

Officer Report

Case Reference: PL/2025/1221
Location: Land off Hareshill Road North, South Heywood, Rochdale
Proposal: Reserved matters application for layout, scale, appearance and landscaping (access already approved) for 186 residential dwellings and associated works pursuant to hybrid planning permission 16/01399/HYBR
Recommendation: Approve with Conditions
Officer: Anna Hayes

SITE

The application site comprises an undeveloped parcel of agricultural land extending to approximately 8.31 hectares, forming part of the South Heywood Sustainable Urban Extension. The land is identified as Phase 1A of Plot 3, Hareshill Road North, South Heywood (OL10 2TB), pursuant to the outline consent for residential development granted under reference 16/01399/HYBR on 31 March 2020.

The site is irregular in shape, with ground levels generally rising from east to west. To the east, it adjoins an established industrial estate (Former Department for Work and Pensions site), which benefits from planning permission (allowed at appeal on 7 November 2024) for the comprehensive redevelopment of the site, including demolition of existing logistics buildings and construction of new storage and distribution units (Use Class B8) with ancillary offices.

To the south, the site is bounded by Queen Elizabeth II Way, constructed under 16/01399/HYBR. The western boundary adjoins an existing industrial site currently occupied by the Yearsley Group. The nearest existing residential properties are located at Gloucester Avenue, Shaftesbury Drive and Salisbury Avenue to the north, along Hareshill Road to the south.

PROPOSAL

Following the approval of outline planning permission, reserved matters approval is now sought for the appearance, landscaping, layout and scale of the development, with access having been established through the outline consent. The application, submitted by Northstone Development Ltd, proposes the construction of 186 dwellings together with associated landscaping, open space, internal roads, footways, and supporting infrastructure. The approved site access is from Queen Elizabeth II Way to the south.

The scheme comprises a mix of detached, semi-detached and terraced properties, alongside a single bungalow and a number of apartment units. The dwellings would provide a broad range of accommodation from one to six bedrooms, with the overall housing mix set out below:

1 bedroom: 8 units

2 bedroom: 7 units

3 bedroom: 70 units

4 bedroom: 88 units

5 bedroom: 12 units

6 bedroom: 1 unit

The proposed dwellings are arranged predominantly in perimeter blocks, with private off street parking positioned to the side of each plot. Each dwelling benefits from a small front or side garden and a larger private rear garden. Generous areas of public open space are provided, including a landscaped area fronting Queen Elizabeth II Way with further open space to the north east of the site. A larger SuDS basin is proposed to the south. The existing Public Right of Way running through the site would be retained, complemented by a new cycle link running south–north through the development and connecting to Gloucester Avenue.

RELEVANT PLANNING AND ENFORCEMENT HISTORY

16/01399/HYBR – Part full/part outline planning application for the development of land at South Heywood, including the demolition of a number of existing on-site buildings and structures. Full consent sought for the construction of a new link road between Junction 19 of the M62 and Pilsworth Road, the widening of part of Pilsworth Road, together with associated junction improvements, landscaping, lighting and other works including the importation of material and engineering works in order to construct the link road. Outline consent (with all matters reserved for future approval except access) sought for a major mixed use development comprising supporting residential uses comprising up to 1000 dwellings (Class C3); employment uses (Classes B2/B8) comprising up to 135,460m² Gross Internal Area(GIA); a new primary school (Class D1); Class A1/A2/A3/A5 uses comprising up to 2500m² GIA which includes no more than 499m² of A1 uses; together with associated landscaping, open space and sports pitches, drainage, ecological enhancements, cycleway and footpath linkages, infrastructure and other works ancillary thereto. (Application accompanied by an Environmental Statement) – Granted March 2020

The above permission has been subject to a number of Non-Material Amendments applications, primarily relating to the operation of various planning conditions.

Adjacent parcels within Masterplan

20/01524/REM - Reserved Matters Approval for appearance, landscaping, layout and scale (with access already approved) for 61 dwellings and associated works pursuant to Hybrid Permission 16/01399/HYBR. Approved 27th May 2022

20/01480/REM - Submission of reserved matters (including Appearance, Landscaping, Layout and Scale) for the construction of a distribution centre with ancillary office accommodation, gatehouse and access arrangements, car parking, HGV bays, sprinkler tanks and pump house, attenuation ponds, landscaping, spine road and other associated works, together with

preparatory earthworks and landscaping on adjoining development plots pursuant to 16/01399/HYBR. Approved 17th June 2021

21/01811/REM - Submission of Reserved Matters for the construction of extension to spine road, pumping station, landscaping and other associated works pursuant to 16/01399/HYBR. Approved 25th August 2022

21/00909/REM - Reserved Matters Approval for appearance, landscaping, layout and scale (with access already approved) for 156 dwellings and associated works pursuant to Hybrid Permission 16/01399/HYBR. Approved 27th May 2022

22/00787/REM - Submission of reserved matters (including Appearance, Landscaping, Layout and Scale) for the construction of a distribution centre with ancillary office accommodation, gatehouse and access arrangements, car parking, HGV bays, sprinkler tanks and pump house, attenuation ponds, landscaping, spine road and other associated works, together with preparatory earthworks and landscaping on adjoining development plots pursuant to 16/01399/HYBR. Approved 8th September 2022

22/00130/REM - Reserved matters application for appearance, landscaping, layout and scale (access already approved) for 120 residential dwellings and associated works pursuant to Hybrid Permission 16/01399/HYBR. Approved 13th September 2022

22/00467/REM - Reserved matters application for landscaping (with access already approved) for the area of Public Open Space between the residential phases of Hareshill Road North and Manchester Road West, pursuant to Hybrid Permission 16/01399/HYBR. Approved 12th March 2024

24/01250/REM - Reserved matters application for access, appearance, landscaping, layout and scale for an electricity substation including switch house, transformers and compounds pursuant to hybrid application 16/01399/HYBR. Approved 29th May 2025

RELEVANT PLANNING POLICIES

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

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, saved Unitary Development Plan (UDP) policies, and the Greater Manchester Joint Minerals Plan April 2013. The Council also has an adopted series of Supplementary Planning Documents and Supplementary Guidance Notes, which are also material considerations.

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

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

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-S6 Resource Efficiency

Places for Homes

JP-H2 Affordability of New Housing

JP-H3 Type, Size and Design and New Housing

JP-H4 Density of New Housing

Greener Places

JP-G1 Landscape Character

JP-G6 Urban Green Space

JP-G7 Trees and Woodland

JP-G8 A Net Enhancement of Biodiversity and Geodiversity

Places for People

JP-P1 Sustainable Places

Connected Places

JP-C1 An Integrated Network

JP-C6 Walking and Cycling

JP-C8 Transport Requirements of New Development

Rochdale Core Strategy (CS)

Managing delivery and monitoring progress

DM1 General Development requirements

SD1 Delivering sustainable development

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 Health and well-being

C8 Improving community, sport, leisure and community facilities

Improving design, image and quality of place

P1 Improving image

P3 Improving design of new development

SO4 Promoting a Greener Environment

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

G10 Managing mineral resources

SO5 Improving accessibility and delivering sustainable transport

T2 Improving accessibility

Supplementary Planning Documents (SPD):

Guidelines and Standards for Residential Development (June 2016)

Oldham and Rochdale Residential Design Guide (2007)

Affordable Housing SPD

Northern Gateway Development Framework (JPA1.1) SPD March 2025

PUBLICITY

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the application has been advertised by neighbour notification letters, site notices (x4) and press notice.

No third-party representations have been received.

CONSULTATION RESPONSES

Active Travel England

Determined that Standing Advice should be issued.

Environmental Health Air Quality

Requires an EV charging point per space per plot.

Environmental Health – Noise/ Odours

Comments provided in relation to OTH/2025/1307 – no objections based on the submitted information and recommendations.

Environmental Control – Contaminated Land

No comments received.

GM Fire Service

Confirms the requirements for Fire Service access within the development

Greater Manchester Archaeological Advisory Service (GMAAS)

Comments provided in relation to OTH/2025/1307 – no objections based on the submitted information and recommendations.

GMP – Design for Security

The recommendations within the submitted Crime Impact Statement are acceptable.

Greater Manchester Ecology Unit (GMEU)

Confirms no objections to the above application on Ecology grounds.

Highways and Engineering

No objections to the proposals. Confirmed that access, parking and servicing are all suitably designed.

Lead Local Flood Authority (LLFA)

Confirms that the proposed drainage strategy demonstrates a SuDS-led approach and is acceptable in principle. The adoption and maintenance strategy should be clarified.

National Highways

Offers no objection.

Rights of Way Officer

No comments received (covered by Highways and Engineering).

Strategic Housing – Affordable Housing

No comments received.

Strategic Planning

No comments received.

Street Lighting

No comments received.

The Coal Authority (Mining Remediation Authority)

This current phase of development, as defined by the site location plan for the reserved matters application, falls outside of the defined High Risk Area and our records do not indicate the presence of any coal mining features at surface or shallow depth. On this basis we have no comments to make.

Transport for Greater Manchester (TfGM)

Confirm no comments to make.

Tree Officer (GMEU)

Comments provided in relation to OTH/2025/1307 – no objections based on the submitted information and recommendations.

United Utilities (UU)

Comments provided in relation to OTH/2025/1307 – no objections based on the submitted information and recommendations.

Urban Design

The scheme shows well-designed elevations and an acceptable overall layout that reflects earlier engagement sessions.

ASSESSMENT

Principle

The principle of residential development on the site has been established through the grant of hybrid planning permission (ref: 16/01399/HYBR). The reserved matters application for consideration relates to layout, landscaping, scale, and appearance. These detailed design matters are assessed against the local and national policy set out previously in this report along as well as the approved Design Guide for the wider site, and national guidance such as the Building for a Healthy Life Toolkit and the National Design Guide.

Design

One of the core principles underpinning the National Planning Policy Framework (NPPF) is to always seek to secure high quality design. This is reinforced in Section 12 of the NPPF, which gives particular weight to the importance of achieving high standards of design. Specifically, paragraphs 131 and 135 highlight that good design is a key aspect of sustainable development, and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

Places for Everyone (PfE) Joint Development Plan also expects new housing to deliver well-designed, energy efficient and accessible homes. Policy JP H3 requires all dwellings to comply with the Nationally Described Space Standards and be built to the M4(2) 'accessible and adaptable' standard, unless specific site conditions make this impracticable, ensuring homes are a good size and inclusive. Policies JP S1 to JP S3 promote low carbon, sustainable design which incorporate appropriate renewable or low energy technologies. In addition, Policy JP P6 requires schemes to support healthy lifestyles, including through the use of active design principles making physical activity practical and an attractive choice such as creating safe walking routes and accessible outdoor spaces. Together, these policies aim to create attractive and sustainable new places, in line with the economic, social, and environmental pillars set out in the Northern Gateway Development Framework JPA 1.1 SPD.

A Residential Design Code has been separately approved as part of the planning conditions attached to the hybrid permission 16/01399/HYBR, The Design Code sets out relevant standards and aspirations, against which reserved matters application such as this must be assessed.

On the basis of the above, the layout, landscaping, scale and appearance of the proposed development is considered in more detail below.

Layout

The proposed layout is based around two main loop roads: a southern loop that wraps around the attenuation pond and connects to the site entrance, and a central loop that forms the primary internal route. These two loops structure the whole layout, with secondary streets, short cul de sacs and shared surface roads branching from them to create smaller residential pockets. The arrangement of these curving loops, governed by the changing ground levels, results in a series of irregular but well-defined perimeter blocks, which vary from compact blocks in the centre to more open, elongated blocks along the landscaped edges, particularly to the south and north-east. Across the site, dwellings generally front the street providing natural surveillance with rear gardens backing onto one another. Corner plots have been designed to be dual aspect to ensure active frontages along street scenes wherever feasible.

The proposed layout follows the principles of the approved Design Code for the masterplan with regards to its use of parking arrangements. Parking is predominantly arranged to the side of dwellings, which helps keep frontages clear, maintains strong building lines, and reduces the visual impact of cars along the main routes. Where frontage parking is used, it is limited and softened with landscaped buffers, including hedges and planting. A small number of parking courts serve tighter blocks of housing within the centre of the site, but these are softened with landscaping and are well-integrated into the layout to ensure that these spaces are overlooked. A carport or a single garage is also provided on selected plots, but these are located back from the frontage so as not to obstruct natural surveillance. Large or standard sheds are provided with each plot, discretely within the private garden areas.

The layout provides a clear and convenient network for pedestrians and cyclists, with footways along all primary and secondary streets and additional shared paths threaded through the green corridors. The two loop roads create multiple internal connections, enabling easy movement across the site without reliance on a single route. A public right of way runs through the landscaped buffer and around the attenuation pond before linking into the wider rights of way network, offering a traffic free walking route. A new dedicated cycleway enters the site from Queen Elizabeth II Way and passes a landscaped area of public open space to the north east, before connecting into the existing residential streets around Gloucester Avenue to the north. All key routes are overlooked by surrounding dwellings, providing good natural surveillance and helping to create safe connections that support active travel throughout the site.

Further to this, the layout also places the larger homes along the key landscaped edges of the site, including the public right of way and the new cycleway. This arrangement creates a series of distinct character areas and helps achieve the aspiration for strong building frontages in the most visible and sensitive locations, ensuring that the development addresses open space positively.

The largest landscaped areas of public open space are focused around the attenuation pond to the south of the site, creating a broad landscaped edge to Queen Elizabeth II Way, and the

linear green corridor running along the northeastern boundary accommodating a swale, and the new cycleway. The landscape buffer around the public right of way also creates a defined green corridor through the site.

The proposed homes have been laid out in accordance with the guidance within the council's Guidelines & Standards for Residential Development SPD and the National Model Design Code with regards to providing suitable separation between properties to ensure that all homes have sufficient levels of residential amenity. A small number of plots do not meet these exact standards set by the SPD in constrained areas, but these are offset by indirect angles of facing plots at the rear. Plots 01–24 would back onto the adjoining industrial site to the north, which has secured planning permission at appeal for new storage and distribution units (Use Class B8). The relationship between these proposed dwellings and the approved "Unit 3" echoes the relationship accepted by Inspectors between Units 1–2 and the existing bungalows on Whitehouse Close and Bader Drive under application 22/01410/FUL. In this case, the residential properties are positioned south of the proposed unit and would benefit from a wider landscape buffer separating the two uses, whilst future residents would also be aware of the relationship when purchasing any property.

Overall, the layout is well considered and responds to the site's constraints and opportunities. The proposed layout has followed the principles set out within the Design Code, national policy and the Rochdale Core Strategy and are therefore considered acceptable.

Landscaping

Soft landscaping

The proposed layout generally provides strong green infrastructure with boundary planting of native trees and hedgerows dispersed around the site, helping to soften views, screen nearby industrial uses and support wildlife. A mix of habitats are used in public open space, including wildflower meadow areas, grassed areas, flower beds etc.

Along the southern edge, a planted hedgerow with trees is proposed to define the boundary of the development and provide some screening to and from Hareshill Road/Queen Elizabeth II Way. Near the main vehicular entrance to the site, informal tree planting and a maintained grassed area with earth mounds form a natural space offering informal access and recreation space for future users.

To the north/northeast, the layout includes designated public open space in the form of a flexible linear park. Planting, earthworks and meadow areas define a central lawn, which is encircled by a 250-metre activity loop for informal running, cycling and similar activities.

Along the north-western boundary, the existing public right of way is upgraded to a surfaced path set within existing and proposed vegetation, with new integrated 'rest areas' providing access and recreation within this linear green corridor. Mature hedgerows along this edge are to be retained, managed and maintained, with additional hedge planting to rear gardens to soften fence lines and provide biodiversity and security benefits.

Within the development, smaller green pockets and street trees help to break up the built form and provide further amenity value. Deeper planted buffers are used where homes back onto industrial land, and the SuDS basin at the southern end is integrated into planted grassland to support drainage contributing to the overall green character of the scheme.

Hard Landscaping and Boundary Treatments

Primary routes through the site and pavement areas are to be constructed using black tarmac to an adoptable standard. The raised tables on the highway and emergency access road are also to be tarmac. Private shared surface roads are proposed to be constructed using a grey slate with small format paviour detailing in slate grey cobble stones. Informal paths are intended to be laid out in bound gravel with private footpaths and patios within plots to be laid out in grey slate. This change in surfaces makes the hierarchy of roads clear to users and adds visual interest.

Due to the sensitive nature of the site with nearby noise related constraints, along Queen Elizabeth II Way and from adjacent industrial units, the boundary treatment in some locations on the site are required to meet certain acoustic requirements to overcome noise and adhere to conditions. Acoustic boundary treatments are therefore provided in localised areas. In some cases boundary treatment will extend to 3.5m in height, however they serve a necessary purpose and due to the limited use on certain plots, it can be accepted on balance. Where rear/side boundaries are more prominent and visible in the streetscene, for example on corner plots, these will feature upgraded treatments with a brick base to reduce the perceived dominance of timber fencing.

Scale and Density

The development provides a total of 186 dwellings with an average density of 33.5 dwellings per hectare, which is in compliance with the approved Design Code. The development is made up of a mix of apartments, bungalows, houses and one multi-generational home. This includes 8 one-bed apartments, 1 two-bed bungalow, 6 two-bed houses, and 70 three-bed houses. The scheme also includes 78 four-bed homes (including 18 townhouses) and 12 five-bed houses, alongside 1 multi-generational unit. The proposal will comprise predominantly 2 storey housing across the site, with the inclusion of 2.5 storey properties sited in strategic locations to add visual interest.

The proposed development comprises larger homes with four or more bedrooms making up 54% of the application proposals including 7% of the proposals providing 5 or more bedrooms. This accommodation schedule aligns with the council's strategic housing need and aspirations as set out within the original permission. This requires the development to deliver high-value large family housing, with an emphasis on larger homes with 4+ bedrooms.

All houses meet National Design Space Standards (NDSS) and are designed to be adaptable and flexible to changing user needs to be M4(2) compliant. The only exception to this are the first floor maisonettes which will be delivered as M4(1).

In addition, the houses have been designed with a 'fabric first' approach including improved insulation beyond the Part L requirements to reduce energy consumption as well as using low carbon and renewable materials where possible, including use of solar PV's in addition to water efficient appliances to promote responsible water usage. EV charging is also proposed to each plot, which complies with building regulation requirements. The proposals comply with PfE Policy JP-H3 (Type, Size and Design of New Housing) which requires new dwellings to comply with NDSS and be built to be accessible and adaptable.

Overall, the scale of the proposals will deliver a significant proportion of larger family housing, whilst providing a diverse mix, all of which comfortably meets and exceeds the NDSS targets for

internal floorspace. As such the proposals are considered in line with the aspirations of the original permission and in accordance with the Design Code, local and national planning policy.

Appearance

The appearance of the proposed dwellings reflects a coherent and contemporary design that runs consistently through the street elevations. The house types are characterised by simple pitched roofs, strong gable forms, and a select palette of materials which includes contrasting brick tones with some cladding panels to the front doorway to add visual interest. The street scenes show good variation in individual façades while retaining an overall unified character with a clear architectural identity.

The façades include large, contemporary window proportions with light grey frames, recessed doorways and subtle detailing and material changes that help break up massing and add depth. Corner plots incorporate dual aspect treatments, ensuring that visually prominent elevations are well designed and avoid blank or inactive frontages.

Where ground levels are not even, varying house types have been used to create design interest with the level differences dealt with neatly with stepped plots and low retaining wall features using matching brick.

Some house types include dormers to the front elevation, which can be found on other recent developments within the South Heywood Sustainable Urban Extension. Dormers are generally discouraged, however these house types are used sparingly on this site and situated in limited locations where appropriate. On balance, due to the location and wider context the use of dormers on this site is accepted.

Brick samples have been provided and discussed upfront with the intended materials set out on the latest materials plan, reference SH01-P-ML-001 D. These have been reviewed and agreed to be acceptable by the Council's Urban Design Officer and comprise primarily of red brick and buff brick. The sample of bricks provides texture and tonal variation to give the elevations depth. Higher quality bricks, namely 'Weinerberger, Retro Cottage Stock' ('Red Brick 3') and 'Vandersanden, Majestic' (Buff Brick 3) are utilised on the larger homes which front onto open green spaces and green linear routes, as well as on prominent corner plots.

Overall, Northstone's gable fronted homes, with their strong rooflines, create a clear and distinctive character that sits comfortably alongside the wider context. The development will also deliver a consistent and unified frontage onto Queen Elizabeth II Way, helping to complement the wider setting and changing character of the area.

Highways and Access

The site's main point of access has been established in the original hybrid permission. Further discussions since the hybrid permission have determined the downgrading of the western access to a pedestrian / cycle / emergency access point. As such, this reserved matters application, provides vehicular access via a junction on Queen Elizabeth II Way, also providing access for pedestrians and cyclists at this point. A secondary access is also proposed for pedestrians and cyclists (and emergency vehicles) along Queen Elizabeth II Way. Pedestrian options for directions of travel are set out under the layout section of this report. Rochdale

Council Highways officers have reviewed the proposed development's internal road arrangements and have raised no objections.

Refuse and recycling requirements have been given consideration during the design process. As a result, each property will be provided with adequate storage for 4 wheeled bins and a street food waste within the rear garden in compliance with the Residential Development SPD, Appendix 1.

Biodiversity Net Gain

Article 7 ('General requirements: applications for planning permission including outline planning permission') of Part 3 of The Town and Country Planning (Development Management Procedure) (England) Order 2015, as amended by Regulation 5 of Part 4 of The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 has introduced national validation prerequisites for planning applications relating to Biodiversity Net Gain (BNG).

Schedule 14 of the Environment Act 2021 introduced the concept of BNG into planning legislation, stating that "the biodiversity gain objective is met in relation to development for which planning permission is granted if the biodiversity value attributable to the development exceeds the pre-development biodiversity value of the onsite habitat by at least [10%]".

Schedule 14 of the Environment Act 2021 additionally mandates that biodiversity gain objectives will be achieved through the imposition of planning conditions, thus constituting a post-permission process.

However, certain types of development for which planning permission is required are exempt from biodiversity net gain requirements and planning conditions. These are outlined in The Biodiversity Gain Requirements (Exemptions) Regulations 2024.

The planning application for the development was made before day one of mandatory BNG on 12 February 2024 and therefore the development is exempt from BNG.

Whilst the development may be exempt from statutory Biodiversity Net Gain (BNG) requirements, the application for planning permission will deliver measurable net gains for nature conservation which are proportional and locally appropriate, through the creation of open grassland areas, vegetated gardens (not within private gardens) and tree planting.

Environmental Impact Assessment

The proposals brought forward through this reserved matters application are entirely within the development parameters set through the original Environmental Statement and conditions attached to 16/01399/HYBR as amended by subsequent Non-material amendments. The environmental impacts of the proposals do not exceed those assessed through the original Environmental Statement, nor have any new impacts been identified beyond the scope of the topics previously assessed.

On the basis of the above, the council consider that the application is in accordance with The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 Part 3 Regulation 9 Paragraph (2). This confirms that the environmental information already before the council through the original Environmental Statement is adequate to assess the significant effects of the development on the environment, and as such the council has taken that information into consideration in determining this reserved matters application as a subsequent consent.

Compliance with Outline Conditions

The hybrid permission sets out a number of controls over technical matters relating to the outline element of the permission under the schedule 2 conditions. A number of these conditions require information to be submitted at the Reserved Matters application stage in order to comply with the permission. These are addressed below:

Condition 11 (Approved Parameters) – as assessed above, the proposals are in accordance with the development parameters.

Condition 12 (Design Code) – The application was supported by a Design Code Statement to demonstrate how the development accords with the approved code (as set out within section 6.0 of the submitted Design and Access Statement Rev A).

Condition 13 (Phasing Plan) – The application was supported by an illustrative phasing plan in compliance with this condition (Drawing SP(90)119 / M).

Condition 14 (Site Levels and FFLs) – The application was supported by detailed plans showing the finished floor levels which have been determined as acceptable, complying with this condition.

Condition 18 (Drainage) – as amended through application 20/00933/ANM - The application was supported by an updated drainage strategy and associated drawings. The drainage strategy has been reviewed by the LLFA and United Utilities. The LLFA and United Utilities raised no objections to the details.

Condition 33 (Travel Plan) – The application was supported by a Travel Plan for the proposals produced by Eddisons Transport Planning, dated 18.11.2025.

Condition 35 (Crime Impact Statement) – The application was supported by a Crime Impact Statement, reference 2025/0273/CIS/01 version A 20.11.2025.

In addition to the above conditions which require details or compliance at Reserved Matters application stage, a number of conditions controlling other technical aspects as well as construction and operational impacts of development are contained within Schedule 2 of 16/01399/HYBR. Details have been submitted against a number of these conditions through a separate application OTH/2025/1307.

These conditions account for a variety of technical matters including but not limited to:

- Site Investigations and Contamination
- Foul and Surface Water Drainage,
- Construction Method Statement and Construction Traffic Management Plan
- Detailed biodiversity, trees and landscape matters
- External Lighting
- Noise

Details submitted and approved under the Schedule 2 conditions attached to 16/01399/HYBR should be read alongside these Reserved Matters proposals for additional context of these technical matters.

Planning Contributions and Viability

The original hybrid permission was approved in conjunction with a signed Section 106 agreement to secure financial contributions and affordable housing provision from the wider development. In line with the Section 106 agreement the application proposals will provide the full suite of infrastructure payments, covering; Apportioned Link Road Contribution, Bus Service Contribution, Bus Stop Contribution, Primary and secondary school education contribution, Primary School land, Public Open Space Contribution (ManCo Dowry), and Sports pitches contribution.

The original hybrid permission was approved with an anticipation of affordable housing to be provided through the masterplan. However, the viability appraisal work undertaken at the time did identify the limitations of assessments at such a high level required for a site of the masterplan's scale. As such the original decision was undertaken and a section 106 agreement agreed on the basis that each reserved matters application would require a financial viability assessment to determine commercial viability of affordable provision through the lifetime of the development. As such the determination of the wider masterplan was prescient of the potential for individual phases to provide a viability case. Nonetheless the hybrid permission was considered to represent sustainable development

The following report was submitted to the council before the reserved matters application in accordance with the relevant requirements of the 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

This viability appraisal demonstrated that this phase of development cannot support the provision of affordable housing as either onsite provision or a contribution in lieu. In line with the Section 106 agreement the viability appraisal has been independently reviewed.

An independent financial viability assessment has been carried out on behalf of the council. 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. The submitted report and

conclusions are accepted by 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. Those conclusions were based on standardised inputs, in line with PPG, and were held to be valid for 12 months from 13 August 2025.

Conclusion

It is considered that the details of the appearance, landscaping, layout and scale of the proposals would provide for an acceptable development that would meet the objectives of the wider masterplan. The proposals have been designed in accordance with the approved Design Code along with national and local policy and guidance.

The proposed development would also accord with the approved hybrid permission parameters. Whilst affordable housing would neither be delivered in this phase nor by a contribution to provision off-site, the evidence submitted and independently assessed demonstrates that the development would not be viable should affordable housing be required on or off-site. As such, the provided housing is in accordance with all relevant policies and the viability assessment undertaken complies with the requirements of the section 106 agreement and Rochdale's Affordable Housing SPD.

PROCEDURAL STATEMENT

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application, and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Human Rights and Public Sector Equality Duty

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report. In particular, Article 6 (1), of the European Convention on Human Rights in relation civil rights and a fair hearing; Article 8 of the ECHR in relation to the right to respect for private and family life and Article 1 Protocol 1 of the ECHR in relation to the protection of property have all been taken into account.

In addition, the Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics namely: age, disability, gender reassignment, pregnancy and maternity, race, religion, or beliefs and sex and sexual orientation. It places the Local Planning Authority under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. Officers have taken this into account in the assessment of the application. In particular due regard has been afforded to the need to:

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and

- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers are satisfied that the application material and Officers' assessment has taken into account these issues.

The application has been considered in accordance with the Rochdale Equity, Diversity and Inclusion policy – Embracing All Voices (2024-2026), which seeks to promote a culture of equity, diversity and inclusion that benefit the community as a whole.

Recommendation: Approve with Conditions

Condition(s)

1 Plans

The development hereby approved shall be carried out in accordance with the following drawings and documents hereby approved unless otherwise required by the conditions below:

Plans

Site Location Plan	SH01-P-LP-001 B
Proposed Layout	SH01-P-SL-003-H rec 11.03.26
Street Elevations and Sections	SH01-P-SS-001 B rec 11.03.26
Materials Plan	SH01-P-ML-001 E rec 26.03.26
Hard Standing Plan	SH01-P-HS-001-C rec 11.03.26
Public Open Space Plan	SH01-P-POS-001 A rec 05.12.25
Landscape Masterplan	P25-1945_EN_0001_Rev G rec 26.03.26
Waste Management Plan	SH01-P-WMP-001-C rec 11.03.26
Boundary Treatment Plan	SH01-P-BP-001-D rec 11.03.26
Ancillary Buildings Drawing	SH01-P-EW-001 B rec 11.03.26
Sustainable Technology Plan (EV Chargers)	SH01-P-ECO-001-C rec 11.03.26
Finished Floor Levels	SHE-AJP-XX-00-DR-C-1400-P07 PRELIMINARY FINISHED LEVELS PLAN-MASTERPLAN

House types

563/633-V12 Planning Pack RevB
 760-V7 Brick Planning Pack
 765-V4 Planning Pack RevB
 765-V12 Planning Pack RevA
 775-V4 Planning Pack Rev A
 923-V4 Planning Pack
 923-V12 Planning Pack
 923-V19 Planning Pack
 990-V12 Planning Pack RevB
 990-V19 Planning Pack RevC
 1047-V12 Planning Pack RevC
 1047-V18 Planning Pack RevC

1164-V13 Planning Pack RevC
1300-V13 Planning Pack RevA
1300-V19 Planning Pack RevA
1354-V14 Planning Pack Rev D
1385-V13 Planning Pack RevC
1620-V6 Planning Pack Rev C
1620-V8 Planning Pack Rev C
1940-V1-S Planning Pack Rev C
2205-V3-S Planning Pack Rev B

Block Plans

563 633 V12 Semi Block	563/633-V12x2 rev A
765 V4 Semi Block	765-V4x2
765 V12 Semi Block	765-V12x2
923 V4 Semi Block	923-V4x2
923 V12 V19 Semi Block	923-V12V19
923 V12 Semi Block	923-V12x2
923 V12 Triple Block	923-V12x3
990 V12 V19 Semi Block	990-V12V19
990 V12 Semi Block	990-V12x2
1354 V14 Semi Block	1354-V14x2 Rev B

Boundary Treatment Details

BTD_R01 - 1100mm High Horizontal Flat Top Railing - Rev B	BTD_R01
NS 1 - 1.8m Standard Closeboard Fence - Rev B	NS/MAN/BTD/01
NS 9 - 1.8m Green Screen Fence - Rev A	NS/MAN/BTD/09
NS 18 - 600mm Timber Knee Rail Fence - Rev A	NS/MAN/BTD/18
NS 19 - 1.2m Closeboard Fence - Rev A	NS/MAN/BTD/19
NS 21 - 2.4m Closeboarded Acoustic Fence	NS/MAN/BTD/21

Ancillary Buildings

Carport Drawings	P-EW-04 A
Garage Drawings	P-EW-05
Standard Shed Plans and Elevations	P-SD-02
Data Sheet 10x8 Deluxe Pent Shed	November 2025

Detailed Landscape Plans

Landscape Strategy - P25-1945_EN_0001 Rev G
Detailed Landscape Proposals S1 of 7 - P25-1945_EN_0002_S1 Rev B
Detailed Landscape Proposals S2 of 7 - P25-1945_EN_0002_S2 Rev B
Detailed Landscape Proposals S3 of 7 - P25-1945_EN_0002_S3 Rev B
Detailed Landscape Proposals S4 of 7 - P25-1945_EN_0002_S4 Rev B
Detailed Landscape Proposals S5 of 7 - P25-1945_EN_0002_S5 Rev B
Detailed Landscape Proposals S6 of 7 - P25-1945_EN_0002_S6 Rev B
Detailed Landscape Proposals S7 of 7 - P25-1945_EN_0002_S7 Rev B

Documents

Drainage Strategy HRN-AJP-XX-00-RP-C-3010-P05

Travel Plan November 2025

Crime Impact Statement November 2025

Energy Statement November 2025

Flood Risk Assessment FD359

Reason: For the avoidance of doubt and to ensure a satisfactory development in accordance with the policies within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan, the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 2 The development hereby approved shall be constructed in materials contained within the approved Materials Schedule ref. SH01-P-ML-001 D rec 19.03.26.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 3 The development hereby approved shall be constructed in accordance with the hardstanding and surfacing materials as contained within the approved Hard Standing Plan SH01-P-HS-001-C rec 11.03.26. Notwithstanding this approved schedule, the materials and colour of the cycleway shall be agreed separately under a section 38 agreement.

No dwelling shall be occupied until all hardstanding and surfacing works serving that individual plot has been fully installed in accordance with the approved details.

Reason: In the interest of ensuring a satisfactory visual appearance and in the interest of ensuring the satisfactory drainage of surface water in accordance with Policies P3, G8 and DM1 of the adopted Rochdale Core Strategy, Policies JP-S4 and JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 4 The development hereby approved shall be carried out in accordance with the approved Boundary Treatment Plan listed in Condition 2.

No dwelling shall be occupied until all boundary treatments serving that individual plot have been fully installed in accordance with the approved details

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 5 The development hereby approved shall be carried out in accordance with the soft landscaping works detailed on the approved Landscape Plans under condition 2.

The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Core Strategy Policies G6 and G7, Policies JP-G6 and JP-G7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the revocation and re-enactment thereof, the dwelling hereby approved shall not be altered or extended, and no buildings or structure shall be erected within their curtilage under Schedule 2, Part 1, Classes B and D of the above Order.

Reason: To prevent undue harm to the amenity of existing and future occupiers and in the interest of visual amenity and in accordance with Policies P3 and DM1 adopted Rochdale Core Strategy and Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 7 The low and zero-carbon technologies to be incorporated into the development shall be implemented in accordance with the Energy Strategy Statement (November 2025) and the Sustainable Technology Plan SH01-P-ECO-001-C (received 11.03.26), including solar PV panels, air source heat pumps, waste-water heat recovery systems and electric vehicle charging points.

No dwelling shall be occupied until all low/zero-carbon technologies and EV charging provision serving that individual plot have been installed and made fully operational in accordance with the approved details.

Reason: To ensure that appropriate low and zero-carbon technologies are installed to reduce energy demand and carbon emissions, in accordance with Policies JP-S1, JP-S2 and JP-S3 of the Places for Everyone Joint Development Plan, Policy DM1 of the Rochdale Core Strategy, and the National Planning Policy Framework.