



Land at Eton Close, Rochdale

Planning Statement

On behalf of **Mr. Allan Craigen**

Project Ref: 333102443 | Rev: 01 | Date: July 2025

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For and on behalf of Stantec UK Limited				

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Appendices

- Appendix 1: Location Plan
- Appendix 2: Rochdale Core Strategy Policy

1.0 Introduction

1.1 This Planning Statement has been prepared by Stantec on behalf of Mr. Allan Craigen ('the Applicant') in support of an application for 'Permission in Principle' for the erection of a dwellinghouse on land within the curtilage of No. 12 Eton Close (the 'Site').

1.2 The Site is under the ownership of the Applicant

1.3 The Description of development is as follows:

Permission in principle for one detached residential dwelling with associated access, vehicle parking, landscaping and private amenity space.

1.4 This Planning Statement seeks to assess the proposed development against relevant Development Plan policies and other material considerations, including latest evidence base documents as well as the 2025 National Planning Policy Framework ('NPPF'), and Planning Practice Guidance ('PPG').

Contextual Background

Application Site

1.5 The Applicant owns the land subject to this Permission in Principle application which is shown on the plan at Appendix A.

Legislative framework

1.6 In accordance with planning legislation, the Planning Practice Guidance¹ confirms that a decision on whether to grant Permission in Principle ('PiP') to a site (following a valid application or by entering it on Part 2 of a brownfield land register) must be made in accordance with relevant policies in the development plan unless there are material considerations, such as those in the NPPF and national guidance, which indicate otherwise

1.7 The statutory development plan for Rochdale Metropolitan Borough Council ('the Council'), for the purpose of determining this PiP application is the Rochdale Core Strategy (adopted 2016) and the Rochdale Borough Unitary Development Plan ('UDP') (2006), as well as the Greater Manchester 'Places for Everyone' Plan, as adopted in 2024, and the Greater Manchester Joint Minerals Development Plan (2013) and Greater Manchester Joint Waste Plan (2012).

¹ 011 Reference ID: 58-011-20180615

Pre-application Engagement

- 1.8 Prior to this submission, meetings and discussions have been held with the Council, including formal representatives made in response to the 'Call for Sites' process during 2024. During these discussions, a request was made to revise the extent of the greenspace corridor, as shown on the policies map, which included the Site and the surrounding residential properties. The representations to the Council's emerging local plan, included evidence to demonstrate that the corridor should be amended to exclude land currently in residential use, as these areas offer no ecological benefit and are not characterised by green space, nor are they publicly accessible.
- 1.9 Following the Call for Sites submission, a discussion took place (via MS Teams) on the 15th January 2025 with a Principal Planning Officer at the Council. During this meeting, the submission of representations was acknowledged, and it was confirmed that the greenspace corridor designation dates back to the early 2000s (i.e. adopted as part of the Unitary Development Plan in 2006). As the policy is now nearly 20 years old, it requires amendment as part of the forthcoming Local Plan. It is important to note that the Officer also recognised the merit of adjusting the greenspace corridor boundary to reflect the residential curtilage at Eton Close and the adjoining garden land.
- 1.10 The Officer also confirmed that the Council had commenced the preparation of a new Local Plan, with the Call for Sites taking place between June- September 2024. At the time of writing, the Council's Local Development Scheme (March 2025) sets out the intention for the Local Plan to be adopted by the end of 2027. The 2-year timeline for the Rochdale Local Plan to reach an advanced stage was acknowledged as being a potential obstacle to the proposed development. As such, the Planning Officer recognised the value of engaging with the Council's Development Management Team through the submission of a 'Permission in Principle' planning application. An application has, therefore, been progressed on this basis.

Application Submission

1.11 In accordance with [Article 5D of the Town and Country Planning \(Permission in Principle\) Order 2017](#) (as amended), this application is accompanied by the following material:

- Location Plan
- Existing Site Plan
- Proposed Site Plan
- the correct application fee; and
- this Planning Statement

Structure

1.6 The following sections of this Planning Statement is structured as follows:

- Section 2 - The Site and Surroundings - describes the application site, its immediate surroundings, and wider context.
- Section 3 - Planning History - details relevant planning history at the Site and identifies relevant planning applications submitted in the wider area.
- Section 4 – Planning Policy Context - sets out relevant Development Plan policies against which the proposals will be determined.
- Section 5 - Material Considerations - sets out the material considerations which should be considered when determining the application.
- Section 6 – Planning Assessment - assesses the proposed scheme against Development Plan policies and other relevant material considerations.
- Section 7 - Summary and Conclusions - summarises the main findings of the Planning Statement, establishes the planning balance, and concludes on the overall merits of the scheme.

2.0 The Site and Surroundings

The Site and Surrounding Area

- 2.1 The Site forms the basis of this Application extends to approximately 0.097ha.
- 2.2 The Site sits within the curtilage of no.12 Eton Close, sitting at the end of Eton Close, benefitting from its own access point.
- 2.3 The proposed development would therefore form part of an existing residential area, adjacent to no.12 Eton close, with properties sitting to the west of the Site, as part of the defined Broadhalgh neighborhood (to the west of Rochdale Town Centre) with connections and access to Bamford, Heywood and Rochdale.
- 2.4 To the east lies a wooded area that separates the Site from the residential properties on Chadwick Hall Road and Ford Gardens. This woodland will remain entirely untouched by the proposed development, preserving its current ecological value and landscape buffer/ corridor.

Statutory Designations

- 2.5 The following considerations are relevant to the Site:
- **Flooding** – the Site is located within Flood Zone 1 which has the lowest risk of flooding. The Site is also subject to ‘very low risk’ of surface water flood.
 - **Heritage** - The Site does not contain any built structures identified as a Listed Buildings, Conservation Area, or Scheduled Ancient Monument.
 - **Tree Preservation Orders** – There are no trees which hold Tree Preservation Orders on the Site.
 - **Public Right of Way**- There are no Public Rights of Way which run across the Site.
- 2.6 In summary, our findings show that there are no statutory designations which would impede future development at the Site.

3.0 Planning History

Site Specific Planning History

- 3.1 A review of the Council's online planning register has been undertaken. No planning applications have been identified on the Site or in the immediate surrounding area within the past five years. However, one previous application is considered relevant to the current proposal.
- 3.2 Planning application ref. 17/01414/FUL was submitted to the Council in 2017 and was refused on 29 March 2019. The proposal involved the erection of a single detached dwelling. The application was refused on the grounds that the proposed dwelling would be (1) located within a designated Green Corridor, (2) not be supported by appropriate ground conditions, and (3) would result in unacceptable bin drag distance.
- 3.3 Since the refusal of application ref.17/01414/FUL, the issues previously raised have been reviewed and addressed. The measures taken to mitigate these concerns are outlined in the Planning Assessment section of this statement. More specifically, matter (1) the Green Corridor policy is considered in full as this is relevant to this PiP application. Furthermore, matters (2) and (3) relate to part 2 of the PiP application process.
- 3.4 The applicant has also submitted representations to the emerging Local Plan (Call for Sites) to request an amendment to the proposals allocated by the dated identification of the site as being part of a greenspace corridor. For accuracy and completeness the request also includes the residential properties adjacent to the Site, on Eton Close, which also sit within the greenspace corridor allocation but have been previously developed upon, to which the Council responded positively.

4.0 Planning Policy Context

Introduction

- 4.1 Planning legislation² requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.2 The statutory development plan for the Council for the purpose of determining the application is the Rochdale Core Strategy (adopted 2016) and the Rochdale Borough Unitary Development Plan ('UDP') and Policies (2006), as well as the Greater Manchester 'Places for Everyone' Plan, as adopted in 2024.
- 4.3 The Rochdale UDP was adopted in 2006 and the saved policies are now almost 20 years old. In addition, the Rochdale Core Strategy was adopted in 2016 and the Council has confirmed that it is in the process of producing a new Local Plan which will respond to the context of Places for Everyone which was adopted by the Council in 2024 as well as the updates to the National Planning Policy Framework (2025). This includes the Government's updated approach and support for delivery of new housing to meet objectives of building 1.5 million new homes for the next 5 years.
- 4.4 The following section of this report considers the development plan policy that is pertinent to the principle of development at the application site.

Rochdale Unitary Development Plan and Policies (2006)

- 4.5 The Rochdale UDP was prepared under the provision of the 1990 Planning Act adopted by the Council in June 2006 for the period to 2016. The UDP has largely been superseded by the later Core Strategy, although some policies were 'saved' when the Core Strategy was adopted and remain pertinent to this day.
- 4.6 The strategic objectives and policies of the UDP aim to promote the economic, social and environmental wellbeing of the borough. These have been supported by the adoption of the Core strategy in 2016.
- 4.7 The Site lies outside the Defined Urban Area as defined by UDP Policy G/D/1.

² Including Section 38(6) of the Planning and Compulsory Purchase Act 2004 ("The Act")

Site Specific Considerations

- 4.8 The Site is also identified as a Greenspace Corridor and Policy G/8 of the UDP seeks to protect Greenspace Corridors. This Policy should be read in conjunction with Policy G6 of the Core Strategy. Policy G/8 states that development which will enhance their recreational, ecological or landscape and amenity value will be permitted. The Council does not support proposals which would lead to harm or loss of the corridors and their links to valued recreational facilities.

Rochdale Core Strategy (2016)

- 4.9 The Core Strategy was adopted in October 2016 and sets out the Council's vision and overall strategy including the amount of new development required and where that development should be focused.
- 4.10 The Core Strategy sets out a number of Strategic Objectives to achieve the Council's spatial vision for Rochdale. SO2 (to create successful and healthy communities) states that to achieve the vision, the Council will focus on:

"Improving the range of housing to meet everyone's needs and aspirations, including affordable housing and more high value housing."

- 4.11 Rochdale Borough Council is comprised of four distinct townships: Rochdale, Middleton, Heywood and Pennines.
- 4.12 Policy C1 of the Core Strategy confirms that the Council seeks to provide at least 460dpa up to 2028 to assist in the creation of successful, inclusive, and mixed communities. Part 2 of Policy C1 relates to housing in the north of the borough and states the Council will deliver an overall scale and density of development that reflects the accessibility and character of the Pennine fringe pursuant to Policy C3.
- 4.13 Policy C3 of the Core Strategy seeks to ensure:
- New development provides housing types that take account of local needs and aspirations;
 - The supply of larger and **higher value housing** in the borough is improved;
 - There is a high standard of design;
 - Densities make efficient use of land while delivering a range of housing to widen choice and reflect local character; and
 - Housing on appropriate sites meet the needs of specific groups including older people and other vulnerable groups.

- 4.14 Policy C3 goes on to say that there will be a specific focus on providing a wide range of higher value housing in the north of the borough. To do this, support will be given to lower density development which delivers higher value housing.
- 4.15 Given the Site's designation as a Greenspace Corridor, Core Strategy Policies G5 and G6 is of relevance. Policy G6 of the Local Plan sets out the Council will sustain and enhance a green network to support growth and regeneration in the borough and provide a high quality environment that meets the needs of the borough. The Council will seek to protect and improve green spaces and water bodies and ensure that their value, and contribution to sustainable development and regeneration is maximised.
- 4.16 The Council's priorities are to improve opportunities for recreation in urban areas and the countryside, improve opportunities for healthy lifestyles, and to help manage and respond to environmental risks such as flooding and the impacts of climate change.
- 4.17 Within the Roch Valley Corridor, Policy G6 seeks to create and enhance recreation destinations and improve access to and from urban communities.
- 4.18 Beyond the policies set out above, we note but do not consider the following policies contained in the Core Strategy to be relevant to:
- SD1 (Delivering sustainable development)
 - P2 (Protecting and enhancing character, landscape and heritage)
 - DM1 (General development requirements)
 - DM2 (Delivering planning contributions and infrastructure)

Summary

- 4.19 In summary the overall strategic objectives of the Core Strategy are set within the context of the economic, social and environmental conditions that influence the borough. The Core Strategy sets out a holistic approach to addressing these key issues including the importance of encouraging an attractive and varied housing development including affordable and high quality family housing on sustainable sites.
- 4.20 From a site specific perspective, the Site is identified outside the defined Urban Area and within a Greenspace Corridor on the proposed map of the UDP which dates back to 2006. These designations do not prevent development at the Site, rather they set out requirements for development to demonstrate/achieve.

- 4.21 The weight to be applied to relevant policies and our assessment against the development plan and any other relevant material considerations is set in Section 7 of our Statement.

Places for Everyone (2024)

- 4.22 Places for Everyone (PfE) became a part of the statutory development plan for Rochdale (as part of the nine Greater Manchester authorities), in March 2024. PfE sets out the plan for accommodating new jobs, homes and sustainable growth in the period up to 2039.

- 4.23 The relevant PfE policies, pertinent in the consideration of this PiP application is as listed below:

- Sustainable and Resilient Places
 - Policy JP-S1: Sustainable Development
- Places for Homes
 - Policy JP-H1: Scale, Distribution and Phasing of New Housing Development
- Greener Places
 - Policy JP-G2: Green Infrastructure network
 - Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity
- Places for People
 - Policy JP-P1: Sustainable Places

- 4.24 Policy JP-S1: Sustainable Development emphasizes the efficient use of previously developed land, prioritizing regeneration over greenfield development. It integrates environmental, social, and economic objectives to promote sustainable growth. This approach aims to reduce emissions, restore and better connect biodiversity, and create liveable and productive places that contribute to a greener, fairer, and more inclusive economy.

- 4.25 The PfE sets a higher housing requirement. Under the Core Strategy there was a previous housing requirement of 485 per annum, this has then been increased by the PfE, on a stepped basis at 690, 780, 805, this sets a new base and context for this PiP application. The policy emphasizes the efficient use of brownfield sites and urban areas, prioritizing redevelopment over greenfield land to meet housing needs. The policy ensures that new housing is well-integrated with existing infrastructure and transport networks, supporting sustainable growth. Additionally, it includes a phased delivery strategy to align housing development with infrastructure capacity and community needs, aiming for balanced and sustainable urban expansion.

- 4.26 In specific relation to Policy JP-G2: Green Infrastructure network it is acknowledged for this policy the importance of Green Infrastructure (GI) in safeguarding and enhancing ecological networks and the ecosystem services they provide. These may include air and water quality improvement, biodiversity support, recreation, climate resilience, and aesthetic benefits. Although the Site lies within the 2006 UDP policy allocation G/8 Green Corridors, it is entirely contained within the curtilage of an existing dwelling and is classified as previously developed (brownfield) land. The proposed development would preserve the existing woodland immediately to the east, ensuring no loss of tree cover or ecological integrity. By maintaining this woodland buffer, the development avoids any impact on local Green Infrastructure assets, fully retaining their ecosystem value.
- 4.27 Policy JP-G8: A Net Enhancement of Biodiversity mandates that all new development in Greater Manchester must result in a measurable net gain in biodiversity. This aligns with the UK government's Biodiversity Net Gain (BNG) legislation, which requires developers to demonstrate at least a 10% improvement in biodiversity over the pre-development baseline. The policy emphasizes a hierarchy of mitigation: developers must first seek to avoid and minimize biodiversity loss on-site, and only if this is not achievable, can off-site compensation be considered. Off-site biodiversity enhancements should ideally occur within the same local area to maximize ecological benefits.

5.0 Material Considerations

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

- The National Planning Policy Framework (2024)
- National Planning Practice Guidance (2014, as amended)
- Permission in Principle Guidance (2017, as amended)

National Planning Policy Framework 2024 (NPPF)

5.2 The NPPF was published by the Government in December 2024. It sets out the Government's planning policies for England and how these should be applied. At paragraph 2, the Government confirm that the NPPF is a material consideration in decision making.

5.3 The NPPF sets out the three overarching objectives of sustainable development, relating to economic, social, and environmental considerations, as summarised in Paragraph 39, requiring Local Planning Authorities to:

‘... 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.’

5.4 The NPPF is a material consideration in planning decisions, due weight should now be given to the relevant policies in existing plans according to their degree of consistency with the Framework. The NPPF require development proposals to favour sustainable development (Paragraph 11), stating that achieving sustainable development is the “purpose of the planning system” (Paragraph 7). Paragraph 8 defines sustainable development, comprising three dimensions; economic, social and environmental, these are described within the framework as being ‘interdependent’, and thus ‘need to be pursued in mutually supportive ways.

Housing

5.5 Section 5 of the NPPF focusses specifically on “delivering a sufficient supply of homes”, outlining the Government's objective of “significantly boosting the supply of homes” (Paragraph 61).

- 5.6 Paragraph 78 of the NPPF requires local authorities to identify and update annually a “supply of specific deliverable sites to provide a minimum of five years’ worth of housing”. It also requires the incorporation of an appropriate buffer. Of relevance to this application is point c), which requires a buffer of ‘20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply”. Footnote 40 states that this will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.
- 5.7 Beyond their five-year supply, Local Planning Authorities should identify a supply of specific, deliverable sites or broad locations for growth, for years 6-10 and, where possible, years 11-15. The definition of what constitutes a “deliverable” site is explained within the glossary of the NPPF, page 72, which states: “To be considered deliverable, sites should be available now, offer a suitable location for development now, and will be achievable with a realistic prospect that housing will be delivered on the site within five years”.
- 5.8 The NPPF seeks the delivery of a wide choice of high-quality new homes, widening the opportunity for home ownership and creating sustainable, inclusive and mixed communities. This includes the provision of a mix of house types and sizes, including affordable housing where there is an identified need.

National Planning Practice Guidance (NPPG)

- 5.9 The National Planning Practice Guidance (NPPG) was published by the Central Government in March 2014, and has been updated periodically. It provides supplementary guidance on the application of policy contained within the NPPF. The NPPG has been taken into consideration specific regard has been given to PiP applications as presented below.

Permission in Practice Guidance (PiPG)

- 5.10 The Government’s guidance on the ‘permission in principle’ (‘PiP’) consent route confirms that this an alternative way of obtaining planning permission for housing-led development. It separates the consideration principle for proposed development (part 1) from the technical detail of the development (part 2). The guidance confirms that the PiP route has 2 stages: the first stage (or permission in principle stage) establishes whether a site is suitable in-principle and the second (‘technical details consent’) stage is when the detailed development proposals are assessed.
- 5.11 The table (as presented below) at Paragraph: 004 Reference ID: 58-004-20190315 of the Guidance confirms the types of development which are excluded from the PiP process. The table (as presented below) confirms that the route to PiP is appropriate for development on land not previously identified as defined as previously developed.

Type of development or land	Route to permission in principle: Following an application	Route to permission in principle: Entering a site in Part 2 of a brownfield land register
Householder development	X	X
Major development	X	✓
Development on land not defined as previously developed	✓	X
Development consisting of the winning and working of minerals	X	X
Environmental Impact Assessment development	X	X
Habitats development	X	X

- 5.12 As explained at Section 1 of the Statement, a decision on whether to grant PiP (following a valid application) is to be made in accordance with relevant policies in the development plan unless there are material considerations, such as those in the [National Planning Policy Framework](#) and national guidance, which indicate otherwise. These matters are considered in the following sections of this statement.

6.0 Planning Assessment

6.1 This section assesses the proposed development against relevant Development Plan policies and other material considerations as detailed in Sections 5 and 6 of this Statement.

6.2 In assessing the scheme proposals, we consider the key matters to be considered are as follows:

- Alignment with the adopted development plan
- Material considerations
- Housing Growth

6.3 Each of these matters is addressed, in turn, below.

Alignment with the adopted development plan

6.4 A set out at Paragraph 4.2, acknowledgement is given to the UDP, Core Strategy and PfE.

6.5 In the first instance, it is important to recognise that the UDP, including UDP Policy G/8 is nearing 20 years old, with the evidence which underpins it being even older. Whilst it is accepted that the saved policies of the UDP remain part of the development plan, it must be acknowledged that the policies are dated.

6.6 Not only is G/8 dated because of its age, but also because the land that it sought to designate as greenspace has evolved over time, with the incremental encroachment of residential development into it over time, with much of this area, including the application site and the adjoining land forming part of the established urban area. Through development that has been permitted over time, the Site, and the adjoining land which currently falls under G/8 is incapable of performing a greenspace function. As such, the Applicant considers that it would be better to make efficient use of land within the urban area (which the site now forms), and redraw the greenspace corridor through the evolution of the new local plan so that it provides sufficient protection for the greenspaces that remain.

6.7 Through the evolution of time a disconnect has developed between the development plan, and the land designations within it, and the situation “on the ground”. The emerging local plan should seek to rectify that however, if treated pragmatically, the proposed development has no greater impact on the greenspace corridor than the adjoining development, which also lies within it.

- 6.8 Coupling this with the increased housing requirement perpetuated by PfE, it is apparent that the Council will need to look to deliver additional homes in sustainable and accessible locations. It is inevitable that urban fringe, edge of settlement sites will be targeted for this and whilst the proposed development would only make a modest contribution to the Council's housing land supply, it, and other similar urban infill sites have a role to play in easing the pressure on more sensitive, greenfield sites.
- 6.9 It is also important to note that the uplifted housing requirement through PfE renders the Core Strategy policies out-of-date, reducing their weight accordingly. There is a very clear steer from the government through the National Planning Policy Framework to significantly boost the supply of housing. Noting the national housing crisis the country currently faces, small sites such as this, which can deliver quickly, play a valuable role in meeting this objective.
- 6.10 Having regard to the above, it is considered that Policy G/8 should be afforded limited weight in the determination of this PiP application. That said, even if the Council were to come to a different conclusion on this, they consider that the proposed development would comply with its terms, noting that it sets a series of criteria for development to meet in order to be found acceptable, as opposed to being restrictive in nature. Part a of 'saved' Policy G/8 confirms that on Greenspace Corridor sites outside the Defined Urban Area, the Council will not permit proposals which would:
- a) Lead to an unacceptable narrowing or a division of the corridor into sections, thereby,
 - i. restricting the movement of wildlife along it, or*
 - ii. restricting the movement of people along established or proposed recreational routes or rights of way;**
 - b) Result in the loss or severance of links between areas of recreational open space;*
 - c) Result in the loss of existing valued recreational facilities or prejudice proposed new facilities; or*
 - d) Prevent public access into the corridor at strategic locations; or which would result in unacceptable harm to:-*
 - e) The better landscape qualities and character of the corridor;*
 - f) The amenity value of the corridor where it provides welcome visual relief from urban development, including attractive views in and out of the corridor;*
 - g) Features of nature conservation interest, including designated and non-designated sites; or*
 - h) Viable agricultural operations, including good quality grazing land and allotments*
- 6.11 Part b of Policy G/8 goes on to say that any new development must be of a design, and use suitable materials, landscaping, and boundary treatments appropriate to the character and setting of the corridor.
- 6.12 Part d of Policy G/8 states that proposals will be permitted which protect and enhance Greenspace

Corridors and realises their potential for recreation and nature conservation.

- 6.13 Having regard to this, our Client considers that, notwithstanding the weight that policy G/8 should be afforded, that the proposed development fully complies with G/8, noting that the development:
- Will not restrict the movement of wildlife along the corridor or restrict the movement of people along established or proposed recreational routes or rights of way. (Part a)
 - Will not result in the loss or severance of a link between areas of recreational open space; (Part b)
 - Will not result in the loss of any existing valued recreational facilities or prejudice proposed new facilities; (Part c)
 - Does not prevent public access; (part d)
 - Will be constructed to a high quality and use appropriate materials, extensive landscaping and suitable boundary treatments to retain the countryside character of the corridor (this will be confirmed / approved via part 2 of the PiP process- to address parts e-g).
 - Does not impact on viable agricultural land (part h).
- 6.14 In summary, although the Site is identified as forming part of a Green Space Corridor (which dates back to 2006), there is currently no formal public access to the Site, and, along with the adjoining residential land within this area, forms no greenspace function. Furthermore, the overall objectives of the policy are not compromised by the development that is being proposed.
- 6.15 The Site has been demonstrated to be suitable for the proposed development, and the benefits and enhancement which the development will bring mean that it is in accordance with UDP Policies G/8, and Core Strategy Policies.
- 6.16 Whilst the policies of the Development Plan continue attract weight in the planning balance, the saved policies of the UDP and the Core Strategy, in regard of the Greenspace, attract diminished weight as a result of their age, and the uplifted housing requirement created by PfE. Notwithstanding this, our Client remains of the view that the proposed development complies with the development plan, as well as the thrust of national planning policy, which seeks to significantly boost the supply of housing in sustainable and accessible locations.
- 6.17 The benefits of the principle proposed development are considered to significantly outweigh any perceived harms.

Material Considerations

- 6.18 This Permission in Principle application fully responds to all identified material considerations. It establishes the principle of development by defining location, land use, and adherence with national guidance, while reserving technical details for Stage Two (Technical Details Consent).

- 6.19 As detailed above, the NPPF advocates a significant boost to housing supply across the country. Though modest, the contribution of this Site, and other small sites alike should not be understated as these sites can often be delivered quickly and make an instant impact in relation to the Council's housing land supply.
- 6.20 In acknowledging the planning history on this Site, it has been made clear within this application that the previous reasons for refusal will be addressed to ensure the development is appropriate and in accordance with the relevant considerations. More detailed matters are to be covered under the Technical Details Consent (Stage 2 of the PiP process).
- 6.21 The ecological encroachment which was pointed out within the previous reasons for refusal has since been acknowledged and addressed through pre-application engagement and explanation to the inaccurate allocation which covers the Site (as has been discussed above).
- 6.22 Ground conditions are acknowledged as a technical matter and are appropriately reserved for Stage Two, where they will be addressed in full accordance with paragraph 197 of the NPPF, which requires remediation of any degraded land in site and mitigation of any identified instability.
- 6.23 Similarly, operational considerations, such as refuse collection, will be resolved at the technical consent stage. Informal discussions with the Local Authority confirm that existing refuse collection routes serve Nos 9 and 12 Eton Close. Our client is committed to align the bin store and access arrangements with these practices to ensure efficient waste management.

7.0 Summary and Conclusions

- 7.1 This Planning Statement has been prepared by Stantec on behalf of Mr. Allan Craigen, in support of a Permission in Principle (PiP) application for the erection of a single dwelling within the curtilage of 12 Eton Close, Rochdale.
- 7.2 The application seeks Permission in Principle for the development of one residential dwelling at the site. Detailed design and layout matters will follow at the Technical Details stage. This Statement provides an overview of the site, its planning history, and relevant policy context, to demonstrate the suitability of the proposal within its local setting.
- 7.3 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, decisions must be made in line with the adopted development plan, unless material considerations indicate otherwise.
- 7.4 While the legal framework for decision-making remains unchanged under the NPPF, the Framework provides clear guidance on how weight should be given to existing development plan policies, particularly where they may not align fully with national policy. It also reaffirms the presumption in favour of sustainable development.
- 7.5 A key issue in this case is the site's current designation within a Greenspace Corridor. However, following pre-application discussions, the Council has acknowledged that this allocation is outdated and that an amendment to the boundary is expected to come forward as part of the new Local Plan, which is scheduled for adoption in 2027. Even with the allocation as it stands, and with the limited weight afforded to both the Core Strategy and the UDP, the proposed development is compliant with the requirement of UDP policy G/8 and Core Strategy G6 and does not compromise the wider greenspace corridor, which sits outside of the established urban area.
- 7.6 This application sets out a clear and justified case for the Site's development potential. As discussed during pre-application engagement with the Council, the Site lies within a defined settlement boundary and can contribute meaningfully to local housing supply without resulting in adverse environmental impacts. The proposal aligns with relevant planning policies and reflects a sustainable use of land within a residential context.

- 7.7 Since the refusal of a previous application, the applicant has actively sought to address the issues raised:
- Greenspace Corridor: The forthcoming revision of the Local Plan will address the inaccuracy of the current designation. The site forms part of private residential land and is surrounded by similar properties, with no significant ecological function in the immediate area.
 - Ground Conditions: To be confirmed at Stage Two- Technical Details.
 - Bin Drag Distance: To be confirmed at Stage Two- Technical Details.
- 7.8 In conclusion, the proposed development is considered to be acceptable in principle, making effective use of underutilised land within a sustainable and accessible location. It addresses all previously raised concerns and represents a compliant and beneficial form of development, in line with both the NPPF and local planning policy objective.
- 7.9 As such, we respectfully request that this PiP application is approved without delay.

Location Plan



APPENDIX 2

Rochdale Core Strategy Policy

C1 Delivering the right amount of housing in the right places	This policy focuses on ensuring a sufficient supply of new homes to meet local needs, both in terms of quantity and location. It prioritises development on brownfield land and within existing urban areas to support regeneration and sustainable growth. The policy seeks to deliver a mix of housing types and tenures, aligned with identified local demand, while ensuring that new housing is supported by appropriate infrastructure and contributes positively to the character and function of communities across the borough.
C3 Delivering the right type of housing	This policy aims to ensure that new housing developments provide a mix of dwelling types, sizes, and tenures that reflect the diverse needs of the local population. This includes meeting the requirements of families, older people, and those with specific needs, such as affordable and accessible housing. The policy promotes high-quality design and encourages developments that contribute to the creation of balanced, inclusive, and sustainable communities.
P2 Protecting and enhancing character, landscape and heritage	This policy seeks to ensure that new development respects and reinforces the borough's local character, historic assets, and landscape qualities. It requires proposals to be well-integrated with their surroundings, preserving or enhancing the distinct identity of places, including heritage assets, conservation areas, and key landscape features. The policy aims to maintain and improve the visual and environmental quality of both urban and rural areas.
P3 Improving design of new development	This policy promotes high-quality, inclusive, and sustainable design in all new developments. It requires proposals to be visually attractive, function well, and respond positively to local context, including scale, layout, and architectural style. The policy also encourages developments that enhance safety, accessibility, and environmental performance, contributing to the creation of distinctive and vibrant places.
G5 Managing protected open land	This policy aims to safeguard designated Protected Open Land from inappropriate development. It seeks to maintain the openness, visual amenity, and separation between settlements provided by these areas. Development on Protected Open Land is generally restricted unless it supports rural uses, is essential for infrastructure, or meets specific criteria that justify an exception without undermining the land's purpose.
G11 Managing Waste	This policy focuses on promoting sustainable waste management across the borough. It supports the reduction, re-use, recycling, and recovery of waste to minimise landfill use. The policy encourages new development to incorporate effective waste management solutions, including adequate storage and access for collection, while also supporting the development of appropriate waste facilities in suitable locations that do not harm local communities or the environment.
DM1 General Development Requirements	This policy sets out the key criteria that all new development must meet to be considered acceptable. It requires proposals to be of high quality, compatible with surrounding uses, and designed to enhance the character and appearance of the area. The policy also covers practical considerations such as access, parking, drainage, waste management, and the protection of residential amenity, ensuring developments are safe, sustainable, and well-integrated into their context.