natural light and outlook are provided to habitable rooms, and a high quality garden and other landscaped space is provided.
- 6.29 In overview it is concluded that the proposed scheme will ensure that the amenity of existing residents within the vicinity of the site will not be adversely affected, whilst future residents of the proposed dwelling will have a high level of amenity. On this basis the scheme is consistent with paragraph 135 of the NPPF; CS Policy DM1; and provisions within the 'Guidelines and Standards for Residential Development SPD'

Ecology

- 6.30 The application is supported by a Preliminary Ecological Appraisal prepared by Ascerta. This report has been informed by a walkover survey of the site to map habitat types, and to assess the potential for protected species to use the site. The report confirms that there are no further surveys required in relation to birds, bats, badgers, water voles, otters, amphibians, reptiles, invertebrates, or other small mammals. In relation to amphibians and small mammals the report recommends that an amphibians Reasonable Avoidance Measures

method statement (RAMS), and a small mammals RAMS are produced and implemented. These measures can be controlled via standard pre-commencement planning conditions.

- 6.31 The report has also assessed any invasive species on the site and noted that Himalayan Balsam was noted to encroach into the site. A further survey has therefore been recommended and again it is noted that this can be controlled by standard pre-commencement planning condition.
- 6.32 It is noted that the survey findings are valid for a two-year period and if works have not begun by April 2027 an updated site visit and survey will need to be undertaken. Again, this measure can be controlled by a planning condition.
- 6.33 The application is also supported by a Biodiversity Impact Assessment, Habitat Condition Assessment, and Statutory Biodiversity Metric Calculation information. This reporting has established the baseline habitat value of the site and has calculated the post-development values. The assessment is based on the submitted Landscape Masterplan (Revision P3) which identifies extensive soft-landscaping including planting of native hedgerows, new tree and shrub planting, areas of wildflower meadow, and new lawns. Additionally, where possible existing trees and vegetation will be retained. The report calculates a biodiversity net gain of +10.09% which meets the requirements of national legislation as well as relevant national and local planning policies related to increasing biodiversity and enhancing the natural and local environment.
- 6.34 Notwithstanding the achievement of 10% biodiversity net gain it is highlighted that the development should be classed as 'Self-build' which is exempt from meeting the legislation requirements. The development is for a single dwelling, the application site is smaller than 0.5 hectares, and it will be occupied by the applicant as his home (main residence). On this basis it is not considered that a biodiversity net gain management plan condition is appropriate / enforceable.
- 6.35 In overview the development is acceptable in relation to ecology and biodiversity impacts. It has been confirmed that the development will not have an adverse impact on protected species subject to appropriate planning conditions, whilst invasive species can also be

appropriately managed. The development will enhance the natural and local environment and is in accordance with provisions at Section 15 of the NPPF; PpE policy JP-G8; Core Strategy policies P2, P3, G7 and DM1; and the Biodiversity and Development SPD.

Access and Highways

- 6.36 The site has historically accommodated the movement of large agricultural vehicles and machinery. There are no changes to the vehicular access / egress to, or within the site. As the development is for only one dwelling there will be no material change in terms of traffic generation. The proposal will include a space adjacent to dwelling to allow for car parking, with room for 2-4 cars, whilst it will be possible for vehicles to turn within the site so that they can exit the site onto Langley Lane in forward gear. The development will include a waste collection point adjacent to the access from Langley Lane to allow for waste collections by crews from the public highway (the final location can be confirmed in response to a condition). The residents of the scheme will be responsible for taking bins from within the residential curtilage to the collection point, and then returning them afterwards.
- 6.37 The Council's pre-application response confirmed that the Council had no new safety concerns because of the proposal. The development is therefore in accordance with relevant national and local highways policy, in particular paragraph 116 of the NPPF, which states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

Energy and Sustainability

- 6.38 Section 14 of the NPPF includes various provisions which seek radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, and support renewable and low carbon energy and associated infrastructure. It advises that the need to mitigate and adapt to climate change should also

be considered in preparing and assessing planning applications, considering the full range of potential climate change impacts.

6.39 The development will be constructed to a high environmental standard which will meet or exceed the current building regulations, including through high levels of insulation (although full details can only be confirmed at detailed design stage). The development will incorporate the following elements which will help to minimise the environmental impact:

- Provision of PV panels on the roof to the building to enable sustainable energy generation.
- Installation of an air source heat pump for heating / cooling.
- High levels of insulation and airtightness.
- Low energy LED light fittings.
- Dual flush toilets.
- Water meter.
- Smart meters.
- Separate bins for recycling.
- Provision of sedum roof to part of the building.

6.40 In addition to the above it is highlighted that the site is located within a relatively sustainable and accessible location, being adjacent to existing housing development and public transport including bus services along Langley Lane thereby reducing reliance on forms of transport that generate air pollution.

6.41 Based on the above the development will mitigate impact on the environment and is in accordance with provisions of the NPPF; the NDG; PfE policies JP-S1, JP-S2 and JP-S6; Core Strategy policy G9; and provisions of the Climate Change Adaptation SPD and Residential Design Guide SPD.

Flood Risk and Drainage

- 6.42 The site is located in Flood Zone 1 which is the lowest level of risk, and it is not at elevated risk of surface water flooding. The application is supported by a Sustainable Drainage Strategy prepared by LK Consult.
- 6.43 The report considers the use of an infiltration-based SuDS not to be feasible, whilst it is expected that surface water runoff arising from the development will discharge into Whittle Brook to the north of the site.
- 6.44 The proposed development will increase the proportion of the site covered by impermeable surfaces and will therefore generate more runoff. Attenuation will be required to restrict surface water runoff generated by the proposed development taking into account the impacts of future climate change.
- 6.45 To achieve this rate, attenuation will be provided within the form of permeable paving across the proposed driveway area and geo-cellular storage crates located beneath the driveway. Permeable paving will measure an overall area of 355m² with a sub-base depth of 0.3m and a porosity of 30% and will therefore providing approximately 31.95m³ of attenuation. The proposed geo-cellular storage crates will measure an area of 46m² and will be 1.6m deep (including 0.6m of cover) with a 95% porosity thereby providing approximately 43.7m³ of attenuation. Surface water runoff stored within the geo-cellular crates will discharge into Whittle Brook to the north of the site via a hydrobrake or similar flow control device that will restrict runoff to a rate of 1.0 l/s. The report provides an indicative maintenance plan of proposed SuDs features will be required to ensure these remain operational over the lifetime of the proposed development. These aspects can be controlled by planning condition.
- 6.46 On the basis of the above the development is appropriate in terms of flood risk and drainage and is in accordance with relevant provisions of the NPPF; PfE policy JP-S4; Core Strategy

Policy G8 and DM1; Saved UDP policies EM/7 and EM/8; and the Climate Change Adaption SPD.

Ground Conditions

- 6.47 The application is supported by a Preliminary Risk Assessment prepared by LK Consult. The report considers site history, geology, hydrogeology, hydrology, mineral search, and a landfill search. Information gathered from the desk study is then used to develop a contamination conceptual model for the site. The conceptual model considers a range of risk and identifies that most of these are moderate / low risk although there are some more elevated risks. Accordingly, the report recommends that a Phase 2 Intrusive Investigation is undertaken. This mitigation recommendation can be ensured through pre-commencement planning condition. Subject to this it is considered that the development will be in accordance with relevant provisions of the NPPF; PfE policy JP-S1; and CS Policy JP-S1.

7. Conclusion

- 7.1 This Planning and Heritage Statement has been prepared by Paul Butler Associates to support a planning application for erection of single storey dwelling with associated landscape enhancements at Langley Lane Farm, Langley Lane, Middleton, M24 5LJ.
- 7.2 The Statement has considered the key planning matters relating to the application proposal. It has established that the principle of the development is acceptable and in accordance with the 'Protected Open Land' policy. The design of the new dwelling is appropriate for rural characteristics of the site and surroundings, and the proposal will not give rise to any adverse impacts. The development will provide landscape enhancements to the site whilst matters relating to protected species, drainage and contamination can be addressed through standard planning conditions. The proposal constitutes the redevelopment of previously developed land located in a sustainable and accessible location, and it will not result in any harmful planning impacts. In accordance with paragraph 125 (c) of the NPPF the development should therefore be approved and the benefits of redevelopment given substantial weight.
- 7.3 On this basis Paul Butler Associates are pleased to provide this Statement in support of the planning application and look forward to working with Rochdale Council to progress the application to a positive determination.

Appendix 1: Photographs of the Site



View of the site looking north.



View of the site looking north east.



View looking between the existing site buildings looking north.



View of existing buildings on the site and adjacent housing located to the east.



View of existing buildings on the site and adjacent housing.



View of existing buildings on the site and adjacent housing.

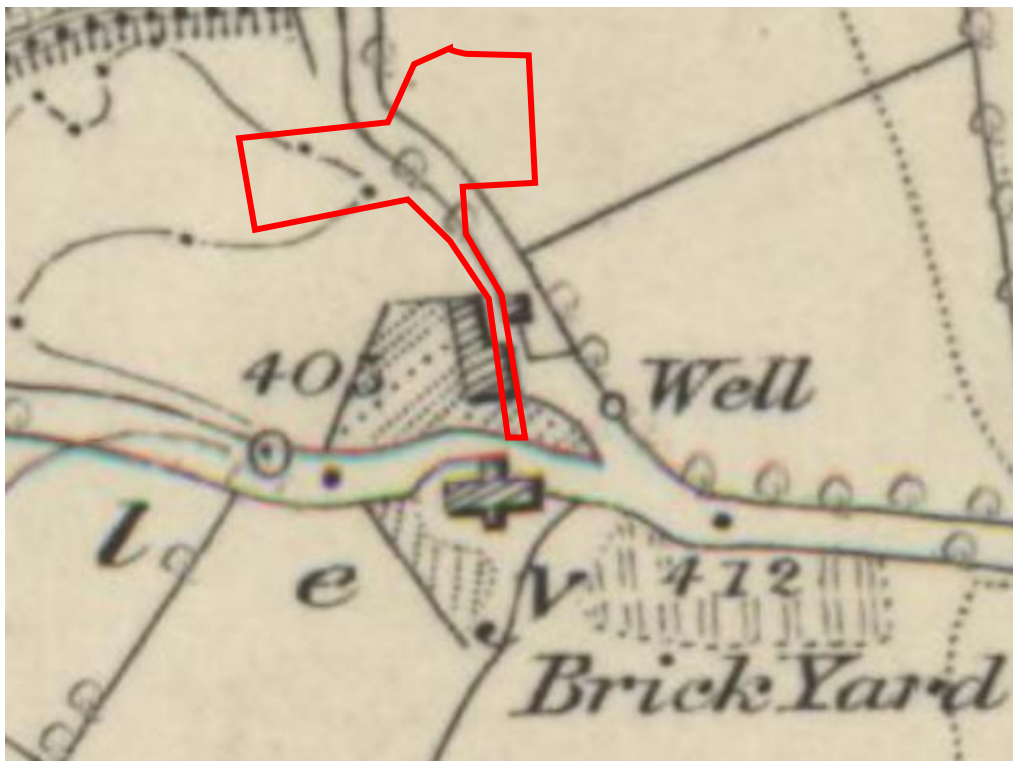


View of existing buildings on the site.



View of existing buildings on the site.

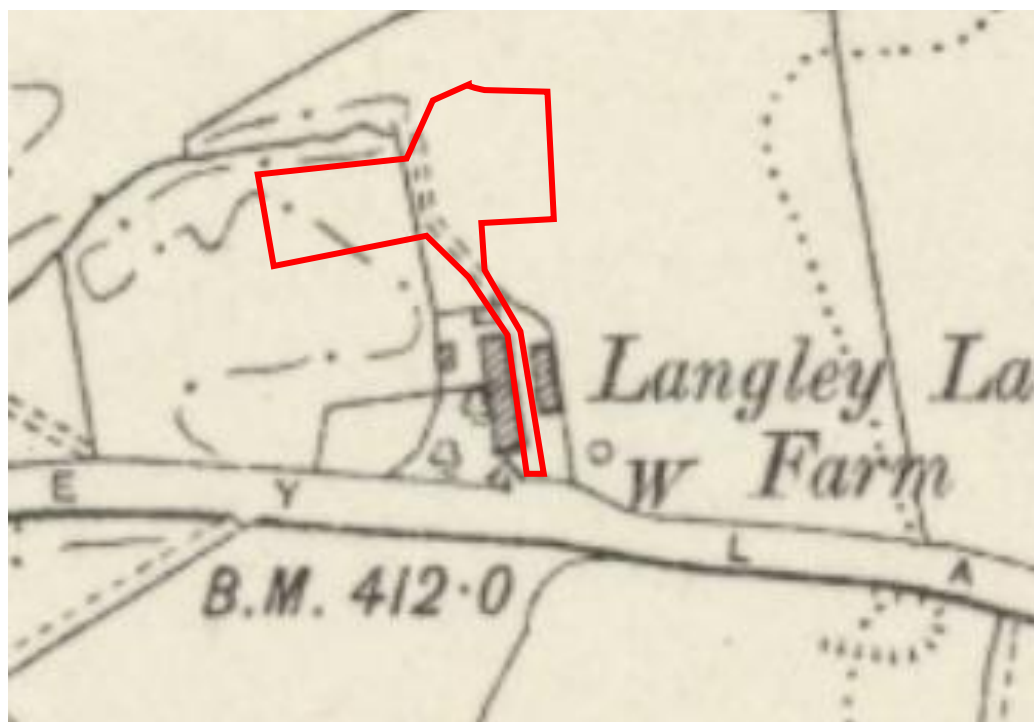
Appendix 2: Old Maps



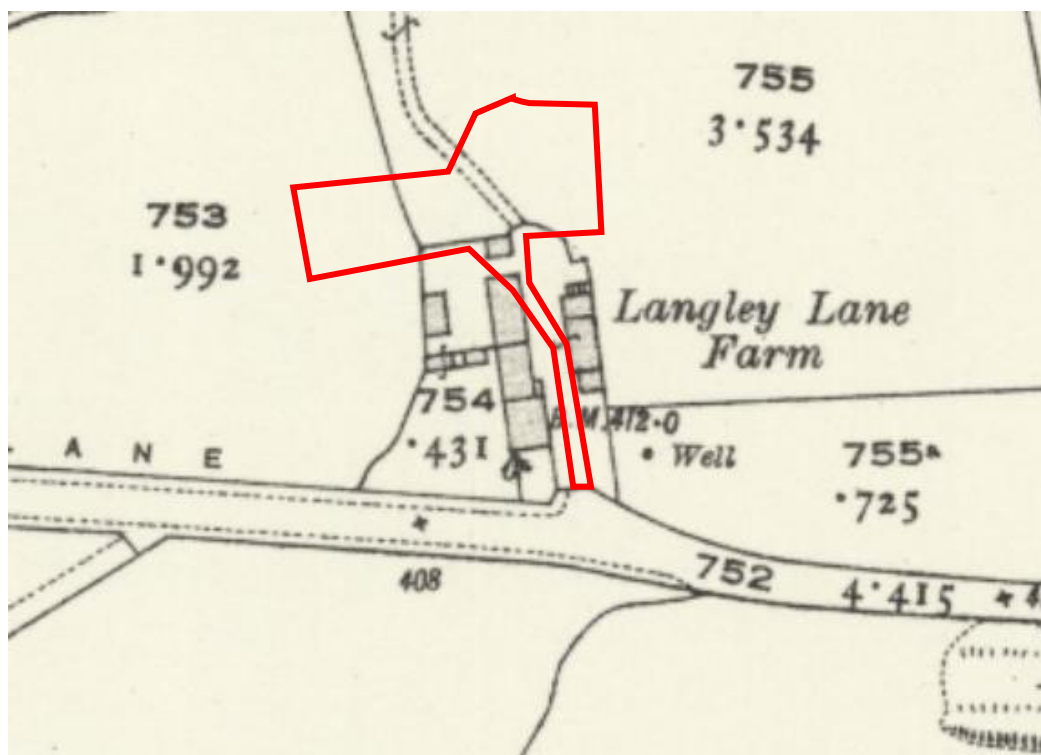
1848



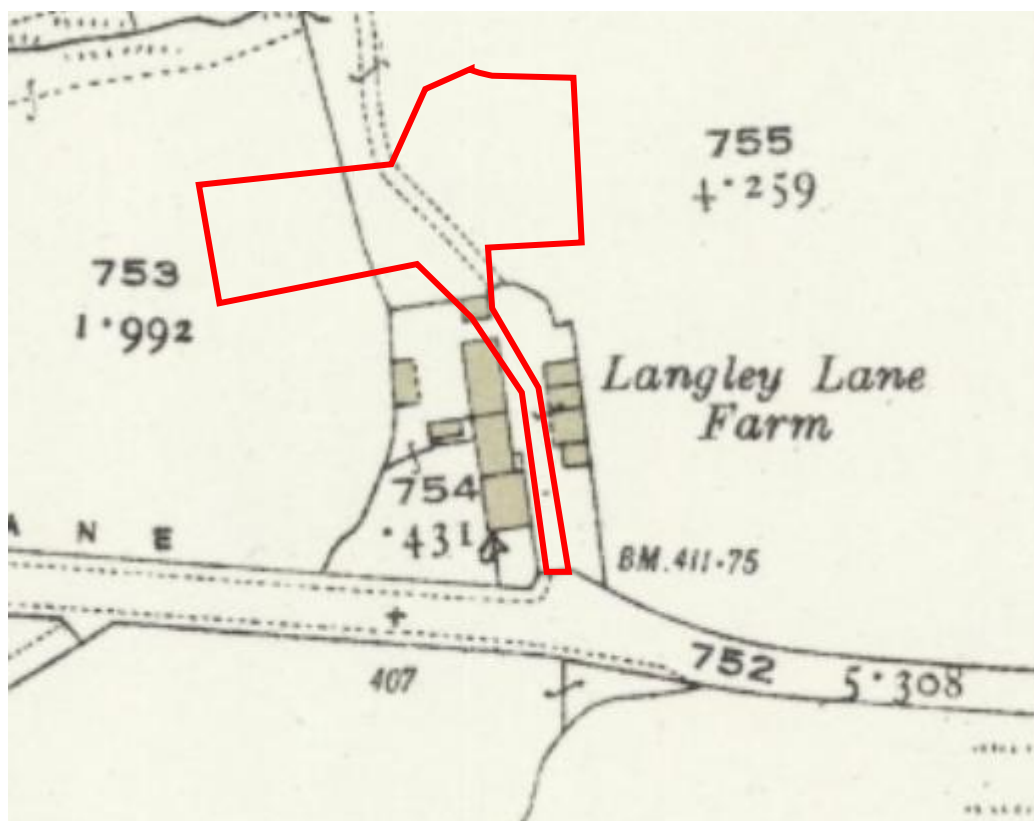
1893



1910



1922



1934



1965

Appendix 3: Pre-application Response PREAPP/00133/24



ROCHDALE
BOROUGH COUNCIL

ECONOMY & PLACE DIRECTORATE

PLANNING AND DEVELOPMENT

Melanie Hale
Head of Planning Services

Number One Riverside, Smith Street,
Rochdale, OL16 1XU

Ralph Taylor
31 Blackfriars Road
Salford
M3 7AO

Enquiries to Anna Hayes
Web: www.rochdale.gov.uk
Email: anna.hayes@rochdale.gov.uk
Direct Line: 01706 925895

BY EMAIL ONLY

Reference: PREAPP/00133/24
Date: 24 February 2025

Dear Mr Taylor,

Reference No:	PREAPP/00133/24
Proposal:	Erection of single storey dwelling with associated landscape enhancement
Location:	Langley Lane Farm, Langley Lane, Middleton, M24 5LJ

I write in reference to your request for pre-application planning advice for the proposed development at the above location. Thank you for your patience.

The following information has been submitted to the Council:

Drawing 2299/L2-202 rev 000 (Site sections A-A, B-B and C-C as proposed)
Drawing 2286/L2-201 rev 000 (Plans and Elevations as proposed)
Drawing 2286/L1-400 rev G (Site Plan Residential Dwelling Option 1)
Drawing 0358-LA-001 rev P3 (Landscape Masterplan)
2300/DAS_VO2 Design and Access Statement

This letter provides an assessment of the material planning considerations that would influence the outcome of any subsequent planning application relative to the information provided. The response also includes any relevant consultee comments received to date.

Introduction / Proposal

Pre-application advice is sought in relation to the erection of a single storey dwelling with associated landscape enhancement on land at Langley Lane Farm in Middleton.

The proposed single storey dwelling is of a bespoke design to sit within the landscape and to emulate characteristics of an agricultural building. The building, as shown on the proposed plans and within the submitted design and access statement, is proposed to be clad with natural materials, including charred larch cladding and smooth blue/black slate.

The dwelling would roughly be located within the centre of the plot with the principal elevation facing west over an area of hardstanding (for parking) with an informal garden area beyond. To the east of the dwelling there would be a landscaped garden area, which would back onto the new build houses on Esthwaite Close. A new pond is to be located



to the north-east corner of the site.

Comments are provided on the basis of the above.

Planning History

23/00672/CPE - Certificate of lawfulness for the existing use of land and buildings at Langley Lane Farm is equestrian – grant unconditionally 15 November 2023

The following are not within the defined application site but within the adjoining Langley Farm boundaries:

24/00463/FUL - Demolition of existing building and the erection of a replacement ancillary storage building. – approved 17 December 2024

24/00464/FUL - Alteration of existing dwelling together with conversion and alteration of adjoining barn to form additional accommodation. – Approved 14 January 2025

Consultees

Highways

No objection to the proposal at this stage. Raises comments about bin stores. This is considered in more detail below.

Environmental Health – Noise

No objection at this stage.

Urban Design

No particular urban design issues with this application, subject to standard planning considerations. The shape of the settlement would not significantly change and the proposed development has clearly been designed to fit in with the wider edge-of-settlement landscape.

The application shows promise with the proposal sensitively responding to the farmhouse site regarding materiality and design. For this proposal to be successful, the future planning application should be ‘front loaded’ with the agent providing a clear pledge to design details.

Greater Manchester Ecology Unit (GMEU)

The development will result in the loss of existing habitats to development and garden, with habitat enhancement proposed within the site as mitigation. Whilst the site is small and ecological issues relatively well known as a result of the adjacent developments, a preliminary ecological appraisal should be provided, as well as an updated UK HAB survey based on the finalised site boundaries and proposed layout.

Drainage (LLFA)

No comments received.

Environmental Health (Contaminated Land)

No objection at this stage. Recommends that a preliminary risk Assessment is submitted with any full application.

Relevant Policies and Guidance

National Planning Policy Framework (NPPF)

Section 2	Achieving sustainable development
Section 5	Delivering a sufficient supply of homes
Section 9	Promoting sustainable transport
Section 11	Making efficient use of land
Section 12	Achieving well-designed places



- Section 13 Protecting Green Belt land
- Section 15 Conserving and enhancing the natural environment
- Section 16 Conserving and enhancing the historic environment

Development Plan

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making.

The development plan for the proposal consists of the Places for Everyone (PfE) Joint Development Plan, Rochdale Core Strategy (CS), adopted 2016, and saved Unitary Development Plan (UDP) policies. The Council also has an adopted series of Supplementary Planning Documents and Supplementary Guidance Notes, which are other material considerations.

Places for Everyone Joint Development Plan (PfE) (2024)

Sustainable and Resilient Places

- JP-S1 Sustainable Development
- JP-S2 Carbon and Energy
- JP-S3 Heat and Energy Networks
- JP-S4 Flood Risk and the Water Environment
- JP-S5 Clean Air
- JP-S6 Resource Efficiency

Places for Homes

- JP-H1 Scale, Distribution and Phasing of New Housing Development
- JP-H2 Affordability of New Housing
- JP-H3 Type, Size and Design of New Housing
- JP-H4 Density of New Housing

Greener Places

- JP-G1 Landscape Character
- JP-G2 Green Infrastructure Network
- JP-G7 Trees and Woodland
- JP-G8 A Net Enhancement of Biodiversity and Geodiversity
- JP-G9 The Green Belt

Places for People

- JP-P1 Sustainable Places
- JP-P2 Heritage

Connected Places

- JP-C1 An Integrated Network
- JP-C2 Digital Connectivity
- JP-C6 Walking and Cycling
- JP-C8 Transport Requirements of New Development

Rochdale Core Strategy (CS)

SO2 Creating successful and healthy communities

- C1 Delivering the right amount of housing in the right places
- C3 Delivering the right type of housing
- C6 Improving health and well being

SO3 Improving design, image and quality of place

- P1 Improving image
- P2 Protecting and enhancing character, landscape and heritage
- P3 Improving design of new development



SO4 Promoting a Greener Environment

- G5 Managing protected open land
- G6 Enhancing green infrastructure
- G7 Increasing the value of biodiversity and geodiversity
- G8 Managing water resources and flood risk
- G9 Reducing the impact of pollution, contamination and land instability

SO5 Improving accessibility and delivering sustainable transport

- T2 Improving accessibility

Managing delivery and monitoring progress

- DM1 General Development requirements
- SD1 Delivering sustainable development

Rochdale Unitary Development Plan (UDP)

Proposals Map allocation (saved policies)

- G/D/2 Green Belt
- D/10 Protected Open Land

Other

The following Supplementary Planning Documents (SPD) adopted by Rochdale Borough Council are also relevant:

- Guidelines & Standards for Residential Development SPD, June 2016;
- Biodiversity and Development SPD (January 2008, updated February 2017);
- Design and planning process – good practice guide SPD;
- Residential Design Guide SPD; and,
- Urban Design Guide SPD.

Also, of relevance are:

- National Design Guide (2019) (Ministry of Housing, Communities and Local Government); and,
- National Planning Practice Guidance.

Assessment/ Comments

Site

The application site relates to a plot of land at Langley Lane Farm. Following the approval of application 23/00672/CPE the existing lawful use of the site is equestrian. The adjacent farmhouse and associated barns on the site have been identified as non-designated heritage assets.

North and west of the site lies open fields, beyond which is the M62 motorway (some 700m north). Immediately east of the site is a more recent housing development. South of the site, on the opposite side of Langley Lane lies further residential development. There are various agricultural buildings in the wider vicinity.

Whilst the site accommodates off-street parking for private vehicles, two bus stops are located some 100m away from the site providing sustainable public transport links to both Heywood and Middleton. SPA Hollins convenience store is also approximately 0.5 miles/ around a 10-minute walk away from the site, meaning overall the site is considered well connected to local services/amenities.

As was apparent from my site visit, aside from the concrete slab base, the ground levels within the application site vary and generally rise moving from west to east, such that the houses on the adjacent residential estate are notably situated at a higher level.

The site falls predominately within land which is designated as Protected Open Land



according to the UDP Proposals Map, with the exception of the proposed garden area to the west of the plot which falls within designated Green Belt.

Other site specific points:

- The site does not fall within a defined air quality management area;
- No public rights of way run through the site, or will be affected by the proposals, requiring diversion;
- No trees protected by a Tree Preservation Order will be affected;
- The site is not within a coal mining development high risk area;
- The site is not affected by any SSSIs or Sites of Biological Importance;
- The site is not at risk of flooding from rivers or sea; however along the northern boundary there is a watercourse which is flagged by the Environment Agency as having a high chance of surface water flooding.

Principle

A significant proportion of the application site falls within land designated as 'Protected Open Land'. This includes the new dwelling, areas of hardstanding and any ancillary engineering works. The other parcel of land (proposed extended garden area to the west of the dwelling) falls within the designated Green Belt.

The Core Strategy (CS) advises that protected open land outside the urban area needs to be managed to ensure a satisfactory balance between restricting its development to focus development and regeneration into the urban area, and its justified release to meet development needs which cannot be met within the urban area.

In particular, saved UDP Policy D/10 *Protected Open Land* states that:

Within the areas of Protected Open Land defined on the Proposals Map, development proposals will be permitted that fall within one or more of the following categories:

- a) development which would be acceptable were it in the Green Belt; or**
- b) limited infilling within an established pocket of housing or industry where this is in scale with the area and will not adversely affect its character or surroundings; or**
- c) a limited extension to an existing building which:**
 - i. forms part of an existing source of employment; or**
 - ii. is necessary for the establishment of a new enterprise or business which satisfies other policies of the Plan; and**
 - iii. is sited within the existing curtilage of the business concerned, and will not adversely affect the character of the surrounding land and its openness.**

Where new buildings are permitted, they should be sited to form a group with existing buildings. Where this is not possible, buildings, car parking areas and other new structures, should be sited where they will be well screened and unobtrusive in the landscape. All buildings and extensions should be of a high standard of design, using materials that are compatible with the landscape, and should not detract from the visual amenity and environment of adjacent Green Belt.

Further to the above, CS Policy G5 *Managing protected open land* seeks, states that, in brief:

- Development on open land outside the urban area and not in the green belt will be resisted unless: it is limited development that would be acceptable were it in the green belt; or
- it is small scale development which is consistent with other detailed policies and



- site allocations in the Local Development Plan; or,
- satisfies other criteria relating to the release of Protected Open Land (which is detailed in point 3. of policy G5 of the Core Strategy).

At this stage, based off the information provided, I am of the view that the proposed development could be considered to fall within the exception criteria as detailed in UDP Policy D/10 and CS Policy C5, as above. Cumulatively, this is for the following reasons:

- Langley Farm forms a small cluster of buildings including a farmhouse and ancillary outhouses/ barns. The application site in question reads clearly in conjunction with this and so would be viewed as limited infill development and would be viewed similar if within the designated green belt;
- The boundary to the north of the site is well defined by a post and wire fence, beyond which lies open fields within the designated Green Belt. Therefore there would be no clear breach of this defined boundary with the Green Belt or erosion of the countryside;
- Immediately to the east of the site is the more recently built housing estate which also roughly aligns with the northern boundary of the application site, so the development would fall in line with this.
- The proposed development comprises of one dwelling unit and so is small scale in nature and is single storey in height so would have limited impact on long ranging views – particularly noting the changing ground levels as viewed on site.

A small portion of the site falls within the designated Green Belt. No built form is currently proposed within this area and is shown to be informal garden area. The National Planning Policy Framework identifies that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and permanence. As no buildings are proposed within this Green Belt portion of the site, there are no objections at this stage in respect of PpE Policy JP-G9 or section 13 of the NPPF. I am also satisfied that there would be no future concerns for built development due to the orientation of the proposed dwelling and this land being situated forward of the principal elevation. This is because the Town and Country Planning (General Permitted Development) Order (England) 2015 (As amended) would also prohibit future development/ outbuildings forward of the front wall of the dwellinghouse.

As above, the site is also considered to be located within a relatively sustainable location with ease of access to local public transport links and other amenities including the local convenience store, and therefore any potential future occupants would not be solely reliant on the private car.

For the above reasons, the proposal would likely be considered acceptable in principle however the application should be supported by a planning statement outlining clear justification for the proposed development in regards to the UDP and CS policies relating to Protected Open land, in addition to those relating to development in the Green Belt.

Design

Amongst other things, at paragraph 135, the NPPF seeks new development to be: a high standard of design which functions well and adds to the overall quality of the area; be visually attractive as a result of good architecture and landscaping; and, establish or maintain a strong sense of place.

Locally, CS policy P3 requires all new developments, including associated landscaping, regardless of location in the borough, to adhere to high standards of design and goes on to list relevant design principles. Further to this, CS policy DM1 sets out general development requirements and details a list of criteria which all development proposals will be expected to demonstrate compliance, including the need for high quality design.



The Urban Design/architect consultee comments are as follows:

Clarifications / Drawing Information

- Show trees more accurately to reflect specifications and positions. At the moment, this gives a misleading scale to the drawings and suggests the landscape buffer is stronger than it is.
- Extend the section to include the housing development right (east) of the site
- Extend sections / elevations to show roofline of housing development
- Show clearer site plan which is easier to read and include wider context.

Policy

Langley Lane Farm site is located partly within the Green Belt and partly within an area of 'Protected Open Land'. Developments on green belt are well known to be difficult to procure although mechanisms such as Paragraph 86 allow for developments of exceptional design to be built. Similarly, the criteria for development on Protected Open Land places importance on local character and visual impact. The approach to the site in terms of design, form and massing is commended and with some small changes and clarifications, the proposal has the potential to fulfil the requirements of development for this site.

Approach

There is a basis to reference the farmhouse typology of the current site and also to take reference to the more recent Taylor Wimpey development. The decision to draw upon the farmhouse site and reject the housing development is certainly the right approach. There is a stronger design language available to exploit through doing so and as a starting point the proposal has the right approach to meet the requirements of being locally distinctive. A further refinement of materiality is however still required to truly substantiate this which is discussed later.

Site Layout

I am satisfied the development is contained within the site to dismiss the common concerns that are associated with green belt and OPOL. It is unclear fully from the drawings submitted where the development is located in the context of the Taylor Wimpey housing development. My initial thought would be to re-orient the building so the longest elevations maximised the countryside views. A large reason for this was also because I am unclear if the splayed windows along the east elevation can fully utilise the views at the bottom end. What is the distance to the gabion wall at this point? Are there issues of the existing houses looking over this key elevation? A larger contextual plan may help alleviate these concerns. If the orientation of the building remains unchanged, maybe the development can be shuffled further up slightly to improve outward views.

Design

The darker timber (shown as black) characterising the façade works successfully and it will be important to ensure this design intent is carried out. The colour palette is however weakened with the introduction of the 'cleaner', light timber shade. Although it may not be the case, it does visually appear like an artificial addition to the main material, ultimately reducing the quality of the development. This appears too refined and works oppositely to the rural, farmhouse characteristic that defines this site. I would suggest a natural material which was rustic that could contrast more effectively with the darker timber. If the timber is charred, then consideration should be given to how the façade will lighten over time. It would be beneficial if the main application took a slight step back from the pre-application where the designer can refine and test the material palette through some material studies and reviewing precedents. The fundamental basics are however there with the black timber working very well. The scheme has the potential to comply with the design requirements of local and national planning policy and the key to doing so is to exuberate the local character elements e.g. farmstead typology.



The chimney feature but this should certainly change colour/ material so it complements the rest of the materials of the development instead of the housing development site. There are no strong references to red brick on the current site and it would be better to draw upon the masonry of what exists on the site which is much more visually stimulating than the weak housing development.

'Front Loaded' application at planning stage

The project has the potential to add value to the site through design and the selection of high-quality materials. For this development to be successful and meet the design standards set out in local and national policy, particularly with its location as on the boundary on the green belt, there must be a clear indication regarding material choices and details. I would suggest that such details are submitted as part of the planning application. The design intent should cover product specifications. This can still be conditioned but this process will help strengthen the design quality of the scheme. I would strongly advise against leaving such details to a later stage as very often, good quality materials are then relegated through cost and time pressures and harder to manage and advise.

Overall, the application raises no significant design concerns at this stage noting the general form, scale and layout subject to the design suggestions noted above. Site section drawings including the adjacent buildings and existing and proposed topographical surveys will confirm for assessment purposes how the dwelling would sit within the landscape and existing and proposed finished floor levels, particularly with the introduction of any gabion walls.

Residential Amenity

Existing residential amenities

Paragraph 135 of the NPPF requires that new development achieves a high standard of amenity for existing and future users. This is reflected locally through CS policy DM1 which requires development proposals to ensure that they “do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy”.

Although it is expected that most new developments will have some impact on neighbours, it is important to ensure that the impact is not so significant that it results in unacceptable harm. As a standard, between new development and existing housing, a base line distance of 21m should be retained to help preserve an acceptable standard of living accommodation for the existing occupiers. Paragraph 4.3 of the 'Guidelines and Standards for Residential Development SPD' does state however that exceptions to these prescribed standards may be acceptable in some circumstances and therefore applications will be considered on their individual merits.

The application should be supported by an existing and proposed site plan based on an up to date OS Map indicating site levels and finished floor levels of the proposed dwelling and nearby properties on Esthwaite Close in order to confirm that the required minimum separation distances, as above, will be met. A site section drawing cutting through the site west to east would also assist in demonstrating the change in ground levels and window to window distances/arrangement.

Residential Environment Created

The Government's technical housing standards – nationally described space standard document sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.

For a 3 bedroom, 6 persons, 1 storey dwelling, a minimum gross internal floor area of



95m² is required with 2.5m² of built in storage. The proposed development as presented would meet this minimum standard. Additionally, all habitable rooms have access to natural light and ventilation and are of functional shapes and sizes. It is therefore found that the detached dwelling as currently presented would provide for a good standard of amenity and living conditions. The garden size is also generous and would provide a good standard of outdoor amenity space to serve the new family dwellings.

The Council's Environmental Health consultee has confirmed that they have no objections in principle to the proposal.

Access and Highway Safety

The Council's Highways team have raised no objection to the proposal and confirm that the proposals outlined are unlikely to have any impact upon the highway, raising the following comments:

- *This proposal will not generate any significant volume of traffic.*
- *Ample space for parking is available on site away from the highway.*
- *The access to the site is well established and acceptable.*
- *No changes are proposed to the highway.*
- *No new highways are intended as part of this development.*
- *We have no new road safety concerns as a result of this proposal.*
- *The applicant should consider including in the planning application a refuse collection strategy. Refuse vehicles should not have to leave the adopted highway to make collections. It may be necessary to include a bin store in future plans.*

The proposed scheme therefore raises no highway concerns at this stage in respect of paragraph 116 of the NPPF, which states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

Ecology

Greater Manchester Ecology Unit have been consulted on the proposal and offer the following comments:

The development will result in the loss of existing habitats to development and garden, with habitat enhancement proposed within the site as mitigation.

Ecological Survey Requirements

Whilst the site is small and ecological issues relatively well known as a result of the adjacent developments, I would still recommend that as part of any application:

- *A preliminary ecological appraisal is provided with particular attention taken to badger and invasive species along the Whittle Brook and;*
- *An updated UK HAB survey based on the finalised site boundaries and proposed layout.*

Biodiversity Net Gain (BNG)

10% BNG is mandatory under Schedule 7A of the Town & Country Planning Act 1990 (as inserted by schedule 14 of the Environment Act 2021). Unless the development is self-build, it is unlikely to be exempt as more than 25sqm of habitat will be changed. Therefore, unless exempt an updated biodiversity net gain assessment and a copy of the metric should be provided as part of any application. I note the indicative assessment implies 10% net gain can be achieved on the site. Given the extent of the land ownership, I would regard this as feasible as long as the red edge can be justified in planning terms. I.e. on-site mitigation needs to occur within the red edge only. Any



proposals within the wider landownership (blue edge) is classed as off-site mitigation.

Contributing to and Enhancing the Natural Environment

Section 180 of the NPPF 2023 states that the planning policies and decisions should contribute to and enhance the natural and local environment. Whether or not the development is subject to mandatory BNG mitigation will be required for loss of vegetation and any negative effects to wildlife e.g. loss of bird nesting habitat.

Proximity to Whittle Brook

The Whittle Brook is culverted/adjacent to the northern boundary of the site. Measures will be required should any permission be granted to protect the watercourse during construction.

I would also recommend the development maintains a 10m buffer from the Whittle Brook to prevent triggering the need for 10% enhancement of the watercourse.

Ground Conditions

In order to ensure the safe development of the site in accordance with CS Policy G9 and PfE Policy JP-S1, as recommended by the Council's Contaminated Land officer, prior to commencement of the development a Phase I Report (Preliminary Risk Assessment) must be completed to assess the actual and/or potential contamination risks at the site.

The Phase 1 Report must be submitted to, and approved in writing by, the Local Planning Authority and shall include a desk top study, site walk over, conceptual model, basic hazard assessment and recommendation regarding the need or otherwise for further investigation and risk assessment.

Where the Phase 1 Report has identified potential unacceptable risks, a suitable investigation, risk assessment and remedial action shall be carried out in accordance with details and within a timescale to have first been submitted to and approved in writing by the Local Planning Authority.

In the event that contamination is suspected or found at any time when carrying out the approved development that was not previously identified, or contamination is caused, the Local Planning Authority shall be notified immediately and development affected and potentially affected by the contamination must stop. An investigation and/or risk assessment and/or remediation shall be carried out in accordance with an agreed process and within agreed timescales to have first been submitted to and approved in writing by the Local Planning Authority. If contamination is not suspected, found or caused during development, this must be confirmed in a completion letter which is subject to the approval in writing of the Local Planning Authority.

Making an Application

Should you still wish to progress to submitting a formal application for planning permission, you can apply using the Planning Portal's online application service at: <https://www.planningportal.co.uk/>.

Alternatively, you can complete an application form which can be found on the Council's website at <http://www.rochdale.gov.uk/planning-and-building/apply-for-planning-permission/planning-permission---home/application-forms-and-guidance>, or

Please take care to include all of the required information as described in the validation checklist: <http://www.rochdale.gov.uk/pdf/2020-10-20-local-list-planning-v2.pdf>.

Please note that any representations received from neighbours which raise material planning considerations will be taken into consideration by the planning officer in the determination of the application.



Validation Requirements

The following supporting information should be provided, at a minimum, with any full application (relative to the type of application to be submitted):

- Location Plan to scale 1:1250 showing the direction of north, with the application site clearly edged in red including at least two named roads, where possible;
- Existing and proposed site plans to scale 1:200/ 1:500;
- proposed elevations 1:100/ 1:50;
- proposed floor plans 1:100/ 1:50;
- proposed roof plans 1:100/ 1:50;
- Existing and proposed street scene elevations and section drawings showing levels;
- Existing and proposed topographical surveys;
- Material schedule/specifications including existing and proposed boundary treatment;
- Planning statement with reference to Green Belt and protected open land designations;
- Heritage Statement/ Assessment with reference to adjacent non-designated heritage assets;
- Drainage Strategy;
- Refuse strategy collection;
- Ecology:
 - o Preliminary Ecological Appraisal with particular attention taken to badger and invasive species along the Whittle Brook;
 - o Statutory BNG Metric;
 - o An updated UK HAB survey.
- Phase I Report (Preliminary Risk Assessment)

Please note that any advice provided above is an informal opinion only and is made without prejudice to any formal determination which may be given in the event of an application being submitted. In particular, it does not constitute a formal decision of the Council with regard to any future planning applications, which will be subject to wider consultation and neighbourhood publicity, including with ward councillors, and provides no guarantee of a future decision.

I hope this is of assistance.

Yours sincerely,

Anna Hayes
Senior Planning Officer

