



Planning Statement

Residential Development

Manchester Old Road, Middleton

February 2026



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1 INTRODUCTION

- 1.1 This Planning Statement has been prepared in support of a full planning application for the development of seven townhouses with off-street parking, private rear amenity gardens, associated landscaping and a dropped kerb access. The units are arranged in two separate blocks and consist of three bed town houses over two and a half storeys.
- 1.2 The Statement outlines the details of the proposed development and assesses it against the relevant provisions of the National Planning Framework, the Places for Everyone (PfE) Joint Development Plan, Rochdale Core Strategy (CS) and saved Unitary Development Plan (UDP) policies and other relevant planning guidance.
- 1.3 The remainder of this Planning Statement is structured as follows:
- **Section 2** describes the Site Characteristics, including existing conditions, trees and ecology, boundary treatments, flood risk and heritage context.
 - **Section 3** sets out the Planning History of the site.
 - **Section 4** assesses the site's Brownfield Status and local Housing Need, including reference to the Strategic Housing Land Availability Assessment.
 - **Section 5** details the Proposed Development, including layout and design approach, housing mix, roof form and dormers, parking provision and dropped kerb access, materials and appearance, boundary treatments, refuse arrangements, and soft and hard landscaping.
 - **Section 6** summarises the relevant National and Local Planning Policy Context.
 - **Section 7** provides a comprehensive Planning Assessment, considering the principle of development, housing mix and density, design and townscape impact, residential amenity, highway safety, sustainability and energy efficiency, landscaping and biodiversity, flood risk, heritage impact and overall planning balance.
 - **Section 8** presents the Summary and Conclusions.

2 SITE CHARACTERISTICS

- 2.1 The application site comprises a vacant parcel of previously developed land located at the junction of Egerton Street and Walker Street, with a secondary relationship to Manchester Old Road. The red line boundary encloses an irregularly shaped plot which formerly accommodated institutional buildings associated with the adjacent church. The site is now cleared and contains areas of self-seeded vegetation.



Figure 1 Site Location (Courtesy of Google Maps)

- 2.2 The application site extends to approximately 939 m² and comprises an irregularly shaped urban plot with frontage to both Egerton Street and Walker Street.
- 2.3 The site lies within a well-established residential neighbourhood characterised predominantly by traditional two-storey and two-and-a-half-storey red brick terraced housing arranged in linear blocks along Walker Street, Egerton Street and the surrounding grid of streets. Properties typically sit close to the highway edge and feature pitched roofs, modest front boundary treatments and private rear gardens, reflecting the historic terrace typology common to this part of Rochdale.
- 2.4 To the north and west of the site are continuous rows of terraced dwellings fronting Walker Street, with narrow rear gardens backing onto each other in a dense but consistent urban pattern. These properties exhibit limited off-street parking provision, with on-street parking forming the dominant arrangement throughout the area.

- 2.5 Immediately to the north-east of the site, fronting Walker Street, is an established care home. This use represents a sensitive residential receptor adjacent to the application site and has informed the design approach, particularly in relation to building height, orientation, boundary treatments and separation distances.
- 2.6 To the south-east of the site lies an existing residential dwelling with associated private garden, positioned between the application site and Manchester Old Road. This property also represents a sensitive neighbouring receptor and its amenity has been a key consideration in the layout and positioning of the proposed dwellings.
- 2.7 To the east of the site is All Saints Church and its associated grounds, including landscaped open space and churchyard. This provides a softer edge to part of the site boundary and introduces an element of visual openness in contrast to the tightly knit residential terraces elsewhere.
- 2.8 Manchester Old Road forms a local distributor route to the south of the site and accommodates higher traffic flows alongside a mix of residential and small-scale commercial uses. However, the principal frontages of the application site are to Egerton Street and Walker Street, both of which function as quieter residential streets.
- 2.9 The wider area is defined by a compact urban grain, relatively short plot depths and consistent building heights rarely exceeding 2.5 storeys. Roofscapes are predominantly pitched, with rear extensions and dormers commonly present across the neighbourhood, reflecting incremental adaptation of the housing stock over time.
- 2.10 In townscape terms, the site currently presents as a noticeable gap within an otherwise continuous residential frontage. Its vacant condition detracts from the coherence of the streetscape and represents an underutilised brownfield opportunity within the Defined Urban Area.
- 2.11 The site benefits from strong connectivity, with pedestrian access available from both Egerton Street and Walker Street and close proximity to local services along Manchester Old Road. Existing footways, established residential activity and natural surveillance contribute to a legible and active street environment.
- 2.12 The site is broadly level with surrounding streets, with no significant changes in ground levels across the plot and no notable topographical constraints.

Trees and Ecology

- 2.13 There are no Tree Preservation Orders affecting the site, and the land is not subject to any statutory ecological designations. Existing vegetation is limited to self-seeded growth associated with the vacant condition of the site.

Existing Boundary Treatment

- 2.14 The site is currently enclosed by a combination of low brick walls, metal railings and temporary construction fencing. Along parts of the perimeter, particularly adjacent to the public footway, low masonry walls are present with metal railings above, providing partial

enclosure but limited privacy or security. Temporary Heras-style fencing has been installed to sections of the boundary associated with the site's vacant condition.

- 2.15 There is no consistent or cohesive boundary treatment across the site, and the existing arrangement does not provide meaningful defensible space or visual quality. The current condition reflects the previously developed status of the land and contributes to the perception of the site as underutilised within the streetscape (**See Appendix A**).

Flood Risk and Heritage Context

- 2.16 The application site is located within Flood Zone 1, as identified on the Environment Agency Flood Map for Planning, indicating a low probability of flooding. The site is therefore not subject to fluvial flood risk constraints and does not require sequential or exception testing.
- 2.17 Historic England mapping confirms the presence of a Grade II listed building within the wider vicinity of the site. The listed asset, Church of All Saints War Memorial, All Saints Church, is located approximately 20 metres from the eastern boundary of the application site and falls within a 250m buffer of the red line boundary.
- 2.18 The listed building forms part of the wider historic environment associated with All Saints Church and is situated beyond the site boundary, separated from the application site by existing development and intervening land uses.
- 2.19 The presence of this designated heritage asset has been identified through desktop review and mapping analysis and has informed the design evolution of the scheme, particularly in relation to building height, layout and spatial separation.

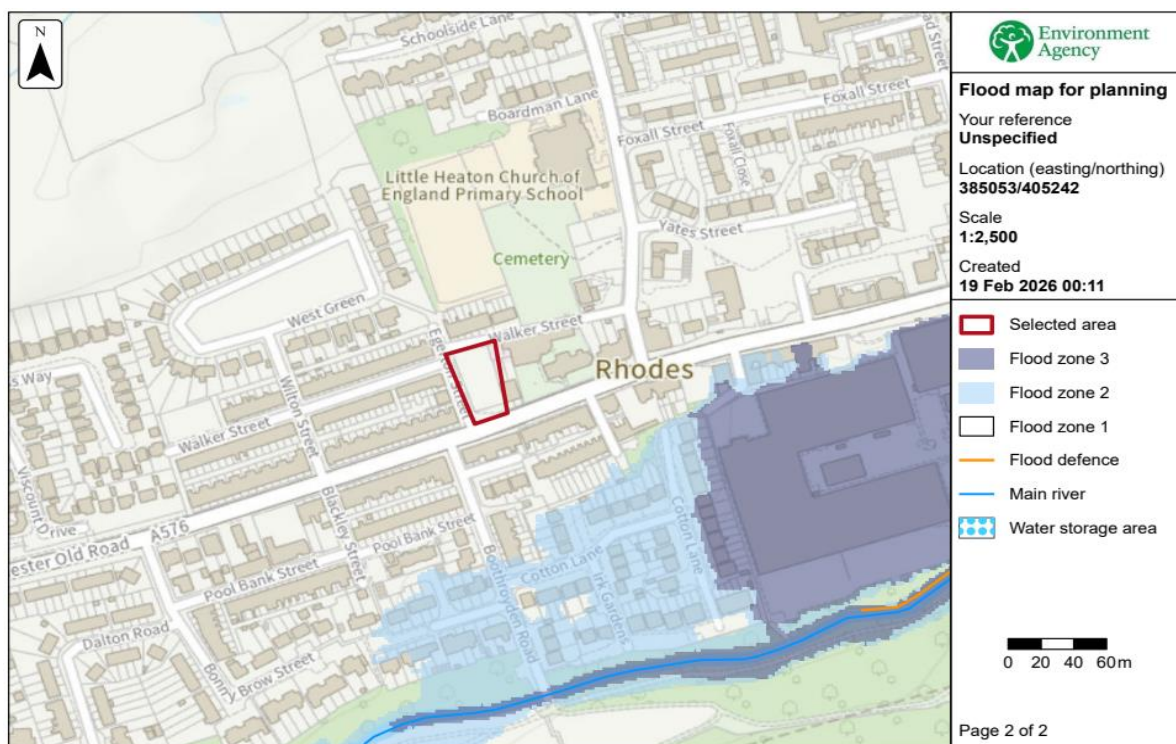


Figure 2 Flooding Map (Source from: Gov.uk)

- 2.20 Overall, the site sits within a clearly residential context where redevelopment for housing represents a logical and sustainable use of land. The prevailing character is defined by modestly scaled terraced dwellings, strong street enclosure, limited building heights and a traditional red brick material palette. These characteristics have directly informed the scale, layout and design approach of the proposed development.

3 SITE HISTORY

- 3.1 The site has a history of residential planning applications associated with redevelopment of the former New Jerusalem Church site.
- 3.2 In 2006, an outline planning application (Reference 06/D46990) was submitted for the erection of 12 apartments. This application was subsequently withdrawn.
- 3.3 A revised outline application (Reference 06/D48382) was submitted later in 2006 for the erection of a single block of 8 apartments. This application was approved subject to conditions, establishing the principle of residential development on the site.
- 3.4 In 2009, an application (Reference 09/D52760) was submitted to extend the time limit for implementation of the approved outline permission for 8 apartments. This application was also approved subject to conditions on 04th February 2010.
- 3.5 Whilst the outline permission has since lapsed, these approvals remain material considerations and confirm that the Local Planning Authority has previously accepted the principle of residential redevelopment on the site.
- 3.6 More recently, a full planning application (Reference 24/00573/FUL) was submitted in 2024 for the erection of a food and beverage pod and bin store together with the installation of 20 EV charging units and an ancillary enclosed electrical substation. This application was refused on 16th October 2024.
- 3.7 A related advertisement consent application (Reference 24/00574/ADV) for the installation of six pole-mounted signs displaying 'EV Charging' and 'Zest' company logos was also refused on 16th October 2024.

4 BROWNFIELD STATUS AND HOUSING NEED ASSESSMENT

- 4.1 The application site is identified within Rochdale Council's Strategic Housing Land Availability Assessment (SHLAA) under reference SH1226 – Site of New Jerusalem Church, Manchester Old Road, Middleton. The SHLAA confirms the site as suitable for residential development and classifies it as brownfield land.¹

SHLAA CODE	LOCATION	AREA (HA)	DENSITY	CAPACITY	YEARS 0-5	YEARS 6-10	YEARS 11-15	YEARS 15+	GREENFIELD/ BROWNFIELD/ SPLIT
SH 1226	SITE OF NEW JERUSALEM CHURCH, MANCHESTER OLD ROAD, MIDDLETON	0.09	89	8	0	8	0	0	B

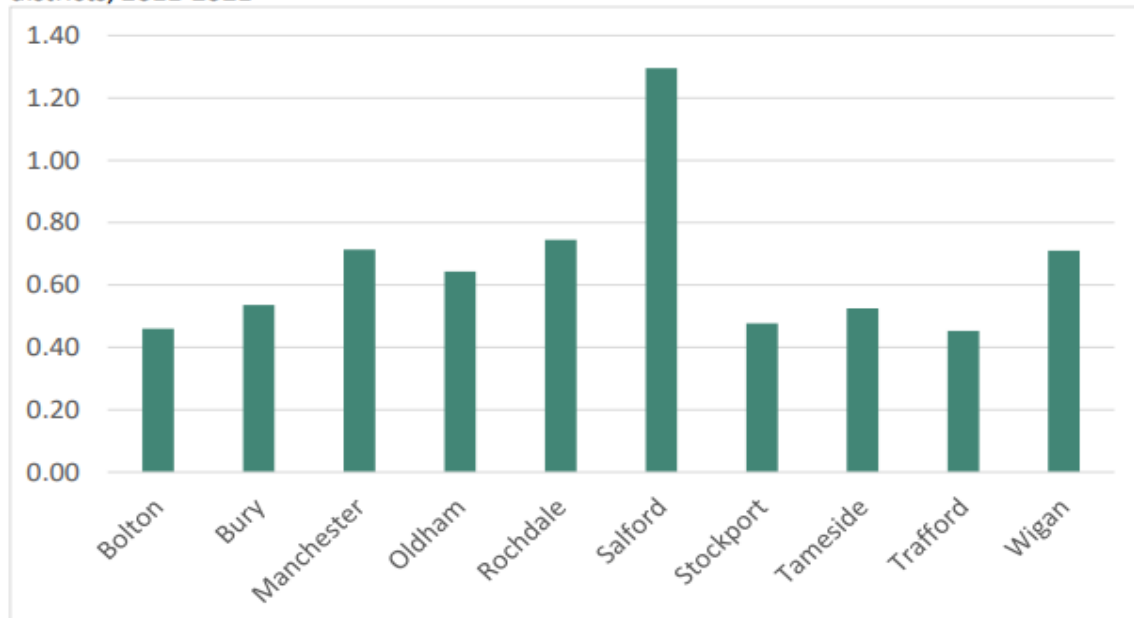
Figure 3 Identified Sites for Housing (Rochdale Council's SHLAA)

- 4.2 The SHLAA identifies the site as extending to approximately 0.09 hectares, with an assumed development density of 89 dwellings per hectare, equating to an indicative capacity of 8 dwellings. The proposed development of seven three-bedroom townhouses falls below the identified capacity and therefore represents a compliant and proportionate use of the site in quantitative terms.
- 4.3 The SHLAA indicates anticipated delivery within Years 6–10 of the plan period, demonstrating that the Council recognises the site as contributing to medium-term housing supply. The current proposal seeks to bring the site forward proactively, assisting in accelerating housing delivery on an allocated brownfield site.
- 4.4 The site is specifically identified within the SHLAA as brownfield ("B" classification). This confirms that redevelopment accords with national and local objectives to prioritise previously developed land within sustainable urban areas. The proposal therefore directly supports the effective reuse of underutilised land within the Defined Urban Area.
- 4.5 Evidence from the Office for National Statistics demonstrates continued household growth across Greater Manchester between 2011 and 2021, with Rochdale experiencing sustained annual increases in household numbers. This growth trajectory reinforces the need for additional housing provision within accessible urban locations.
- 4.6 Census evidence also indicates increasing levels of overcrowding across Greater Manchester, including Rochdale, between 2001 and 2011. The proportion of households experiencing one or more rooms short increased over this period, highlighting pressure on the existing housing stock and the importance of delivering appropriately sized dwellings.

¹ <https://www.rochdale.gov.uk/planning-permission/brownfield-register/6> & <https://www.rochdale.gov.uk/downloads/file/537/strategic-land-housing-availability-assessment>

- 4.7 The Greater Manchester Strategic Housing Market Assessment (SHMA)² identifies ongoing population growth, evolving household structures and affordability pressures as key drivers of housing need over the plan period. The SHMA confirms the requirement for a range of housing types, including family-sized accommodation within established urban areas.

Figure 4.9: Average annual growth rate in the number of households in Greater Manchester districts, 2011-2021



Source: ONS, 2018-based SNHP

Figure 4 Average annual growth rate in the number of households (Date from: GMCA's SHMA)

- 4.8 In this context, the proposal delivers seven three-bedroom family dwellings, each with private gardens and dedicated parking. This form of development responds directly to the identified need for family housing rather than higher-density flatted accommodation, while remaining consistent with the density assumptions in the SHLAA.
- 4.9 The redevelopment of this vacant brownfield site will therefore:
- contribute to recognised housing capacity;
 - assist in meeting identified household growth;
 - support delivery of family-sized dwellings;
 - reduce pressure on existing housing stock; and
 - regenerate an underutilised urban site.
- 4.10 Overall, the proposal represents a deliverable, policy-aligned and evidence-supported contribution to Rochdale's housing supply and accords with the Council's own SHLAA assessment of the site's suitability and capacity.

² <https://www.greatermanchester-ca.gov.uk/GMCAFiles/PFE/Supporting%20documents/06%20Places%20for%20Homes/06.01.02%20Greater%20Manchester%20Strategic%20Housing%20Market%20Assessment.pdf>

5 PROPOSED DEVELOPMENT

Development Summary

- 5.1 Full planning permission is sought for the erection of seven 2.5-storey three-bedroom townhouses with rear dormers, solar panels, associated parking, private gardens, landscaping and vehicular access via a new dropped kerb from Egerton Street.
- 5.2 The proposed development comprises:
- 7 no. three-bedroom townhouses arranged in two blocks with rear dormer roof extensions, solar panels and private rear gardens to each dwelling;
 - coordinated boundary treatments with secured communal rear access;
 - communal parking court providing 7 off-street spaces (including 1 dual-use accessible bay), surfaced in permeable block paving and accessed via a new dropped kerb from Egerton Street;
 - refuse and recycling provision located within rear garden areas; and
 - soft and hard landscaping across the site.

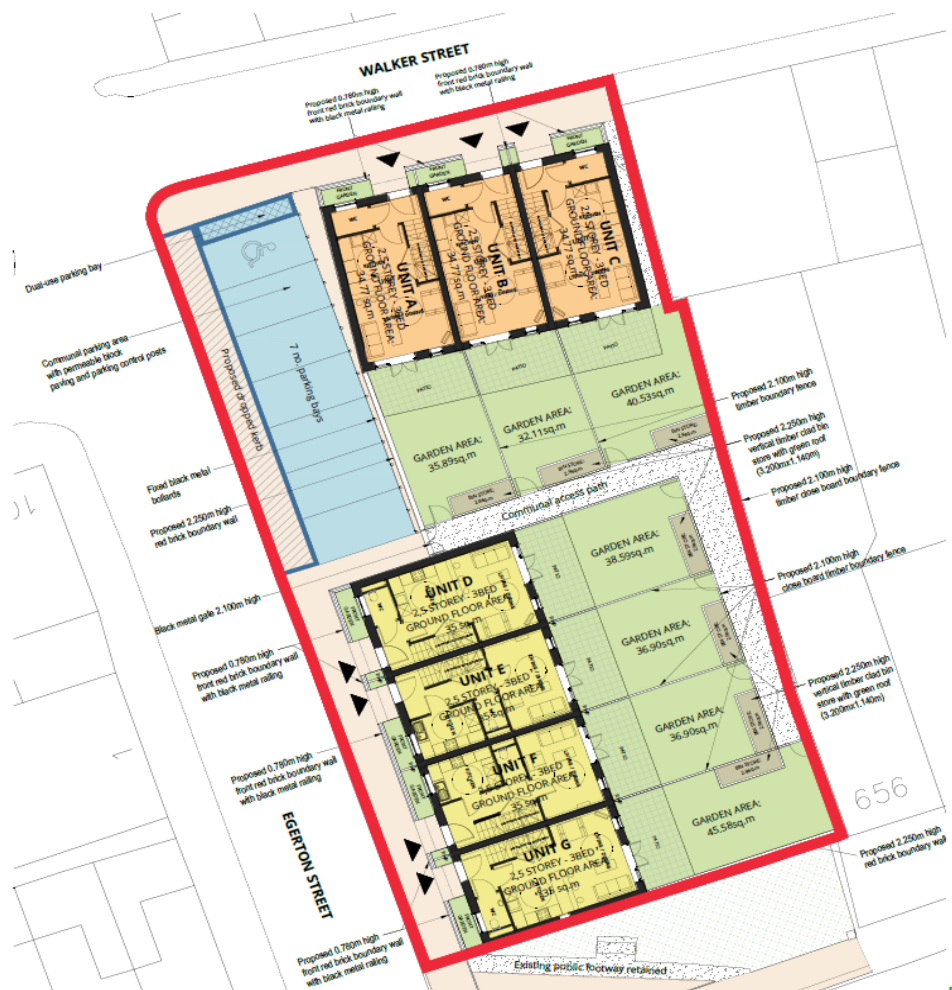


Figure 5 Proposed Development

- 5.3 The proposal regenerates a vacant brownfield site to deliver family housing within an established residential neighbourhood, respecting local character, safeguarding neighbouring amenity and providing safe and efficient access arrangements.

Layout and Site Arrangement

- 5.4 The dwellings are arranged in two separate blocks broadly reflecting the historic footprint of buildings formerly occupying the site. Each dwelling benefits from a private rear garden, providing usable amenity space and acting as a separation buffer to neighbouring properties.
- 5.5 Active frontages are provided to both Egerton Street and Walker Street, reinforcing the existing street pattern and contributing positively to the public realm.
- 5.6 A communal rear access path links Egerton Street and Walker Street, enabling residents to access rear gardens and refuse stores. This route is secured by a 2.100m high black metal gate to prevent unauthorised access.



Figure 6 Proposed Elevation Plans

Housing Mix and Internal Areas

- 5.7 The development comprises 7 no. three-bedroom townhouses, each providing approximately 84 m² of gross internal floorspace.
- 5.8 The consistent provision of family-sized dwellings responds directly to local housing need and supports long-term residential occupation.

Roof Design, Dormers and Solar Panels

- 5.9 The proposed dwellings adopt traditional pitched roof forms consistent with surrounding terraced housing.
- 5.10 Second-floor accommodation is achieved through rear dormer structures rather than a full third storey, ensuring ridge heights remain consistent with neighbouring properties and avoiding visual dominance.
- 5.11 Dormers are confined to rear roof slopes only, preserving traditional street-facing roof profiles.
- 5.12 Roof-mounted solar panels are proposed on appropriate roof slopes. These sit flush with the roof plane to minimise visual impact while maximising solar gain.
- 5.13 The solar panels contribute to reduced operational carbon emissions and improved household energy efficiency.

Parking Provision and Dropped Kerb Access

- 5.14 Seven off-street parking spaces are provided within a communal parking court, including one dual-use accessible bay. The accessible space accommodates disabled users when required and otherwise functions as a standard parking space.
- 5.15 Vehicular access is formalised via a proposed dropped kerb from Egerton Street, preventing informal footway overrunning and improving pedestrian safety.
- 5.16 The communal parking area is surfaced in permeable block paving and managed through fixed black metal bollards and parking control posts.
- 5.17 A Transport Statement accompanies this application and provides a detailed assessment of trip generation, parking provision, accessibility and highway safety. The Transport Statement confirms that the proposed development will not result in any severe residual cumulative impacts on the local highway network and that the proposed dropped kerb access and parking arrangements are acceptable.

Materials, Appearance and Detailing

- 5.18 The proposed dwellings adopt a contemporary architectural approach informed by the established red brick terraced character of the surrounding streets.

- 5.19 Elevations incorporate a palette of buff and red facing bricks, including stacked brick detailing to provide articulation and visual interest.
- 5.20 Roofs are finished in slate-effect tiles, with rear dormers clad in PPC aluminium to provide a crisp contemporary contrast while remaining visually recessive from the street.
- 5.21 Windows comprise metal and composite-framed units coordinated with the dormer cladding. UPVC square-profile rainwater goods and flush sash window details provide a clean and modern appearance.
- 5.22 Chimney features are incorporated into each townhouse to help break down massing and establish a consistent rhythm across the development.
- 5.23 The selection of materials reflects the local vernacular while introducing contemporary detailing, ensuring the scheme integrates positively with the existing streetscape and enhances the visual quality of the site.

Boundary Treatments and Access Control

- 5.24 Front gardens are defined by 0.780m high red brick walls topped with black metal railings, providing defensible space while maintaining passive surveillance.
- 5.25 Rear and side boundaries are enclosed by 2.100m high timber close-board fencing. The eastern and southern boundaries, and the western boundary adjacent to the parking area, are similarly treated to provide privacy and security.
- 5.26 Individual bin stores are enclosed within 2.250m high vertical timber-clad structures incorporating green roofs.
- 5.27 A 2.100m high black metal gate provides secure access to the communal rear path.

Refuse and Recycling

- 5.28 Each dwelling benefits from dedicated refuse storage within rear garden areas, with hard-standing sufficient to accommodate the full range of Council-required bins (brown, blue and green for recycling and grey for general waste).
- 5.29 Facilities for home composting are provided for all households.
- 5.30 Residents will present bins kerbside via the communal access route on collection days and return them thereafter. Refuse vehicles will collect from the adopted highway, with the existing street layout capable of accommodating an 11m refuse vehicle. No refuse vehicles are required to enter the site.
- 5.31 This arrangement ensures bins are not permanently visible from public areas and maintains a clean and uncluttered streetscape.

Soft and Hard Landscaping

- 5.32 A total of approximately 266.5 m² of private amenity space is provided across the development, with each townhouse benefitting from its own rear private garden.
- 5.33 Garden sizes vary slightly between dwellings but provide adequate separation distances and usable outdoor space suitable for family occupation.
- 5.34 Hard landscaping is concentrated within functional areas including the parking court, pedestrian routes and garden patios, with permeable paving supporting sustainable surface water management.
- 5.35 Soft landscaping is primarily delivered through private gardens, supplemented by green roofs to bin stores, contributing to biodiversity enhancement and visual softening of built form.

6 PLANNING POLICY CONTEXT

Statutory Development Plan

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 6.2 The Development Plan for the site comprises:
- Places for Everyone Joint Development Plan (2024);
 - Rochdale Core Strategy (Adopted 2016); and
 - Saved policies of the Rochdale Unitary Development Plan (UDP).
- 6.3 In addition, the Council has adopted Supplementary Planning Documents (SPDs) and Supplementary Guidance which are material considerations.

National Planning Policy Framework (NPPF)

- 6.4 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how they should be applied.
- 6.5 Key chapters relevant to the proposal include:
- Chapter 2 – Achieving Sustainable Development
 - Chapter 5 – Delivering a Sufficient Supply of Homes
 - Chapter 9 – Promoting Sustainable Transport
 - Chapter 11 – Making Effective Use of Land
 - Chapter 12 – Achieving Well-Designed Places

Places for Everyone Joint Development Plan (PfE)

- 6.6 The Places for Everyone Joint Development Plan provides the strategic planning framework for housing delivery, sustainability and placemaking across Greater Manchester.
- 6.7 Relevant policies include:

Sustainable and Resilient Places

- JP-S1 – Sustainable Development
- JP-S2 – Carbon and Energy
- JP-S4 – Flood Risk and the Water Environment
- JP-S6 – Resource Efficiency

Places for Homes

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

Places for People

- Policy JP-P1 – Sustainable Places
- Policy JP-P2 – Heritage

Connected Places

- JP-C6 – Walking and Cycling
- JP-C8 – Transport Requirements of New Development

Greener Places

- JP-G1 – Landscape Character
- JP-G8 – A Net Enhancement of Biodiversity and Geodiversity

- 6.8 Collectively, these policies seek to ensure that housing is delivered in sustainable locations, at appropriate densities, with high design quality, safe access, energy efficiency, protection of residential amenity, enhancement of green infrastructure and safeguarding of heritage assets.

Rochdale Core Strategy (Adopted 2016)

- 6.9 The Rochdale Core Strategy provides local planning policy guidance.

- 6.10 Relevant strategic objectives and policies include:

- SO2 – Creating Successful and Healthy Communities
- SO3 – Improving Design, Image and Quality of Place
- SO4 – Promoting a Greener Environment
- SO5 – Improving Accessibility and Delivering Sustainable Transport

- 6.11 Relevant development management policies include:

- C1 – Delivering the Right Amount of Housing in the Right Places
- C3 – Delivering the Right Type of Housing
- P3 – Improving Design of New Development
- DM1 – General Development Requirements
- T2 – Improving Accessibility
- G6 – Enhancing Green Infrastructure
- G7 – Increasing the Value of Biodiversity and Geodiversity
- SD1 – Delivering Sustainable Development

Rochdale Unitary Development Plan (UDP)

- 6.12 Relevant policy includes:

- Policy G/D/1

Supplementary Planning Documents and Other Material Considerations

6.13 The following Supplementary Planning Documents and national guidance are material considerations:

- Guidelines & Standards for Residential Development SPD (June 2016);
- Residential Design Guide SPD;
- National Design Guide (2019); and
- Technical Housing Standards – Nationally Described Space Standard.

7 PLANNING ASSESSMENT

Principle of Development

- 7.1 The application site comprises vacant previously developed land within the Defined Urban Area and is identified on the Council's Brownfield Land Register and Strategic Housing Land Availability Assessment as suitable for residential development. Residential use has previously been accepted through historic outline permissions.
- 7.2 PfE Policy JP-H1 seeks to direct housing growth to sustainable urban locations, particularly on brownfield land where development can make efficient use of existing infrastructure. The site benefits from established pedestrian routes, frontage to Egerton Street and Walker Street, and close proximity to services and transport links along Manchester Old Road. Core Strategy Policy C1 similarly supports housing delivery within existing settlements.
- 7.3 National planning policy places significant weight on the reuse of previously developed land. The proposal regenerates a vacant site that currently detracts from the streetscape and delivers new housing in a sustainable location. The development therefore aligns with the spatial strategy of the Development Plan and national objectives for brownfield regeneration.

Housing Mix, Type and Density

- 7.4 PfE Policy JP-H3 requires new housing to provide an appropriate mix of types and sizes which respond to identified local needs. The proposal delivers seven three-bedroom townhouses with private gardens and off-street parking, directly addressing demand for family accommodation rather than higher-density flatted development.
- 7.5 Each dwelling provides approximately 84sqm of gross internal floor area, meeting nationally described space standards, while private rear gardens provide meaningful outdoor amenity space suitable for long-term family occupation.
- 7.6 PfE Policy JP-H4 requires development density to reflect local character. The surrounding area is characterised by two to two-and-a-half storey terraced housing with consistent building lines and short plot depths. The proposed layout mirrors this pattern, achieving efficient use of land without introducing excessive massing or scale.
- 7.7 The development therefore delivers an appropriate housing mix at a density that responds positively to both policy requirements and its urban context.

Design, Scale and Townscape Impact

- 7.8 PfE Policy JP-P1 and Core Strategy Policy P3 require development to create high-quality places which reinforce local character. The proposed dwellings adopt a 2.5-storey scale consistent with surrounding terraces, with pitched roofs and brick elevations reflecting the prevailing architectural language.
- 7.9 Second-floor accommodation is achieved through rear dormer roof extensions only, ensuring street-facing rooflines along Egerton Street and Walker Street remain uninterrupted. The

scheme is divided into two blocks, reducing perceived bulk and allowing visual permeability through the site.

- 7.10 Chimney features provide articulation and reinforce the rhythm of neighbouring terraces, while active frontages repair an existing gap in the streetscape, strengthening enclosure and natural surveillance. The proposal therefore responds directly to policy requirements for context-led design and placemaking.
- 7.11 The redevelopment of this long-vacant site will remove an underutilised parcel of land which currently detracts from the streetscape and has the potential to attract anti-social behaviour. The introduction of active residential frontages, natural surveillance and regular occupation will significantly improve site security and contribute positively to the character and safety of the surrounding area, aligning with PfE Policy JP-P1 and Core Strategy objectives for creating safe and successful communities.

Residential Amenity

- 7.12 Core Strategy Policy DM1 and PfE Policy JP-H3 require development to safeguard the living conditions of existing and future occupiers. Sensitive receptors include the adjacent care home and neighbouring residential property.
- 7.13 Rear gardens provide separation distances between properties, dormers are confined to rear elevations and positioned away from neighbouring windows, and 2.1m high timber fencing to side and rear boundaries ensures privacy. Front boundary treatments define defensible space while maintaining surveillance.
- 7.14 Building heights reflect surrounding development and do not result in unacceptable overshadowing or enclosure. The layout therefore protects privacy, daylight and outlook in accordance with policy requirements.

Highway Safety, Parking and Access

- 7.15 PfE Policy JP-C8 and Core Strategy Policy T2 require development to provide safe access arrangements and appropriate parking provision. The scheme provides seven off-street parking spaces, including one dual-use accessible bay, within a communal parking court.
- 7.16 Vehicular access is formalised via a new dropped kerb from Egerton Street, preventing informal footway overrunning and improving pedestrian safety. The parking court is surfaced in permeable block paving and managed through bollards and parking control posts.
- 7.17 A Transport Statement confirms that traffic generation is minimal, visibility at the access is acceptable, parking provision is adequate and no severe residual impacts arise on the local highway network. The proposal therefore meets both national and local transport policy objectives.

Sustainability and Energy Efficiency

- 7.18 PfE Policies JP-S1 and JP-S2 require development to contribute towards sustainable growth, reduce carbon emissions and incorporate energy efficiency measures. The proposed dwellings

include roof-mounted solar panels to provide on-site renewable energy generation, directly reducing operational carbon emissions and improving household energy performance.

- 7.19 In addition to renewable energy provision, the scheme incorporates permeable block paving within the communal parking court, assisting in sustainable surface water management and reducing runoff rates. Green roofs to bin stores further contribute to urban greening and minor rainwater attenuation benefits.
- 7.20 The site is located within Flood Zone 1 and is therefore at low risk of fluvial flooding. Surface water is managed through permeable surfacing and garden areas, supporting sustainable drainage objectives.
- 7.21 Through the integration of renewable energy generation, permeable surfacing and green infrastructure measures, the proposal demonstrates compliance with PfE Policies JP-S1 and JP-S2 and Core Strategy Policy SD1.

Landscaping and Biodiversity

- 7.22 PfE Policy JP-G8 requires development to achieve a net enhancement of biodiversity and contribute positively to green infrastructure. Each dwelling benefits from a private rear garden, totalling approximately 266.5sqm across the development, providing meaningful soft landscaping within the site.
- 7.23 The inclusion of green roofs to bin stores supplements this provision and contributes to habitat opportunities and visual softening of built form. The site is currently vacant and largely hard-surfaced or self-seeded, and redevelopment provides a structured landscaping strategy delivering defined green spaces.
- 7.24 A Preliminary Ecological Appraisal identifies no significant ecological constraints, and a Biodiversity Net Gain assessment accompanies the application, confirming that biodiversity enhancement can be achieved through the proposed landscaping strategy. The proposal therefore accords with PfE Policy JP-G8 and Core Strategy Policies G6 and G7.

Flood Risk

- 7.25 Policy JP-S4 requires development to be located in areas of lowest flood risk. The site lies within Flood Zone 1. Permeable paving assists surface water management. No sequential testing is required.

Heritage Impact

- 7.26 PfE Policy JP-P2 and Core Strategy Policy P3 require development to preserve heritage assets and their setting. A Grade II listed building lies approximately 20 metres east of the site.
- 7.27 The proposal maintains separation distances, restricts building height to 2.5 storeys, avoids street-facing dormers and uses sympathetic materials. Given the established urban context and modest scale, the development causes no harm to the significance or setting of the listed building.

Planning Balance

- 7.28 The proposal regenerates vacant brownfield land, delivers family housing, improves streetscape quality, incorporates renewable energy and safeguards residential amenity and highway safety.
- 7.29 No material harm has been identified. The development accords with the Development Plan when read as a whole and represents sustainable development.

8 SUMMARY AND CONCLUSIONS

- 8.1 This Planning Statement has been prepared in support of a full planning application for the erection of seven three-bedroom townhouses with associated parking, private amenity space, landscaping and access arrangements on land at Egerton Street and Walker Street, Middleton.
- 8.2 The application site comprises vacant previously developed land within the Defined Urban Area. The proposal represents the regeneration of an underutilised brownfield site in a sustainable and accessible location, consistent with national and local planning policy objectives and the Council's spatial strategy for housing delivery.
- 8.3 The principle of residential development on the site has been previously established through historic outline permissions and is further supported by the site's identification on the Council's Brownfield Land Register and Strategic Housing Land Availability Assessment.
- 8.4 The proposed development delivers family-sized dwellings with private gardens and off-street parking, responding directly to identified housing needs and contributing positively to the supply of quality housing within the Borough.
- 8.5 The design has been carefully informed by the surrounding residential context, with appropriate scale, massing, materials and roof forms ensuring the scheme integrates successfully with Egerton Street and Walker Street. The subdivision of the development into two blocks reduces perceived bulk and enhances visual permeability, while rear dormers preserve traditional street-facing roof profiles.
- 8.6 Residential amenity has been fully considered, including the relationship with the adjacent care home and neighbouring dwellings. The layout provides appropriate separation distances, controlled building heights and secure boundary treatments to avoid overlooking, overshadowing or loss of privacy.
- 8.7 Highway safety and accessibility have been addressed through provision of seven off-street parking spaces, including a dual-use accessible bay, and formalised vehicular access via a proposed dropped kerb. A Transport Statement confirms that the development will not result in any severe residual impacts on the local highway network.
- 8.8 The proposal incorporates sustainability measures including roof-mounted solar panels, permeable paving and green roofs to bin stores, supporting reduced carbon emissions, improved energy efficiency and enhanced environmental performance.
- 8.9 The redevelopment of this long-vacant site will remove an underutilised parcel of land which currently detracts from the streetscape and has the potential to attract anti-social behaviour. The introduction of active residential frontages and regular occupation will significantly improve natural surveillance and contribute positively to the character and safety of the surrounding area.

- 8.10 The site lies within Flood Zone 1 and is not subject to flood risk constraints. The setting of the nearby Grade II listed building has been preserved through controlled building heights, layout and material choices, with no harm arising to heritage significance.
- 8.11 The development also provides meaningful landscaping, private amenity space and biodiversity enhancements, contributing positively to the quality of the local environment.
- 8.12 When considered in the round, the proposal delivers substantial public benefits including regeneration of brownfield land, provision of family housing, improved streetscape quality and sustainable design, with no material planning harm identified.
- 8.13 Accordingly, it is respectfully requested that planning permission be granted.

Appendix A – Site Visit – Current Conditions (Photos)









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