



ROCHDALE
BOROUGH COUNCIL

My

ECONOMY DIRECTORATE

Mark Robinson
Director
(Economy & Place)

PLANNING AND DEVELOPMENT

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Our Ref: 16/01399/HYBR
Enquiries to: Melanie Hale
Date: 13th August 2025

Gary Lynch
Planning Director

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Dear Mr Lynch,

Planning Permission 16/01399/HYBR
Financial Viability Appraisal of Phase 1A, Hareshill Road North, South Heywood

I refer to your recent correspondence regarding the above. You have submitted the following report in accordance with the requirements of the relevant S106 agreement:

Financial Viability Impact Statement Assessment, Land at Phase 1A of Hareshill Road North, South Heywood, 21st May 2025. Prepared for Russell Homes (UK) Limited by Knight Frank

The s106 agreement sets out that a viability report should be submitted either before or with any reserved matters application for any phase including residential development.

An independent financial viability assessment has been carried out on behalf of the council by Lambert Smith Hampton (LSH). The report concludes that phase 1A of the development cannot reasonably support the provision of affordable housing due to the high costs of off-site infrastructure and other planning obligations mandated as part of the S106 agreement. I have attached the LSH report with this correspondence for completeness.

I can therefore confirm the submitted report and conclusions are acceptable to the council, in that it would not be viable to deliver affordable housing in line with Schedule 4 Part 2 of the S106 agreement. The applicant for phase 1A at Hareshill Road North (for up to 190 homes), would not be required to provide affordable housing on site or make an off-site financial contribution.

As per the report by LSH, the conclusions are valid for 12 months from the date of this letter. Should the applicant fail to submit and secure approval of reserved matters within 12 months of the date of this letter, a further financial viability assessment to update and revalidate the conclusions set out here will be required.

Yours sincerely,

Melanie Hale
Head of Planning Services

