

RAISE ROCHDALE PRU SATTELITE SCHOOL

ROCHDALE BOROUGH COUNCIL

CONSTRUCTION OF A PART ONE, TWO AND THREE STOREY (SPLIT LEVEL) NEW ALTERNATIVE PROVISION (AP) SCHOOL WITH ASSOCIATED PARKING, PLAY SPACE AND LANDSCAPING.

PLANNING STATEMENT

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ROCHDALE
BOROUGH COUNCIL

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EXECUTIVE SUMMARY

Raise Rochdale Pupil Referral Service (RRPRS) is an established Local Authority education provider, delivering Alternative Provision education within the area of Rochdale Borough Council. RRPRS are the Applicants for this application for full planning permission.

RRPRS is already established in the locality, operating from a premises at Saxon Hall, Samson Street, however the current school premises is already oversubscribed to the point that temporary locations have been sourced to provide education to excess groups of children.

Rochdale Borough Council has allocated funds and provided a suitable site to enable RRPRS to establish a new satellite school on an existing cleared site on Mayfield on a permanent basis. This previously developed parcel of land which adjoins both industrial and residential uses is considered to be an appropriate location to deliver this much needed development proposal.

The new school will have a total capacity for 64 pupils within Key Stage 4 (aged 14-16) requiring an alternative to mainstream school. Approximately 30 staff will be employed at the school.

The Application Site is notable for its severe topography, with an upper (northern) and lower (southern) plateau levels which are bisected by mature tree cover. The appointed architects Seven Architecture has developed a design which will create a new school which will form as a bridged link to these varied land levels. A new school building will site centrally in the site, with access coming from the south (via Mayfield Street). Key classrooms and teaching spaces will be provided on the upper plateau with stepped (and step-free access) provided to these levels. The site will be transformed with the creation of a multi-use games area and playground space, new landscaping and ancillary site wide improvements such as parking and drop-off areas within the site.

Positive pre-application discussions with the Local Planning Authority occurred in 2025, which has helped the design evolve into the scheme for which planning permission is sought today. Equally, a community consultation exercise was carried out in February 2025 which also helped the scheme evolve to this planning submission milestone stage.

Should planning permission be granted RRPRS will be delivered a new, fit-for-purpose permanent address which will deliver significant public benefits at micro and macro levels. What is more, the high-quality design of the proposed development will ultimately enhance the character of the area, continuing the trend of regenerative contemporary design to this part of Rochdale.

Notwithstanding the fact that the site has been identified as being *suitable* for residential, it is considered that there an even greater and more significant policy support for an alternative use such as education. There are significant material considerations which exist enabling officers to be able to strongly support this planning application. Accordingly, this proposal is compliant with national and local planning policy and will ultimately improve the quality of education service provided in Rochdale.

1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared by NTA Planning LLP on behalf Rochdale Borough Council – Education Services (“The Applicant”) in respect of seeking full planning permission for the following development.

Construction of a part one, two and three storey (split level) new Alternative Provision (AP) School with associated parking, play space and landscaping.

- 1.2 The project is funded by Rochdale Borough Council through RRPRS to address an identified significant shortfall in Alternative Provision (AP) school places within the borough. This application is brought forward to resolve the Council’s statutory duty to provide suitable education for children of compulsory school age who cannot attend mainstream school in accordance with Section 19 of the Education Act 1996.

- 1.3 The school will be operated by Raise Rochdale Pupil Referral Service (RRPRS). RRPRS is already established in the locality, operating from a premises at Saxon Hall, Samson Street, however the current school premises is already oversubscribed to the point that temporary locations have been sourced to provide education to excess groups of children. This application will alleviate existing oversubscription pressures, with this development supporting Key Stage 4 pupils specifically.

- 1.4 The Application Site is approximately 1.4 hectares in size and sits on the western side of Mayfield Street to the north-east of Rochdale Town Centre. The site is notably split level, functioning on a higher (northern) and lower (southern) levels/plateaus with a 7m difference in level, split by self-seeded tree growth positioned in a wooded bank.



EXISTING SITE

- 1.5 The Site historically supported industrial buildings in place since this 1970s in the northern part of the site, with the southern part used for external storage. The site was cleared of buildings in the last 10-15 years to support the housing led regeneration of the area with a large number of new-build housing coming forward, which now abuts the northern boundary of this site. Despite being brownfield land, the site has remained vacant. This site is now located on the edge of an area which is both industrial and residential in character, presenting an opportunity for a development of high-quality design which can mediate between the two-character areas.



2005 AND 2013 AERIAL VIEW

- 1.6 The site has been indicated as suitable for housing within the Council's latest SHLAA (Strategic Housing Land Availability Assessment (April 2025)) with a capacity for 65 potential additional dwellings. Whilst such a development would alleviate the housing targets for the borough somewhat, this need also needs to be balanced against the Council's legal obligation to provide suitable education facilities to all pupils in the borough.
- 1.7 Accordingly, this planning application seeks full planning permission for the creation of a new school building for RRPRS, to facilitate up to 64 pupils in Key Stage 4 (ages 14-16). Pupils and staff will operate from a single building which will be positioned centrally on the site, with access provided from the lower plateau, where parking and drop-off facilities will be provide. The significant land bank will form the school's secure line with playing fields and outside play space provided in the upper plateau.



PROPOSED SITE PLAN



AERIAL VIEW

- 1.8 The proposed development will deliver a high-quality school to this site, delivering an overall enhancement to the character of the area, whilst also improving the quality of education facilities within the borough of Rochdale.



VIEW FROM CAR PARK

- 1.9 Positive pre-application discussions took place with the planning dept in early 2025, and the feedback from this meeting and written advice has helped shape the scheme for which planning permission is now sought in March 2026. A public stakeholder engagement event was also held in February 2026, which was well attended by the local community with feedback welcomed. The advice received at that event has also helped influence the scheme for which planning permission is sought.

- 1.10 Should planning permission be granted, the design team intend to quickly select a suitable contractor to deliver this project as soon as possible.
- 1.11 This Planning Statement should be considered alongside all of the information provided in the table below which demonstrates both a valid development, and a development which accords with the Development Plan:

NAME	Ref	AUTHOR
Forms and Fees		
Application Form	PP-14765020	Seven Architecture
Ownership Certificate	PP-14765020	Seven Architecture
Application Fee	Paid via Planning Portal	N/A
Drawings		
Location Plan	BAP-SEV-ZZ-ZZ-DR-A-00500	Seven Architecture
Existing Site Plan	BAP-SEV-ZZ-ZZ-DR-A-00501	Seven Architecture
Proposed Site Plan	BAP-SEV-ZZ-ZZ-DR-A-00502	Seven Architecture
Level 00 Proposed Floor Plan	BAP-SEV-ZZ-ZZ-DR-A-00515	Seven Architecture
Level 01 Proposed Floor Plan	BAP-SEV-ZZ-ZZ-DR-A-00516	Seven Architecture
Level 02 Proposed Floor Plan	BAP-SEV-ZZ-ZZ-DR-A-00517	Seven Architecture
Proposed Roof Plan	BAP-SEV-ZZ-ZZ-DR-A-00518	Seven Architecture
Proposed Planning Elevations	BAP-SEV-ZZ-ZZ-DR-A-00520	Seven Architecture
Proposed Building Sections	BAP-SEV-ZZ-ZZ-DR-A-00525	Seven Architecture
Proposed Classroom Bay Study	BAP-SEV-ZZ-ZZ-DR-A-00530	Seven Architecture
Landscape General Arrangement Plan	2535-CWS-XX-XX-DR-L-1000	CW Studio
Landscape Sections	2535-CWS-XX-XX-DR-L-5000	CW Studio
Softworks Plan	2535-CWS-XX-XX-DR-L-2000	
Boundary Treatment Plan	2535-CWS-XX-XX-DR-L-8000	CW Studio
Drainage Strategy	00.25079-ACE-00-ZZ-DR-C-1200	Adept
Surface Water and Foul Water Manhole Schedule	00.25079-ACE-00-ZZ-DR-C-1210	Adept
External Lighting Plan	BAP-SLCE-XX-XX-DR-E-63100	Silcock Leedham
Reports		
Planning Statement	1452, dated March 2026	NTA Planning LLP
Design and Access Statement (incl Statement of Community Involvement)	BAP-SEV-ZZ-XX-RP-A-09004	Seven Architecture
Landscape Proposals Document	2535-CWS-XX-XX0RP-L-1000	CW Studio
Transport Statement	329211, March 2026	Mode Transport Planning
Environmental Noise Impact Assessment	April 2026	ADT
Desk Study and Ground Investigation	J25291 March 2026	GEA
Remediation Method Statement	J25291 March 2026	GEA
Air Quality Assessment	March 2026	Haze Environmental
Arboricultural Impact Assessment	2780_AIA.01	Pennine Ecological
Arboricultural Method Statement	2780_AMS.01	Pennine Ecological
Preliminary Ecological Appraisal	2025-178 Sept 2025	ERAP
Assessment of Biodiversity Net Gain	2025-178 April 2026	ERAP
BNG Statutory Metric	April 2026	ERAP
Flood Risk Assessment and Drainage Strategy	00.25079-ACE-ZZ-ZZ-RP-C-0001	Adept
Crime Impact Statement	2025/0013/CIS/01	Greater Manchester Police
Energy Statement (w appendices)	3220293-SLCE-XX-XX-RP-ME-0026	Silcock Leedham

- 1.12 This report adopts the following structure:

- Section 2 describes the site and surrounding area.
- Section 3 outlines the relevant planning history for the site.
- Section 4 describes proposed development in detail.
- Section 5 outlines informal pre-application discussions which have taken place so far.
- Section 6 refers to the Statement of Community Involvement.
- Section 7 sets out the planning policy framework relevant to this proposal.
- Section 8 provides a detailed appraisal of the scheme against relevant planning policies.
- Finally, Section 9 provides a summary and conclusions.

2.0 DESCRIPTION OF THE SITE AND SURROUNDING AREA

APPLICATION SITE

- 2.1 The site extends to approximately 1.4 hectares and is situated to the west side of Mayfield Road in north-east Rochdale. The site is notably set over two planes; a lower plateau (south) and an upper plateau (north) with an established woodland on a bank splitting the two levels. There is roughly a 7m level change between the two areas within the application site.



EXISTING SITE

- 2.2 Historically, the site supported industrial development, however all buildings on site were demolished by 2013 and the land has remained vacant in this time.
- 2.3 As of 2026, the land has become overgrown due to its lack of occupancy.



2005 AERIAL VIEW OF SITE



VIEW OF LOWER PLATEAU FROM MAYFIELD STREET



VIEW OF UPPER PLATEAU LOOKING SOUTHWARD

- 2.4 The eastern boundary of the site sits alongside Mayfield Road. The northern/north-east boundary abuts new-build residential housing, with an access point onto Millview Lane. The north-west boundary abuts Rochdale Community Fire Station, whilst the southeast boundary is shared with several established industrial buildings. The southeast boundary abuts the Enterprise Centre, a

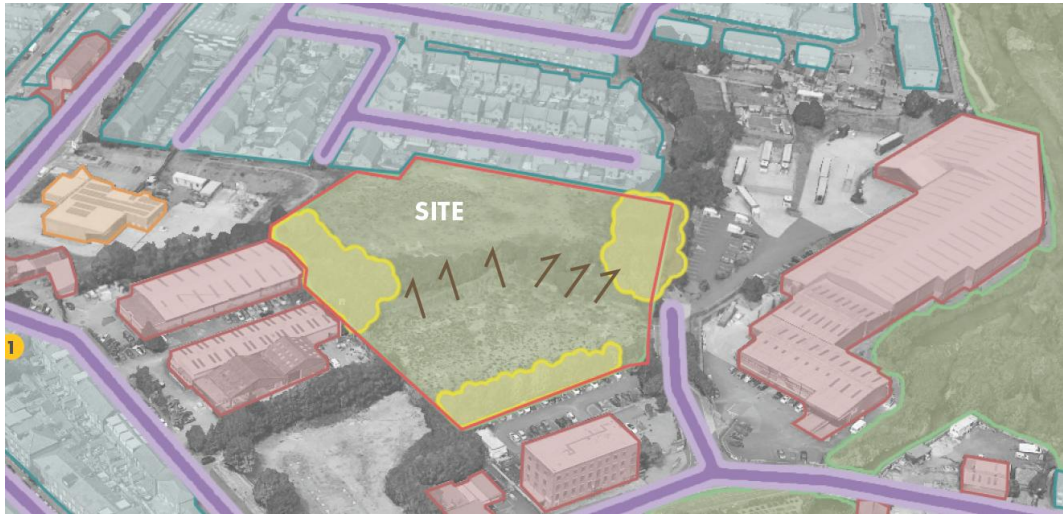
not-for-profit facility established in 2007, whilst the large building to the east of Mayfield Street is the Mayfield Centre, an industrial building comprising several established businesses.



MAYFIELD CENTRE



NEW BUILD HOUSING AND FIRE STATION ON HALIFAX ROAD TO THE WEST



AERIAL VIEW OF SITE AND CONTEXT

- 2.5 In terms of wider context, the Site sits on the edge of an established employment areas, sitting in between other commercial/industrial uses to the south, east and west. To the north the character changes to residential immediately.

3.0 PLANNING HISTORY

- 3.1 There are no planning applications of relevance linked to this site in the last twenty years which would have an impact on this development.

4.0 THE PROPOSED DEVELOPMENT

4.1 Full planning permission is sought in respect of the following development:

Construction of a part one, two and three storey (split level) new Alternative Provision (AP) School with associated parking, play space and landscaping.

ABOUT THE SCHOOL

4.2 This development will see the provision of a new AP School which will be managed by RRPRS. The capacity for the school will be 64 pupils within requiring an alternative form of education to mainstream school. Approximately 30 staff will be employed at the school, however external staff will also be required to come to the school on a regular basis to assist with pupil behaviour and wellbeing.

4.3 Compared to mainstream school education, pupils will be taught in smaller group numbers, with increased staffing levels to support the pupils.

4.4 This development will ensure that pupils requiring education within an AP School can be supported within a permanent school building and site which is fit for purpose, designed specifically to meet the specialist needs of pupils and staff.

EXTERNAL ENVIRONMENT

4.5 A new school building is proposed to site centrally within the site in a north-west/south-east direction so that the new building straddles the two levels of the site. From the south, the building will appear as a part two, part three storey building, which will provide access to the school. From the north, the building will appear as a one storey flat roofed structure.

4.6 The lower level will support new public realm, parking, cycle parking and servicing as this will be outside of the secure line.

4.7 The upper level will be within the secure line, and will support outside play space, a new MUGA and external teaching spaces. As can be seen from the site plan, large areas of woodland will be retained, with new tree planting and biodiversity gardens proposed on both levels.



- 4.8 Access will remain from Mayfield Road, with pedestrian and vehicular access provided from the east via separate entry points. An emergency vehicle only access will be provided from the north. Parking is provided for cycles and for the following vehicles:
- 2x minibus
 - 3x blue badge
 - 35x general spaces (of which 1x EV active and 8x EV passive).
- 4.9 The boundary of the site will be made secure with 2.4m tall fencing, with specialist acoustic close boarded fencing along the northern boundary to protect residential amenity. External play areas will also be restricted from accessing the boundary via an inner fencing system with an enhanced landscaping systems proposed.
- 4.10 1no. artificially lit multi-use games areas is proposed on site to the north-east of the building on the upper plateau.

INTERNAL ENVIRONMENT

- 4.11 In total, this will deliver a new school across three storeys. The Ground Floor Level will support a new sports hall and plant/administration space. Level 01 will support additional staff room space and other administrative space. Level 02 will sport the primary classroom area, with 10x classrooms, a dining hall and multiple break-out areas. All 10 classrooms will have direct external access.



LEVEL 00 TO LEVEL 02 FLOOR PLAN

- 4.12 The new building be flat roofed, and covered in solar PV array, delivering a net zero carbon in operation development.

APPEARANCE

- 4.13 A key driver for the building's appearance is to provide a building which has both a calming and welcoming appearance for pupils, staff and the community, while also positively responding to the character of the surrounding area.



VIEW OF EXTERNAL APPEARANCE OF BUILDING (FRONT ELEVATION)



VIEW OF EXTERNAL APPEARANCE OF BUILDING (REAR ELEVATION)

- 4.14 While the applicant is required to meet stringent DfE requirements with regard durability of cladding types, a building of significant quality can be produced.
- 4.15 A simple material palette is proposed; a buff brick is the predominant external materials. The use of brick is synonymous with the surrounding area. Whilst the majority of housing a more of a red brick, the use of a buff and cream colour allows this building to understood as a site of different character to the industrial and residential properties. A cream colour is adopted for the windows, doors and curtain walling, creating a coherent and complementary design.
- 4.16 A sympathetic yet contemporary design will regenerate both the site and wider area and finally bring this long-term vacant site back into use.

5.0 PRE-APPLICATION DISCUSSIONS

ROCHDALE BOROUGH COUNCIL

- 5.1 Prior to the submission of this application, formal pre-application advice was sought from Rochdale Borough Council prior to the submission of this application.

Formal Pre-application (December 2024)

- 5.2 At a relatively early stage in the design process formal pre-application advice was sought from the Council in respect of establishing a PRS school at this location. The submission, led by Seven Architecture was made in December 2024 (ref PREAPP/00001/25).

5.3



DECEMBER 2024 PRE-APP SCHEME

- 5.4 Written advice was provided on 13th March 2025. The summary advice was as follows (Appendix One):

- Notwithstanding the site's allocation for housing, officers considered that an education development could be supported on the site subject to justification in terms of need within any submission.
- The designs were well received, with some additional suggestions made.
- Residential amenity to the north should be considered.
- There are no in principle highways objections to the proposals.
- Tree replacement should be planted at a 2:1 ratio with 10% BNG to be achieved.
- Greenfield runoff rate of 5l/s/ha should be followed.
- Contamination, air quality and crime impact should all be given due consideration.
- Engagement with the local community should be undertaken prior to the submission of an application.

- 5.5 Since this pre-application advice note has been received, the designs have been adjusted in accordance with the advice provided, but also in response to additional technical information being issued (such as tree and topographic information) whilst also responding positively to the client design brief.

6.0 STATEMENT OF COMMUNITY INVOLVEMENT

NATIONAL GUIDANCE

- 6.1 The Localism Act (2011)—updating the Town & Country Planning Act (1990)—created new obligations on potential developers and introduced: a new requirement for developers to consult local communities before submitting planning applications for certain developments. This gives local people a chance to comment when there is still genuine scope to make changes to proposals [...] to further strengthen the role of local communities in planning.
- 6.2 The legislation places a duty on potential developers to carry out pre-application consultation on ‘large scale major applications’ and requires them to:
- Publicise the proposal and consult with residents in the vicinity of the site concerned
 - Give local people a chance to comment when there is still genuine scope to make changes
 - Have regard to the local planning authority about local good practice
 - Take account of responses to the consultation
- 6.3 Further, the National Planning Policy Framework (NPPF) requires local planning authorities to work proactively with potential developers to ensure developments improve the local area’s economic, social and environmental condition; and adds ‘early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties.’
- 6.4 This SCI consultation took place within the framework of Rochdale Borough Council’s *Statement of Community Involvement* (published Feb 2021). This states that:

For significant development proposals, the Council has adopted guidance to encourage applicants/developers to consult with the local community before submitting their application. This enables the applicants to explain their proposals, receive feedback on which they might be able to act, create an atmosphere of genuine interest in the views of the local community and provide more certainty about any level of concern and the issues of concern.

The following methods are likely to be suitable and could be used if considered to be appropriate:

- *Circulating a letter or statement to local residents and businesses explaining the proposals;*
- *Arranging an exhibition or presentation;*
- *Engagement online using social media or dedicated consultation websites; and*
- *Arranging a press release in local media.*

- 6.5 Prior to the submission of an application, a public exhibition was also organised, where the draft proposals were available to view by members of the public. Letters were sent to nearby residents and businesses, inviting them to the consultation event. The full details of the responses and how the designs evolved from this event are set out in the Design and Access Statement prepared by Seven Architecture.

7.0 PLANNING POLICY FRAMEWORK

NATIONAL GUIDANCE

- 7.1 Central Government guidance is contained in the National Planning Policy Framework (NPPF), which was most recently updated in December 2024. The NPPF reinforces the Development Plan led system and, does not change the statutory status of the development plan as the starting point for decision making.
- 7.2 The NPPF must be considered in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. It should be noted that the NPPF requires local planning authorities to apply the presumption in favour of sustainable development when assessing and determining development proposals.
- 7.3 Highly relevant to this development is para 100 of the NPPF, which states that *“It is important that a sufficient choice of early years, school and post-16 places are available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:*
- give great weight to the need to create, expand or alter early years, schools and post-16 facilities through the preparation of plans and decisions on applications; and*
 - work with early years, school and post-16 promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.”*
- 7.4 The creation of education/school facilities to meet existing and future needs should be given great weight when officers are to assess a decision to an application.

LOCAL PLANNING POLICIES

- 7.5 Section 70(2) of the Town and Country Planning Act 2000 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise. In Rochdale, the Development Plan, comprises the following policy documents:

- **Adopted Rochdale Core Strategy (RCS) 2016**
- **Unitary Development Plan (UDP) 2006**
- **Places for Everyone 2024**

UDP POLICY MAP

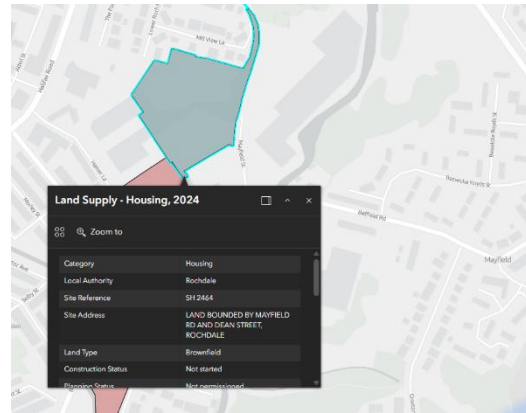
- 7.6 According to the Rochdale UDP Policy Map, the site has the following designations:
- With Borough Boundary
 - Within Defined Urban Areas
 - Within a Mixed Employment Zone
- 7.7 Within the Draft Local Plan, the site is free from constraining designation other than being in the borough boundary.



PROPOSALS MAP EXTRACT

SHLAA (2025) MAP

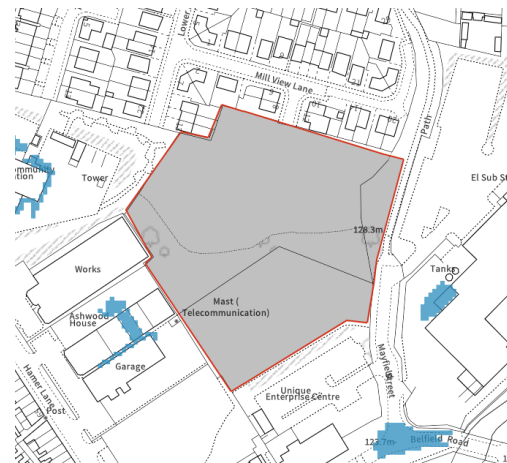
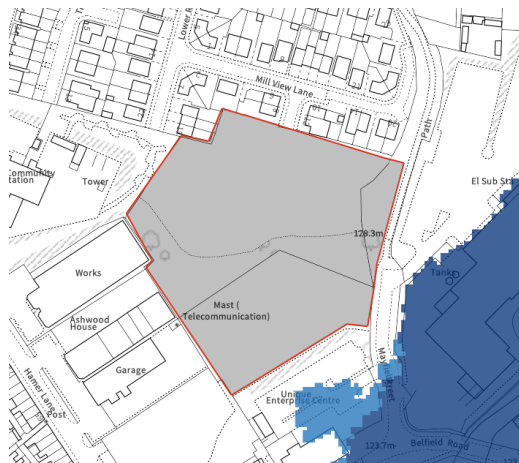
- 7.8 The Council has published a *Strategic Housing Land Availability Assessment* (SHLAA) which lists sites in the borough where homes *could* potentially be built. It shows the position as of 1 April 2024, albeit the document was most recently published in April 2025. This specific site has been allocated as a brownfield site, suitable for delivery of 65 houses in the period 2029-2034. This site has been allocated for housing since 2021, however no development proposal has ever been brought forward.



SHLAA EXTRACT SHOWING ALLOCATION

FLOOD RISK

- 7.9 With reference to the Environment Agency's (EAs) indicative flood maps accessed in March 2026, the entire site is located in Flood Zone 1, indicating the lowest possible risk of flood from rivers and sea, however it should be noted that the land to the east and south fall within Flood Zones 2 and 3. The site also does not present any surface water flood risks,



ENVIRONMENT AGENCY FLOOD MAPS

8.0 PLANNING ASSESSMENT

8.1 The main planning matters are considered to be:

- **PRINCIPLE OF DEVELOPMENT**
- **DESIGN AND LANDSCAPING**
- **SUSTAINABILITY**
- **HIGHWAYS**
- **DRAINAGE AND FLOOD RISK**
- **TREES, ECOLOGY AND BNG**
- **RESIDENTIAL AMENITY**
- **SECURITY**
- **CONTAMINATION**

PRINCIPLE OF DEVELOPMENT

Defined Urban Area

8.2 Saved Policy G/D/1 of UDP is of relevance, as the site falls within a defined Urban Area (i.e. within development limits). This policy is written with the intention of controlling development outside of the Urban Area, such as areas of countryside and green belt. As the site falls fully within the Defined Urban Area, the principle of additional built form on this site is considered justifiable.

Mixed Employment Zone

8.3 The site also falls within an area designated as a Mixed Employment Zone; however this is a designation dating from a 2006 UDP document, meaning that this designation is now twenty years old. Policy EC/3 of the UDP protects employment generating uses within this area, and encourages further employment uses, such as B1, B2 and B8 uses. Whilst a school (Class F1) falls outside of the primary preferred uses, Policy EC/3 does state that other uses can be considered ancillary/complementary to the nature of the area and/or are brought forward as part of a wider regeneration proposal.

8.4 As stated above, the designation for this parcel of land is now 20 years old. Since the UDP was published, residential development of a significant scale has been delivered to the immediate north of the site and industrial buildings have been cleared from the application site. Businesses still operate from various sites within the surrounding area, however the application site is now considered a vacant, edge of Zone site which can accommodate a school as a complementary use. The hours of operation would be similar to a business, and there would be a level of employment created which is an overall strategic target of Employment Zones. Whilst a school (Class F1) is not the primary use supported in Mixed Employment Zones, this proposed development would generate employment, bring a vacant site back into use and would positively contribute to the mixed character of the area.

Housing Allocation

8.5 As identified in Section 7 of this report, the Application Site has been identified as a potential site for residential development within the Council's latest *Strategic Housing Land Availability Assessment (SHLAA)* published in April 2025. The site (SH2464) is indicated as having capacity for 65 dwellings.

8.6 Pre-application advice issued in 2025 stated that suggested that, whilst the site has been identified for housing within the Council's SHLAA and this has translated into the existing housing supply within the Places for Everyone regional policy document, where there is a strong focus on directing housing towards previously developed sites within existing urban areas.

- 8.7 Whilst the SHLAA and PfE identifying this site as suitable for housing, this does not amount to a default policy position where residential housing is considered to be the only suitable use which could establish on site. the PfE acknowledges this point, where it states that

“Not all previously-developed sites will be appropriate for housing development, as **there will be a continued need to accommodate other uses such as employment.**”

- 8.8 Further, the Council’s own SHLAA clarifies the position that an identification within that document should not restrict the consideration of the appropriateness of alternative uses. The Disclaimer made at the very beginning of this document makes it clear that:

“The identification of housing potential from sites and buildings in this study does not imply that Rochdale Council would necessarily grant planning permission for their residential development. For example, some of the sites identified in the SHLAA are currently being used for employment purposes and any planning application to change the use of these sites to residential would still need to be assessed against planning policy that seeks to protect employment land and other material considerations.

The inclusion of any identified sites or buildings within the study does not preclude them being developed for other suitable uses.”

- 8.9 The suggestion of site capacity for 65 dwellings within the SHLAA is considered to be merely a technical capacity for potential residential development, for which limited weight should be applied. This SHLAA has not followed through to a formal Site Allocation solely for residential development, therefore it is considered that there is no policy conflict by submitting an application for an education use.

- 8.10 Should Development Plan policy support an alternative use being established at this location, it is considered that the legacy housing identification should not restrict sustainable development from coming forward.

Proposed Education Use

- 8.11 In consideration of the proposed use of the site for an education use, it considered that the policy position strongly weighs in favour of the development.

- 8.12 The NPPF sets out the Government’s commitment to support the delivery of new, and retention of existing, school places throughout the country. At paragraph 100, The NPPF states that *“It is important that a sufficient choice of early years, school and post-16 places are available to meet the needs of existing and new communities”*. It goes on to state that Local planning authorities should:

- *give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and*
- *work with schools’ promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted*

- 8.13 Paragraph 128 of the NPPF states that *“Local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs”*.

- 8.14 At a regional level, Policy JP-P5 of the PfE partly states that *“Significant enhancements in education, skills and knowledge to benefit existing and new residents will be promoted, including by:*
1. Enabling the delivery of new and improved accessible facilities for all ages, such as early years, schools, further and higher education, and adult training to ensure our workforce is ready to benefit from new employment opportunities;”

2. Ensuring the delivery of sufficient school places to respond to the demands from new housing..."

- 8.15 What is more, PFE also sets out a 15 year programme of expansion and development across the Greater Manchester (GM) region. Demographic projections detailed within the plan show Rochdale is forecast to have the 3rd largest population growth within the GM boroughs. Rochdale is expected to have 19,100 more people by 2037 and 12,003 new homes over this timeline. With such a significant increase, a proportional increase in forms of education will need to be accommodated.
- 8.16 At a local level, Core Strategy Policy C7 states that the Borough will seek to improve education, skills and training in the borough and raise educational achievement by, amongst other things, providing good quality primary and secondary educational facilities and promoting new facilities which have the opportunity to encourage and promote better links with schools and colleges. These aims will be achieved by, inter alia:
- Providing educational facilities in appropriate and accessible locations
 - Improve accessibility to educational facilities by foot, cycling and public transport
 - Seek high quality design of educational buildings with facilities appropriate to support learning
 - Ensure educational facilities are sustainable and provide good access to communities, the natural environment, heritage, culture and lifelong learning
- 8.17 In terms of considering the policy position at all tiers, it is clear that new education proposals should be given great weight, and the use of previously developed sites to facilitate this need is actively promoted. PFE actively promotes new and accessible enhancements in education to existing and new residents, whilst locally high-quality education developments are specifically supported. Therefore, if a need for the proposed development can be presented, it can be strongly supported in principle.

Education Need

- 8.18 Para 100 of the NPPF stresses upon the need for sufficient choice of school places to be available. Should a pupils require specialist education, such as Alternative Provision or Special Education Need, a choice and (at the very least, a) suitable service should be available. As stated earlier within this report, this school will be managed and operated by Raise Rochdale Pupil Referral Service (RRPRS). This is an established Local Authority education provider, delivering Alternative Provision (AP) education within the area of Rochdale Borough Council. RRPRS are the Applicants for this application.
- 8.19 RRPRS is already established in the locality, primarily operating from a premises at Saxon Hall, Samson Street. Since 2014 the number of children in each year group cohort has increased and this increases the number of children requiring a PRS school place. The number of children on roll at RRPRS has risen from 68 in October 2014 to 199 in May of 2025, an increase of almost 200%. One of the school sites at St. Alban's House is temporarily leased to support this increase and this purpose-built school will replace some of the school capacity currently being provided at St Alban's and Saxon Hall.
- 8.20 Rochdale Council has a statutory duty under section 19 of the Education Act 1996 to provide suitable education for children of compulsory school age who cannot attend mainstream school. The facilitation of this service within an existing commercial premises is not in the pupil's best interests nor does it deliver the high quality of education environment which children deserve; the latest Ofsted Report for RRPRS was judged as "requiring improvement" in all categories, partly on account of the non-purpose-built facilities.

8.21 In January 2024, the Council's Cabinet allocated funding for a new satellite special school at the application site, which is tacit acknowledgement of the education need for this development. Please consider Council documents referring to the allocated funding and need within Appendix Two and Three of this Statement for more information.

8.22 With a continued increased requirement for AP places in Rochdale, there has become a clear need for this type of education development. Policies within the Development Plan strongly support this position. It will also enable the Council to fulfil its duties legal obligations as set out within the Education Act 1996.

Conclusion on Principle of Development

8.23 To conclude this part of the Planning Statement, it is considered that the proposed development can be supported in principle. Whilst the site has been identified as a possibly suitable for housing, there is no planning permission for such a development, nor a policy which only requires this use to come forward; in fact it is made clear that other uses can be proposed on such sites.

8.24 The site is within the Defined Built-Up Area and comprises a vacant parcel of previously developed land, for which policies actively promote development which is accessible and sustainable. Whilst the site has a legacy Mixed Use Employment Zone allocation, it is considered that the location and operation of the proposed development would complement the mixed-use character of the area without affecting established businesses.

8.25 As for the proposed education use, there is an overriding need for this form of education, and with this need demonstrated, there is strong support for such a use to establish. As a redevelopment of a brownfield site, in a sustainable location providing a specialist form of needed education, this proposed development is considered sustainable development and acceptable in principle.

DESIGN AND LANDSCAPING

8.26 The NPPF states that *"the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."* (para 131)

8.27 At a local level, CS policies P1 (Improving Image), P2 (Protecting and Enhancing Character, Landscape and Heritage) and P3 (Improving Design of New Development) set out a requirement for high standards of design and for new development to respect context, having regard to the scale, massing, height, layout, materials and local context.

8.28 This development proposal will serve as a bespoke solution of the highest architectural quality to unlock a challenging site with an extreme natural land level difference.

Siting/Height

8.29 A single school building is proposed sitting centrally within the site. As the wider industrial area is notable for its informal pattern of development. Pre-application advice from Rochdale Council acknowledged that this sit presents an opportunity to do something completely different without the concerns of a design being contextually suitable, on the proviso of the massing being appropriate.

8.30 A part-one, part three storey building is proposed, On the southern plateau, the building will appear as a two-storey structure, increasing to three storeys in a setback position, when viewed from the new car park and Mayfield Street.

- 8.31 By taking full advantage of the level change within the site, the uppermost level of the building will extend north-west so that it appears as an overhanging single storey building when viewed from the two storey dwellings to the north. This approach to massing enables this school building to successfully tackle land level changes within the site, whilst also serving as a development which bridges the scale of development from the four storey developments to the south to the two storey developments further north.

Appearance

- 8.32 In terms of the design of the building itself, the massing of the building is set within the site so as to not dominate the visual impact of the setting. A high-quality material palette is proposed, with a mix of buff brick being the predominant cladding material. Cream aluminium curtain walling windows and doors are proposed.



Proposed Elevation 03

ELEVATION FACING FROM CAR PARK

- 8.33 Whilst red brick is a predominant material for both the housing and the older industrial area, a contrasting brick colour is considered to be a bold statement to distinguish this school site from its residential and commercial neighbours, but also to provide calming colours and an environment to pupils who will be attending the school.



BAY STUDY AND MATERIAL PALLETTE

Landscaping

- 8.34 Outside of the school building, this site presents a substantial opportunity to improve upon biodiversity and landscaping on site.
- 8.35 The new school site will see both the retention of large parts of habitat, whilst also delivering a new multi-use games area, habitat areas and outdoor learning environments. A biodiverse buffer surrounds the school site boundary to ensure that any school related activities do not have an impact on residential amenity.
- 8.36 The southern plateau will support access and parking primarily, however pedestrian and cycle parking will be prioritised, as will a high-quality public realm environment.
- 8.37 The building itself will be covered in a mix of green roof and PV panels, further enhancing its statement as a sustainable and long-lasting addition to the area.
- 8.38 On the whole, the proposed development is of high quality and of the highest environmental standards. The development will be an enhancement to the area, and fully accords with both the NPPF and Policies P1, P2 and P3 of the Local Plan.



PROPOSED LANDSCAPING SCHEME

SUSTAINABILITY

- 8.39 PFE Policy JP-S2 requires all new development to be zero carbon where practical and feasible and fully apply the energy hierarchy.
- 8.40 Policy G2 of the Core Strategy states that “All new development will be expected to adhere to the following energy hierarchy to the extent that policy G2 reflects national policy, targets and requirements for that type of development”, whilst Policy G3 encourages renewable and low carbon energy developments.
- 8.41 As Rochdale has declared a Climate Emergency in 2019 and have set a target to be Zero Carbon by 2038, the delivery of a sustainable and low carbon school building is a key driver which will aid with the borough’s net zero targets.
- 8.42 A detailed Energy Statement has been prepared by Silcock Leedham which fully assesses the MEP performance of the development. It is demonstrated that the energy hierarchy has been a core design principle within this development, ultimately delivering a development which passes Part L compliance, bettering the TER by 114.2%, and the TPER by 118.1%. An EPC rating of A+(-8) is achieved. Please consider these technical reports for more details.
- 8.43 Accordingly, it is considered that this development complies with Core Strategy Policy G2 and G3 as a result.

HIGHWAYS

- 8.44 Paragraph 109 of the NPPF states that opportunities to promote walking, cycling and public transport use should be pursued by development proposals. Paragraph 105 encourages development in locations which are or can be made sustainable, through limiting the need to travel whilst offering a genuine choice of transport modes. Crucially, Paragraph 116 of the NPPF states that “Development should only be prevented or refused on highways grounds if there would be an

unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios."

8.45 PFE Policy JP-P 1 states that all development should be easy to move around for those of all mobility levels, particularly by walking and cycling. Development should be located where it can be well-connected to other places, particularly by public transport. Emerging PFE Policy JP-C 7 goes on to set out that planning applications should be accompanied by supporting documents (Transport Assessment/Transport Statement and Travel Plan) where necessary. New development should be located and designed to enable and encourage walking, cycling and public transport use.

8.46 CS Policy T2 sets out that development that offers greater access for all forms of travel will assist with the borough's continuous improvement to become more sustainable. As such, accessibility will be improved by locating development where good access to public transport is available or can be provided. This will be backed by measures to provide effective provision for cyclists, pedestrians and people with impaired mobility

Transport Assessment/Location

8.47 A Transport Assessment has been prepared in support of the application which assess the impact of the development from a highway's perspective. The assessment demonstrates that the site is well-located in terms of pedestrian connectivity and accessible to local amenities, with walking, cycling and public transport all representing a realistic alternative to car trips.

Car and Cycle Parking

8.48 Whilst exact staffing levels cannot be fully determined, it is likely that the proposed development will have 40 members of staff (30FTE). The capacity for pupils will be 64.

8.49 Core Strategy Policy T2 and Appendix Five sets out parking standards for schools. It suggests the following parking levels.

- Car Parking (maximum) 1.5 spaces per classroom.
- Cycle Parking (minimum) 1 space for 10 FTE Staff, 1 space per 10 pupils.
- Motorbike (minimum) 1 space per 40 FTE Staff (min 2 spaces).
- Blue badge bays (minimum) 3 bays of 6% of capacity whichever is greater.

8.50 Applying the above standard to this development site, the requirements should be as follows:

- | | | |
|-----------------|---------------|---------------------|
| • Car Parking | 10 classrooms | 15 car spaces |
| • Cycle Parking | 3+6.4 | 9.4 cycles |
| • Motorbike (2) | 2 | 2 motorbike spaces |
| • Disabled bays | 3 | 3 blue badge spaces |

8.51 It should be noted that the above standard is a rather broad parking standard which is expected to cover mainstream primary, secondary and specialist schools. The transport modes and needs of a Pupil Referral Unit are drastically different to that of a mainstream school. Staff will be more likely to come from a wider catchment area given the specialist nature of education being provided; external professionals will more regularly be coming to the school to meet with pupils, both individually and collectively. There is also no provision allowed for minibus or taxi drop-off areas which would be the primary transport mode for pupils at the application site.

8.52 In respect of pupil transport modes, this will also be notably different when compared to a mainstream school where pupils live in the immediate vicinity, where walking and cycling is more commonplace. The transport modes for pupils has been identified based on TRICS data is as follows

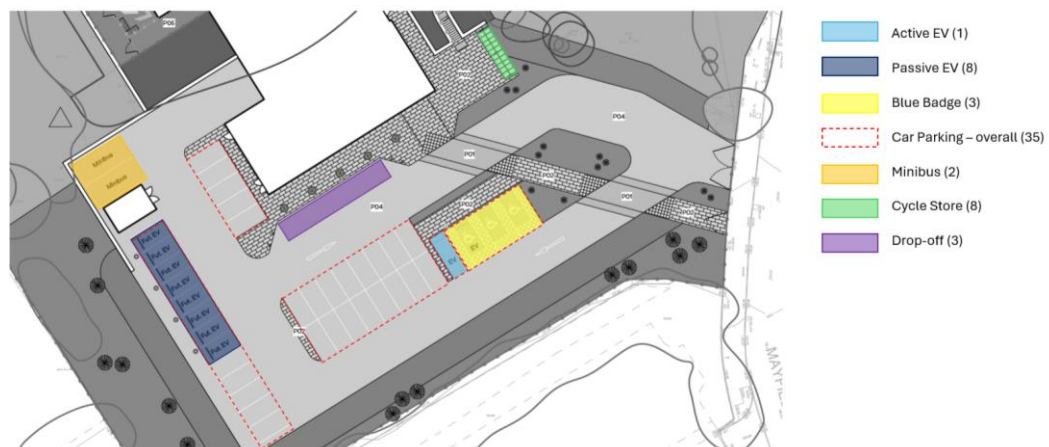
- 4x Minibus (40/64) 62.5%
- 5x People Carriers (20/64) 31.25%
- 4x Private Cars/Taxi (4/64). 6.25%.

8.53 Locally based pupils will be encouraged to walk or cycle with parents, if it is considered by staff to be appropriate, however this cannot be committed to within this application.

8.54 Given the specific needs of pupils and specialism of staff within this school, it is considered more appropriate to deliver parking provisions which will more realistically meet the needs of pupils and staff and not unnecessarily add pressure to the on-street network. A car park comprising the following is proposed.

RAISE ROCHDALE – PARKING PROVISION		
PARKING TYPE	PROPOSED	COMPLIANT WITH PARKING STANDARD?
<i>Car Parking - overall</i>	35	No. Provision exceeds 15 space set out in Parking Standard, however flexibility should be applied given nature of this school.
<i>Car Parking - Blue Badge</i>	3	Yes. 8.5% exceeds 6% standard.
<i>EV (active)</i>	2	Yes. No parking standard set.
<i>EV (passive)</i>	8	Yes. No parking standard set.
<i>Minibus</i>	2	No Parking Standard Set
<i>Drop-off</i>	3	No Parking Standard Set
<i>Motorcycles</i>	0	No – 2 required, but not considered suitable for this specialist school.
<i>Cycles</i>	8	No – Just short of 9.4 space requirement, however given the specialist characteristics of the school, this is considered an appropriate amount.

8.55 The above provision ensures that suitable parking provision is provided on site at a quantum which will meet the needs of staff and pupil transport modes specific to this school type. Whilst aspirations to reduce dependency on single occupancy car use are understandable, this cannot be reasonably committed to for a school of this nature.



PARKING PROVISION

Traffic Modelling

8.56 As part of the Transport Assessment, a junction capacity modelling exercise has been carried out using worst case scenario results. Using TRICS data, it has been concluded that “the junction

capacity analysis shows that the proposed development is expected to have a low impact on the local highway network, with low increases in queuing, delay and impact on capacity.”

Site Access

- 8.57 The proposed site access from Mayfield Street has also been assessed against Manual for Streets sight line guidance and found to be acceptable.

Vehicle Tracking

- 8.58 Internal vehicle swept path analysis models have also been carried out to confirm that larger vehicles such as a refuse collection vehicle and fire tender can freely access and move within the car park without causing disruption.

- 8.59 Whilst level of parking technically exceeds the overall rigid standards set out in the Core Strategy, overall the development meets the strategic and specific transport policies in both adopted policy and guidance. Returning to paragraph 116 of the NPPF, the development should not be prevented as it has been clearly demonstrated that there would be an acceptable impact on both highway safety and the road network.

DRAINAGE AND FLOOD RISK

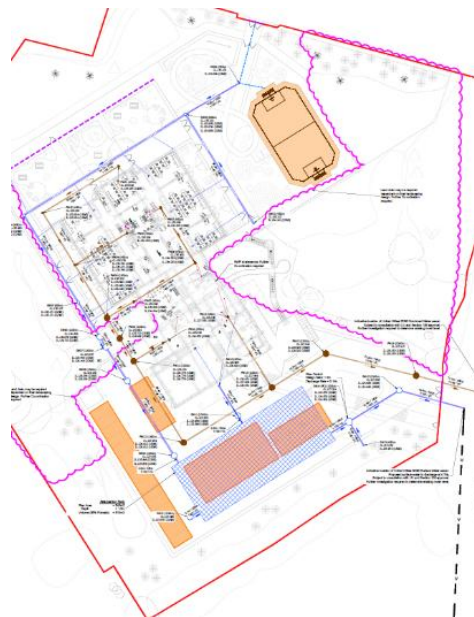
- 8.60 Paragraph 170 of the NPPF sets out that planning applications should ensure that flood risk is not increased elsewhere. Paragraph 182 goes on to state that major development should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should take account of advice from the LLFA, have appropriate minimum operation standards, have maintenance arrangements in place and, where possible, provide multifunctional benefits.

- 8.61 Emerging PfE Policy JP-S 5 sets out that developments is expected to be designed and located so as to minimise the impacts of current and future flood risk. In addition, developments are expected to manage runoff and incorporate appropriate sustainable drainage systems.

- 8.62 CS Policy P3 sets out that, amongst other things, development shall utilise sustainable drainage systems, with this further set out in CS Policy G1. Policy G8 sets out that all new development does not lead to any form of increased flooding locally. Development should incorporate sustainable drainage systems.

- 8.63 Pre-application advice suggested that a greenfield run-off rate of 5l/s/ha shall be applied. The applicant has appointed Adept Consulting to advice on all civil engineering matters. Infiltration has proven to be unviable through a ground investigation study exercises.

- 8.64 A detailed Flood Risk Assessment and Sustainable Drainage Strategy accompanies this submission demonstrating a low flood risk and outlining how the drainage hierarchy is going to be applied within the scheme. The use of permeable asphalt and below ground attenuation will successfully limit run-off to 5l/s/ha in compliance with the pre-application advice provided in 2025.



DRAINAGE STRATEGY

- 8.65 The incorporation and management of drainage in a sustainable manner has been an early and constant consideration for this development and the resulting design ensures that flood and drainage risks are demonstrably managed, fully according with Section 14 of the NPPF, regional and local planning policy.

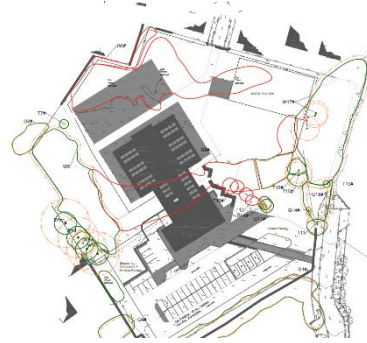
TREES, ECOLOGY AND BNG

Trees

- 8.66 Paragraph 136 of the NPPF states that “Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.”
- 8.67 Emerging PfE Policy JP-G 7 sets out that, in making planning decisions, the aim will be to significantly increase tree cover, protect and enhance woodland and connect people to the trees and woodland around them. This will be achieved by, inter alia, considerably increasing the provision of street trees within urban areas, promoting the provision of community orchards, requiring replacement of lost trees through development on a 2:1 basis and, protecting trees and woodland during the construction phase of development.
- 8.68 CS Policy G1 states that new development will be expected to, amongst other things, retain existing trees where possible and take all appropriate opportunity to plant trees and other suitable vegetation on site.
- 8.69 Policy G6 goes on to state that the incorporation of green infrastructure, including street trees, should be focused on when considering new development in urban areas. Loss of existing trees should be avoided and new development should replace lost trees at a 2:1 ratio, with the protection of the loss of trees reiterated in CS Policy G7.
- 8.70 The Applicant has appointed Pennine Ecological to carry out a detailed Arboricultural Survey, Impact Assessment and Method Statement for this project. It has been determined that the site is supported by trees within Category B, C and U only. There are no Category A trees on site. Further details below:

TREE SURVEY			
Category A	Category B	Category C	Category U
	3x individual trees	3x individual trees	2x individual trees
	3x groups	6x groups	
	2x woodland groups		

- | | |
|------|--|
| 8.71 | In terms of tree removal, it is not unexpected that the development does necessitate in some tree removal, however this has clearly been minimised as evidenced from the table below and the image to the right. |
| 8.72 | The majority of tree works are within the centre of the site where self-seeded growth has occurred through periods of vacancy. |
| 8.73 | All boundary trees to the south, east and west will be retained. |



TREE REMOVAL

TREE REMOVAL			
Category A	Category B	Category C	Category U
		1x individual trees	2x individual trees
	2x trees from 1 group	1x group 1x partial group	
	2x trees from 1 woodland groups		

- 8.74 5x individual trees (B&C), 1 group (C) and 1 partial group (C) are to be removed in addition to the Category U trees which need to be removed as a matter of safety. The vast majority of trees within the site are to be retained, protected and enhanced, as evidenced from the tree protection plans below, and the proposed landscaping scheme suggests the planting of 53 new trees around the site to increase the overall quantum of trees on site and enhance the biodiversity attractiveness of the site.

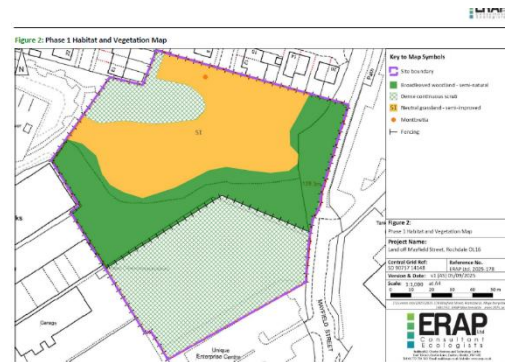


TREE PROTECTION PLANS AND NEW TREE PLANTING SCHEME

- 8.75 Whilst returning this site to active use will unavoidably involve the loss of some trees, this is not unexpected, and it has been demonstrated that tree removal has only occurred where absolutely necessary, with the majority of trees within the site retained. In terms of new tree planting, the planting of almost one hundred new trees on site vastly exceeds the 2:1 ratio set out within policy, and thus is considered to accord with both the NPPF and Core Strategy Policies G1, G6 and G7.

Ecology

- 8.76 Paragraph 192 of the NPPF states that in order to protect and enhance biodiversity and geodiversity, plans should promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.
- 8.77 Emerging PfE Policy JP-G 9 sets out that a net enhancement of biodiversity will be sought. Development will be expected to follow a mitigation hierarchy of avoiding harm to biodiversity, mitigating any harm to biodiversity, then, compensating for any remaining harm to biodiversity. Development is expected to achieve a net gain in biodiversity.
- 8.78 CS Policy G7 states that increasing the value of biodiversity will protect and enhance the borough's wildlife habitats and species. Development proposals are expected to protect and include existing biodiversity and features on development sites, whilst taking opportunities to promote biodiversity and create new habitats through new development using landscaping.
- 8.79 As part of this application, a detailed Preliminary Ecological Assessment has been carried out by ERAP. The survey found that the proposed development will have no adverse direct or indirect effect on statutory or non-statutory designated sites for nature conservation.
- 8.80 The site wooded areas is considered to be of local importance, whilst the scrub grassland is of site only importance. Notwithstanding this, the site has potential to form habitats for flora and fauna. Accordingly, proper procedures are suggested for the construction phase.
- 8.81 Montbretia has been identified and will require specialist removal in accordance with the Wildlife and Countryside Act 1981.
- 8.82 The report also makes recommendations for site enhancements such as bat access panels, bat boxes and nest boxes are recommended, all of which the applicant is happy to comply with, ensuring compliance with the NPPF PfE and Core Strategy.



EXISTING SITE HABITAT AND VEGETATION MAP

- Biodiversity Net Gain*
- 8.83 Mandatory biodiversity net gain (BNG) requirements now apply to all non-exempt development under Schedule 7A of the Town and County Planning Act 1990 (inserted by way of the 2021 Environment Act)
- 8.84 Para 193 of the NPPF states that “When determining planning applications, local planning authorities should apply the following principles: d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.”
- 8.85 Ecologists ERAP has also been retained to advise the design team in maximising biodiversity on site. Whilst the mitigation hierarchy has been applied, it has proven impossible to deliver a new school building with the necessary infrastructure (parking, paths, outside play, etc) and still deliver a 10% net gain on site. A minor reduction of 2.58% is experienced on site which is positive considering the scale of development. A loss of 1.55 habitat units (medium distinctiveness units) is experienced on the site, which will be mitigated through the use of environment banks which will

ensure that overall a 10% enhancement will be achieved. This will be demonstrated through the submission of a Biodiversity Gain Plan post decision.

RESIDENTIAL AMENITY

- 8.86 Section 12 of the NPPF requires developments to achieve well-designed places. This includes the optimisation of site potential, while also ensuring that safe places are created with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 8.87 At a local level, CS policy DM1 sets out general development requirements for all development. This includes a requirement for any application to demonstrate that it would not cause adverse impacts on neighbouring development, including in terms of any overbearing, overshadowing, overlooking, noise, light or traffic impacts. Policy G9 requires that sensitive new developments such as housing are not adversely affected by existing sources of pollution, including noise, from certain types of industry.
- 8.88 Residential amenity includes several topics:
- Privacy and Overbearing
 - Daylight/sunlight
 - Noise
 - Lighting
 - Air Quality
- 8.89 The nearest neighbours are houses on the northern boundary on Millview Lane. These are visible in the aerial view below.



NEARBY RESIDENTIAL HOUSING ADJOINING THE NORTHERN BOUNDARY

Privacy and Overbearing

- 8.90 Overbearing is a subjective term, but it generally means that developments should not cause an obtrusive environment for existing neighbours.
- 8.91 When viewed from the upper plateau level, the proposed development appears as a single storey structure and sits at a distance of 30m from the flank elevations of the nearest houses. With the building measuring 5.4m in height from the upper ground level, this will not cause an issue of overbearing or obtrusiveness. As for concerns over privacy, there are not habitable room windows in the flank elevations of the houses facing the application site, thus avoiding any concerns with regard privacy or overlooking.

Daylight/sunlight

8.92 British Research Establishment *Site layout planning for daylight and sunlight: a guide to good practice*, 2022 advises when technical daylight/sunlight assessments should be required, following the 25 degree rule.

8.93 With the new school building sited such a significant distance from the nearest housing, the proposed development will come nowhere near infringing with daylight/sunlight levels to neighbouring properties, ensuring a good level of amenity is maintained.

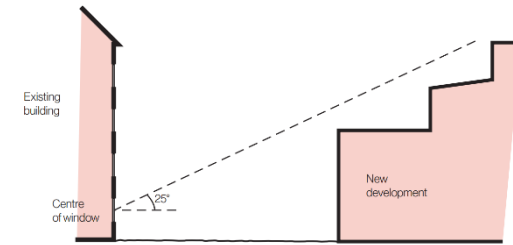


Figure 14: Section in plane perpendicular to the affected window wall

25 DEGREE RULE EXTRACT FROM BRE GUIDANCE

Noise

8.94 Noise is a valid concern which was raised by during pre-application and consultation stages. With the introduction a school with associated outside play spaces and a MUGA playing field and two MUGAs close to the site boundary, and play spaces to the north of the site on the existing building footprint, noise impacts needs further investigation with mitigation measures included if necessary.

8.95 Acoustic Consultants ADT Acoustics have prepared a detailed Acoustic Design Report which assesses the design proposals in its local context and advises if the development can comply with Building Bulletin 93 (BB93) which requires all school to have a suitable acoustic environment.

8.96 In addition to building and plant performance, Sol Acoustics have considered other acoustic impacts, such as noise from the introduction of Multi-Use Games Areas.

8.97 To avoid any potential risk of break out noise from use of the multi-use games area, it has been advised that a 2.4m solid timber acoustic screen is installed on the boundary shared with the residential properties to the north and north-west are recommended with the use limited to daytime and weekdays. This is reflected on the proposed plans, and the applicant would be happy to accept a condition which limits

8.98 Whilst plant equipment has not yet been specified, any mechanical plant design will ensure that any equipment will comply with BS:4142 to ensure that no noise nuisance will occur as a result of this development.

Lighting

8.99 The addition of lighting to a site is also an area of concern, which requires consideration in the context of neighbouring amenity. This has to be a finely balanced exercise to ensure that sufficient light is provided to the communal areas within the site, while ensuring that light nuisance is not experienced by surrounding residents.

- 8.100 Education buildings would have minimum lighting standards for common areas, such as the paving around the building and in the car park areas. This is to ensure that all occupants of the building can enjoy a safe and secure environment when on site, as it will be dark when staff members are leaving during the winter periods.

- 8.101 Some low-level bollard lighting and lighting affixed to the building will be installed on the site for safety and wayfinding purposes. No floodlighting is proposed to the MUGA or any other area. A lux plan is provided with the application to demonstrate that light spillage will not be a concern for surrounding residents.



LUX PLAN

Air Quality

- 8.102 Concern was raised regarding air quality during pre-application discussions. An Air Quality Assessment has been carried out by Haze Environmental to assess air quality impacts, both during construction and operational phases.
- 8.103 During the construction phase, the potential for air quality impacts arises from fugitive dust emissions associated with earthworks, construction activities and trackout. These impacts were assessed in accordance with the Institute of Air Quality Management (IAQM) guidance. With the implementation of appropriate good practice dust control measures, the residual significance of construction-phase air quality impacts is predicted to be not significant.
- 8.104 Similarly, a qualitative road traffic emissions assessment was undertaken to consider the impact of development-generated road traffic on local air quality. The proposed trip generation did not exceed the relevant screening criteria and therefore detailed dispersion modelling of development generated road traffic was not undertaken and the impacts are considered not significant.
- 8.105 Given the Site's location adjacent to a declared AQMA, it is prudent to incorporate proportionate mitigation measures to provide resilience against potential future increases in pollution. Measures such as promoting sustainable transport, low-emission heating technologies and integrating green infrastructure are therefore recommended to enhance long-term air quality and protect future occupants. These mitigation measures have been captured within the proposed design and is evidenced in both the proposed drawings and technical reports which accompany the application.
- 8.106 On the whole, the proposed development will not cause any harmful impact to existing neighbouring amenity, complying with Chapter 12 of the NPPF and Core Strategy policies in place to protect residential amenity.

SECURITY

- 8.107 CS policy P3 requires development to incorporate measures that design out crime and ensure developments and spaces are safe to use and access. The application is supported by a Crime Impact Statement from GM Police which confirms that the site is suitable to accommodate a new school of this nature. Some helpful recommendations have been provided regarding the perimeter of the school boundary and additional active security measures such as lighting and CCTV, which

has since been factored into the school designs. This ensures that a safe and secure development is being created, complying with Policy P3.

CONTAMINATION

- 8.108 The NPPF ensures that decision makers take into account the impacts of developments in relation to the ground conditions and any risks arising from land instability and contamination.
- 8.109 CS policy G9 (Reducing the Impact of Pollution, Contamination and Land Instability) establish that planning decisions should ensure that a site is suitable for a new use taking account of ground conditions and any risks arising from land instability and contamination.”

Contamination Assessment

- 8.110 A combined Desk Study and Ground Investigation Report accompanies this submission. This report confirms that evidence of contamination risk is low and that there is no requirement for remediation or ground gas protection. Design recommendations are set out in this report with which the design team and contractor will comply.
- 8.111 Samples of made ground have shown elevated levels of arsenic, lead, total PAHs, specifically benzo(a)pyrene, benzo(b)fluoranthene and dibenz(a,h)anthracene along with the widespread presence of asbestos. Samples from bodies of perched water within the made ground have revealed elevated concentrations of anthracene, fluoranthene, benzo(b)fluoranthene, benzo(a)pyrene and indeno (1,2,3-cd)pyrene. Any perched water encountered during excavation should therefore be pumped into a secure tank or container and disposed of to appropriate treatment facilities. Gas monitoring to date has revealed minimal positive flows but highly elevated concentrations of methane and carbon dioxide, meaning gas protection measures are likely to be required.
- 8.112 Given the findings of this report, a detailed Remediation Strategy will be required as part of this development.
- 8.113 GEA has subsequently prepared a detailed Remediation Method Statement which is submitted with this application which outlines the detailed procedures which will take place, including the importation of topsoil, installation of a clean cover layer and chemical soil sampling. The applicant would be happy to provide a verification of this analysis for officer consideration upon completion of these works.

9.0 SUMMARY AND CONCLUSIONS

9.1 Full planning permission is sought in respect of the following development.

Construction of a part one, two and three storey (split level) new Alternative Provision (AP) School with associated parking, play space and landscaping.

9.2 Raise Rochdale Pupil Referral Service (RRPRS) is an established Local Authority education provider, delivering Alternative Provision education within the area of Rochdale Borough Council. RRPRS are the Applicants for this application for full planning permission.

9.3 RRPRS is already established in the locality, operating from a premises at Saxon Hall, Samson Street, however the current school premises is already oversubscribed to the point that temporary locations have been sourced to provide education to excess groups of children.

9.4 Rochdale Borough Council has allocated funds and provided a suitable site to enable RRPRS to establish a new satellite school on an existing cleared site on Mayfield on a permanent basis. This previously developed parcel of land which adjoins both industrial and residential uses is considered to be an appropriate location to deliver this much needed development proposal.



9.5 The new school will have a total capacity for 64 pupils within Key Stage 4 (aged 14-16) requiring an alternative to mainstream school. Approximately 30 staff will be employed at the school.

9.6 The Application Site is 1.4ha and is notable for its severe topography, with an upper (northern) and lower (southern) plateau levels which are bisected by mature tree cover. The appointed architects Seven Architecture has developed a design which will create a new school which will form as a bridged link to these varied land levels. A new school building will site centrally in the site, with access coming from the south (via Mayfield Street). Key classrooms and teaching spaces will be provided on the upper plateau with stepped (and step-free access) provided to these levels. The site will be transformed with the creation of playing fields, Multi-use games area and playground space, new landscaping and ancillary site wide improvements such as parking and drop-off areas within the site.



9.7 Positive pre-application discussions with the Local Planning Authority occurred in 2025, which has helped the design evolve into the scheme for which planning permission is sought today. Equally, a community consultation exercise was carried out in February 2025 which also helped the scheme evolve to this planning submission milestone stage.

9.8 Should planning permission be granted RRPRS will be delivered a new, fit-for-purpose permanent address which will deliver significant public benefits at micro and macro levels. What is more, the

high-quality design of the proposed development will ultimately enhance the character of the area, continuing the trend of regenerative contemporary design to this part of Rochdale.

- 9.9 Notwithstanding the fact that the site has been identified as being *suitable* for residential, it is considered that there is even greater and more significant policy support for an alternative use such as education. There are significant material considerations which exist enabling officers to be able to strongly support this planning application. Accordingly, this proposal is compliant with national and local planning policy and will ultimately improve the quality of education service provided in Rochdale.



- 9.10 This proposal will address the shortfalls of PRU places in both the borough. After an assessment of the development against adopted policy we are firmly of the view that this development complies and exceeds with the aspirations of the Development Plan and will substantially enhance the area by delivering much needed social infrastructure to the borough.
- 9.11 A full assessment of the proposals has been made against existing national and local planning policies and is considered to be compliant. In accordance with section 38(6) of the Planning and Compulsory Purchase Act (2004) and the presumption in favour of sustainable development supported in national and local planning policy, this planning application should therefore be approved.

APPENDIX ONE

ROCHDALE BOROUGH COUNCIL PRE-APPLICATION ADVICE



Mark Platt C/O Simon Parker
By Email Only
Simon.parker@sevenarchitecture.co.uk

ECONOMY DIRECTORATE

PLANNING AND DEVELOPMENT

Melanie Hale
Head of Planning Services

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

Telephone: 0300 303 8873

Email:
development.management@rochdale.gov.uk

Our Ref: PREAPP/00001/25

Enquiries to: Rachel Carney
Direct Line: 01706 924342
Date: 13 March 2025

Dear Mr Platt,

Application No:	PREAPP/00001/25
Application	Pre-Application
Proposal:	Re-develop site to create 64 SEN hubs for Brownhill School Pupils
Location:	Plot of land located off Mayfield Street, Rochdale, OL16 2UZ

Introduction

I am writing to provide pre-application advice with regards to the above proposal. I will contact you separately to arrange a meeting.

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for Rochdale consists of the Rochdale Core Strategy [CS] and saved Unitary Development Plan [UDP] policies.

Other material considerations include:

- Supplementary Planning Documents [SPDs];
- National Planning Policy Framework [NPPF];
- National Planning Practice Guidance [NPPG]; and,
- National Design Guide [NDS].
- Greater Manchester Places for Everyone (Pfe)

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The Site and its Surroundings

The site is existing open space that is located in a mixed employment and residential area, with the site itself allocated as part of a mixed employment zone. Historic photographs demonstrate that some of the site was previously developed, but it is now absent of development apart from a fence which separates the site, north and south. Some areas of hardstanding are also visible on the southern part of the site, but it is predominantly vegetated, including areas of mature trees, and is considered to comprise a green field site.

Surrounding development includes residential dwellings to the north and business uses to the east, south and west, including various business uses in Mayfield Mill and Unique Enterprise Centre, a car repair garage, tyre repair garage, furniture shop and fire station.

Principle of development

The Council's Strategic Land Housing Availability Assessment allocates the site as suitable for housing for 65 dwellings and this allocation is recognised under GM Places for Everyone's existing supply of housing sites. The site is also allocated as a mixed employment zone under the Council's Saved UDP policies.

Notwithstanding the allocation of the site, The National Planning Policy Framework (NPPF) acknowledges under paragraph 100, the importance of providing a sufficient choice of school places and requires that great weight should be given to the need to create expand or alter schools. Paragraph 128 of the NPPF also requires local planning authorities to take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified needs, such as the provision of schools.

Similarly, the Rochdale Core Strategy (CS Policy C7) sets out aspirations to ensure that educational facilities are provided in appropriate and accessible locations within the Borough in order to raise levels of educational achievement. I am aware of the overarching driving factors behind the requirement to increase specialist school place provision capacity within the Borough and the Council's Children Services have confirmed that the development is required to meet the need of Children in the brought. I understand that an office block is currently being leased for the education of young people, but a permanent school is required to meet the need. Any future planning application should include a Planning statement detailing supporting information (likely already available from the Schools Service) to demonstrate the need for the development.

Design, Appearance and Layout

Policies P1 and P3 require high quality design in new development. The requirements for high quality design is also clearly set out in the NPPF. Paragraphs 131 of the NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 135 goes onto state that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. Additionally, Paragraph 139 states

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development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design. The newly adopted Greater Manchester Places for Everyone also requires a high standards of design and establishes that development should be place-led, respecting the local character, heritage and positive local design features of the area.

I refer you to appendix 1 below which includes detailed comments from the Council's Urban Design Officer. These are largely positive about the proposal with some suggestions over how improvements could be made through measures such as high quality materials, an improved entrance and the improvement of soft landscaping. I would encourage you to give these comments full consideration and if you wish, further discussion on design can take place in a pre-application meeting.

Impact on Residential Amenity

Residential properties on Mill View Lane and Lower Roch Road back onto the site; these are likely to be directly affected by noise from outdoor activities including sports and also as a result of any external lighting, including any flood lighting of the external sports and social areas. On this basis a Noise Impact Assessment and Lighting Assessment (if external lighting is proposed) are required.

It is considered that the school building would be sufficiently distanced from the shared boundaries of the residential properties on Cedar Avenue such that it would not adversely impact on the amenity of the occupiers of the neighbouring dwellings by way of overbearing impact, overshadowing, loss of outlook or loss of privacy and would therefore meet the relevant requirements of Policy DM1 of the Core Strategy. Sufficient screening should however be provided between the school grounds and the neighbouring residential properties, to prevent any undue loss of privacy through use of the external areas.

Highways, Access and Parking

Consultation with the Highways Authority has been undertaken and they have advised no in principle objections to the proposals. The site is in a semi sustainable location, not far from the town centre and the A58 and as such, it is anticipated that the indicated parking provision will be suitable. The proposed car parking layout, which incorporates drop off zones, is also recommended for a proposal of this use. Highway Services have also advised that the proposed site access is likely acceptable and that there are likely no new highway safety concerns associated with the proposal.

Any application will however need to assess traffic generation associated with the proposal and this will need to be included as part of a Transport Study. Once Trip Generation is established it will then be possible to establish whether junction capacity assessment will be required.

Arboricultural & Ecological Impacts

Since demolition of the former industrial development, the site has become largely vegetated and includes areas of tree cover, as indicated on your existing site plan.

Policy G6 of the Council's Core Strategy requires that development protects and improves green infrastructure and where trees are to be removed, these should be replaced on a 2:1

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intrusive investigations to be carried out with potential for a remediation strategy to be required. To reduce any delays to the overall project timescale, it is recommended that these are submitted as part of the planning application.

Air Quality Rochdale

Core Strategy Policy G9 seeks to reduce all forms of pollution and contamination in the borough by amongst other things, focusing on measures that reduce air pollution in Air Quality Management Areas (AQMAs).

The site does not lie within an AQMA but the development would likely lead to increased vehicle traffic along the A58 which contains a number of AQMAs. An Air Quality Assessment should therefore be submitted as part of the planning application to ensure that the potential impacts on air quality are satisfactorily addressed. The AQA should assess impacts of both NO₂ and PM₁₀ emissions including on surrounding sensitive land uses including adjacent residential areas. The assessment methodology should be consistent with the IAQM Guidance on Land-Use Planning & Development Control – Planning for Air Quality (2017) and Guidance on the Assessment of Dust from Demolition and Construction (2014). In accordance with the Greater Manchester Clean Air Action Plan it is expected that electric vehicle charging point infrastructure is provided within the development.

Crime Impacts

A Crime Impact Statement is a validation requirement on the basis that the development would provide over 500m² of non-residential floorspace. The report should be completed by a suitably qualified security assessor, and identify, predict, evaluate and mitigate the site-specific crime and disorder effects of a development and should be produced by a professional individual/organization independent of the design process. The CIS can then be submitted as part of the planning application, indicating that the proposed development has been designed to avoid/reduce the adverse effects of crime and disorder and enabling the planning process to run more smoothly.

Public and Stakeholder Consultation

The Council has an adopted Statement of Community Involvement that we would encourage developers to consider when preparing engagement plans. Applications for new or expanded school sites can prove contentious with local residents as a result of the potential impacts from highways and amenity perspectives. We encourage that developers seek to engage with surrounding residents and, where appropriate, undertake consultation with ward councilors - the site lies within Central Rochdale ward.

The method of consultation undertaken by yourselves, detail of where any consultation event was held and details of how the development has been presented to the local community should be outlined within a Statement of Community Involvement to be submitted with any application for planning permission. This statement should also include details of the feedback received, including if any amendments have been made as a result of comments received.

Planning Performance Agreements

Central government encourages the use of Planning Performance Agreements (PPA). A PPA

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ratio. Policy G7 also requires that site and features of biodiversity are given full and appropriate recognition and protection and the NPPF under chapter 15 requires that planning decisions contribute to and enhance the natural environment.

Any future application will require an ecological assessment that should include all necessary protected species surveys and mitigation measures. An Arboricultural Impact Assessment including Tree Survey and Tree Protection Plan should also be submitted.

The development will also be subject to mandatory 10% biodiversity net gain (BNG) and any application should meet both national and Greater Manchester information requirements ([Biodiversity net gain - GOV.UK https://www.greatermanchester-ca.gov.uk/media/9280/gmeu_lpa_guidance-note_final_1402_issue.pdf](https://www.greatermanchester-ca.gov.uk/media/9280/gmeu_lpa_guidance-note_final_1402_issue.pdf)) demonstrating how this 10% gain can be achieved. A Biodiversity Statement including biodiversity net gain metric calculations and a biodiversity enhancement plan will be required with any application submitted.

Flood Risk & Drainage

The application site is located within Flood Zone 1; however the scheme comprises 'major' development and is over 1 hectare in size. Therefore, the application should be accompanied by a Flood Risk Assessment, Sustainable Drainage Assessment and Sustainable Urban Drainage (SuDS) pro-forma.

For greenfield sites rainfall runoff should be attenuated such that any rainfall discharges from the developed site are not increased. Greenfield runoff rate of 5 l/s/ha shall be applied, unless an assessment conclusively demonstrates greenfield runoff to be greater than this. The minimum practical flow control value that can be applied using a vortex flow control is 5 l/s so that the outlet diameter of the flow control does not block.

In respect of surface water drainage proposals, the site should be drained in the most sustainable method in accordance with the hierarchy set out within the National Planning Practice Guidance. Additional advice on Sustainable Urban Drainage for major development is available on the council's website, and guidance is provided by United Utilities on their respective website.

United Utilities need to minimise surface water flows entering the foul sewerage network to avoid a detrimental impact on the public sewer network. Before planning to discharge surface water to public sewer, the applicant will need to demonstrate that infiltration is not feasible by carrying out permeability tests on site in accordance with BRE 365 Guidance.

For the building, a foul water discharge consent agreement from United Utilities will be required. Early engagement with United Utilities is recommended.

Rochdale Core Strategy policy G8 and saved UDP policies EM/7 and EM/8 are relevant.

Ground Conditions

The application should be accompanied by at least a Phase I Site Investigation or Preliminary Risk Assessment to provide an initial assessment of potential land contamination within/adjacent to the site. It is likely that the initial assessment will identify a need for further

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is an agreement between the Local Planning Authority and an applicant to provide a project management framework for handling a major planning application. The agreement sets out the standard of service and target decision programme that can be expected. In recognition of the additional burden of work and activity which the agreed programme is likely to require of the LPA, an additional fee contribution will be required and agreed between the LPA and the applicant prior to the submission of the planning application. Please let me know if you wish to discuss this further.

Summary

The principle of developing the site with an SEN school is acceptable. It is considered that some improvements to design can be made prior to submission of an application and we would encourage continued dialogue on this matter.

Should you wish to progress to a formal application, I would recommend that the following supporting information be provided:

- **Completed application form and fee**
- **Full plans and elevations and site sections**
- **Proposed landscaping plan / planting plan**
- **Transport Study including trip generation to establish requirement for a Junction Capacity Assessment**
- **Arboricultural Impact Assessment including Tree Survey and Tree Protection Plan**
- **Biodiversity Statement including biodiversity net gain metric calculations and a biodiversity enhancement plan**
- **Preliminary Ecological Appraisal**
- **Phase I Contaminated Land Report and possibly a Phase II Report (depending on the results of the Phase I)**
- **Flood Risk Assessment**
- **Sustainable Drainage Assessment and Sustainable Urban Drainage (SuDS) Pro-Forma**
- **Crime Impact Statement**
- **Air Quality Assessment**
- **Design and Access Statement**
- **Planning/Supporting Statement**

Please also see the Council's Local List for the Validation of Planning Applications [Validation of Planning Applications – Local List \(rochdale.gov.uk\)](https://www.rochdale.gov.uk/validating-planning-applications). This provides additional information on the validation process and requirements.

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

I hope this is of assistance, however, if you have any questions please do not hesitate to contact me using the details above.

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Yours Sincerely

Rachel Carney
Principal Planning Officer





URBAN DESIGN CONSULTATION RESPONSE

Design Officer	Azhar Kapadi
Date	11.03.25
Application Reference	PREAPP/00001/25
Address	Mayfield Street, Rochdale, OL16 2UZ
Proposal	New satellite SEN Hub for Brownhill School providing up to 64 pupil places

Introduction

The [National Design Guide](#) sets out the ten characteristics of a well-designed place. Well-designed places have individual characteristics which work together to create its physical **Character**. The ten characteristics help to nurture and sustain a sense of **Community**. They work to positively address environmental issues affecting **Climate**. They all contribute towards the cross-cutting themes for good design set out in the [National Planning Policy Framework](#).



Figure: The ten characteristics of a well-designed place

Source: National Design Guide, 2021
Reproduced under the Open Government Licence



Reason(s) for Consultation

Building / Urban design

Scheme Image(s)



Source: Application submission

Assessment

When a full planning application comes forth, the application will be made against:

National Guidance:

- The National Planning Policy Framework
- The ten characteristics of a well-designed place contained within the National Design Guide
- National Model Design Code
- Building for a Healthy Life design toolkit

Local Policy

This list is not exhaustive of the local & national policies and Supplementary Planning Documents that are relevant to the consideration of the planning application.

- Rochdale Borough Unitary Development Plan
- Rochdale Core Strategy policies



- Supplementary Planning Documents:
 - Oldham and Rochdale Urban Design Guide
 - Oldham and Rochdale Residential Design Guide

Places for Everyone (Pfe) Joint Development Plan

SUMMARY

I would like to be consulted as this scheme develops into a full planning application. The design shows great promise, with a thoughtful analysis of the site. There is significant potential for the development to enhance the design standards of the surrounding area. However, there are a few points that the architect should further explore as part of the development process leading to the full application. With these considerations addressed, the scheme has the potential to set an improved standard in architectural and design excellence for educational developments across the borough.

Overall Design Approach

The pre-application design statement has been particularly helpful in understanding how the architect is tackling the site, with a clear objective to tackle the design and massing at an early stage.

Layout and Site Utilisation:

The approach to the site analysis is logical. The area is characterised by a mix of developments, without a definitive, clear urban pattern. There is therefore, scope to test out different layouts independently. The 2000 map shows a development in a similar orientation / position to what is proposed, and this is likely to be the best way to utilise the site.

Design

The architecture of surrounding area is quite haphazard and mismatched. As a result, the visual amenity in this area is quite poor. This should not however give a reason to lower design standards, on the contrary, the proposal has the opportunity to kickstart positive urban development by raising design standards in the area. The Building for a Healthy Life toolkit makes references on not justifying 'more of the same' if nearby development is to a poor standard. There are several developments I would urge the designer to steer away from as using as positive contextual precedents. With the site being 'tucked away' and with poor examples in the built environment nearby, there is opportunity to do something completely different without the concerns of the design being contextually suitable, as long as the massing was appropriate.



There are limited good contextual examples but the form and fenestration of this building is something that could be interpreted as a starting point



So called 'modern' developments have aged poorly to the detriment of the area. Developments should steer clear from employing similar design styles and materials.

Proposal

Landscaping / Ecology

The scheme has benefitted from a design process that has analysed the site's features and constraints. Landscape and tree buffers to the boundaries are welcomed –this will be particularly important to the neighbouring housing development to the north. We welcome the preservation of the site's natural habitats where possible and support the maintenance of the existing tree areas. I would recommend adding a buffer of landscaping /trees to the minibus parking area to break up the 'hard surfaces' of the neighbouring site whilst simultaneously allowing the individual parcels of tree cover to be joined up.

Given the space of the site and a commitment to maintain biodiversity, the proposal could integrate more sensory outdoor spaces for students.

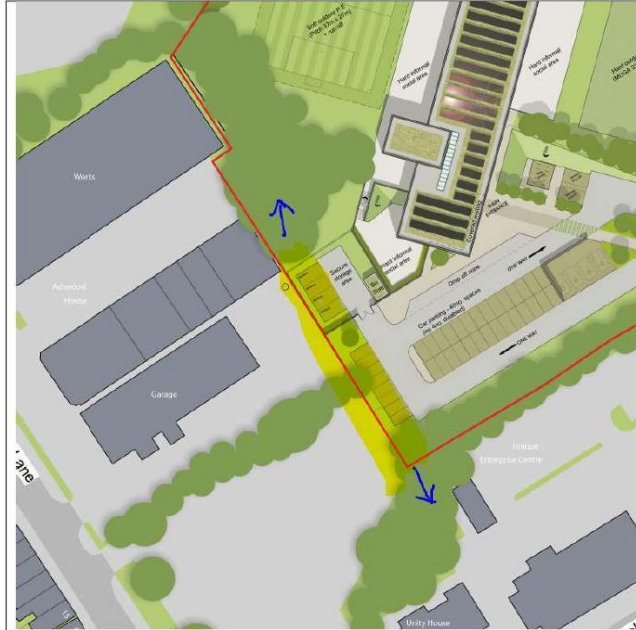


Materials

Design intent for brickwork is positive. When a full application comes in, steer clear from wirecut brick options and consider stock /handmade options. This appears to be the design intention of the architect thus far. I have experience of working with equitone but only with the traditional / popular grey tones. Could textured and profiled patterns (e.g. linea Equitone) be introduced to add interest to the facade.

With this being an educational facility, subsidiary colours to compliment the equitone will be necessary. The design appears to show the orange areas as equitone and more information with examples should be provided to support this. The use of colour is acceptable as long as they are not poor quality material alternatives, for example cladding used at the nearby fire station. There is a tendency for schools and hospitals to have bright colours and due to the poor quality of materials these age very poorly, creating eyesore developments. We are particularly keen to avoid such a scenario.





The change in levels across the site have been utilised well, and the change in levels comes across successfully in the design. *How is the slope going to be detailed to maintain health and safety, manage water run off etc.?*

I would encourage the applicant to introduce more soft landscaping around the periphery of the building itself as there is a concern this will be dominated by hard landscaping which is unwelcoming e.g. *could there be low level planting to the hard informal social areas? This could also be useful as a partial screen to break up the transition to the MUGA.*

Massing / Form

I have no objections to the massing, although the longitudinal form could be broken up to improve the scheme. There is some evidence of this happening with the sports hall providing a much needed break in the façade. The ground floor would be better recessed along the façade as it has at the entrance area, to give a cantilevered effect of the level above. The façade could also be improved by better articulation of architectural detail. Also consider how the brick wall crossing between the plateaus appear, this is a long stretch of wall so the brick should be an attractive brick opposed to a mundane, engineering brick. Consider patterns in the brickwork to improve visual interest.



Entrance

The entrance area is underwhelming and this is a shame because the architect appears to have shown strong design principles elsewhere and this has just not manifested through to this area. The signage (if correctly maintained) is an interesting feature – *could this be enlarged and be read over the entrance?* Other than this, it is difficult to associate this as the entrance to the school. At this part of the building, the repeated punched windows appear quite generic and do not help create a welcoming atmosphere. There is a missed opportunity to offer a larger, welcoming glazed entrance area. Could there be a double height feature here, similar to what is being proposed for the dining hall?

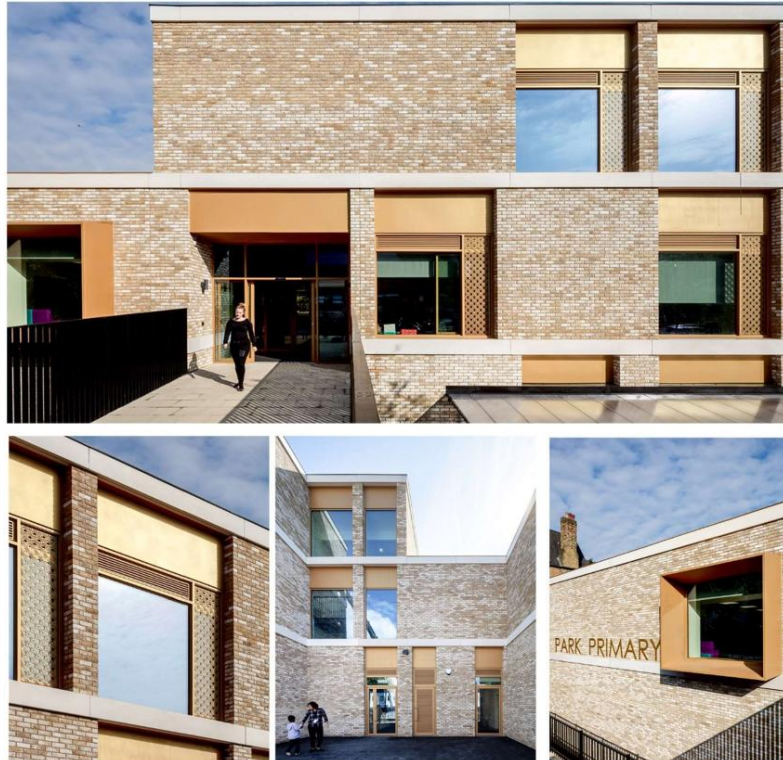
I would continue to collate precedents. The ones selected so far show crisp, neat brick detailing; the more successful ones show deep recesses at brick reveals / returns. Extend these to different elements of the building.

The architect has to demonstrate the façade will not become negatively repetitive as this is often the case with school buildings which require regular positioning of windows across an elevation and are often designed 'in plan first'. If equitone is pursued, look at how the panels can be split /positioned to add visual interest across the elevations.



School buildings can look monotonous and dull. The example in Halifax shows an uninteresting façade despite a large glazed area – the elevation appears flat.

Tufnell Park Primary school addresses this issue much more effectively breaking down the elevation with a strong palette of materials and articulation across the façade.





Sustainability

PV panels on the roof would be encouraged offering an improved sustainability element to the proposal. I would try to hide this visually within the parapet as this could then negatively dominate the façade and they very rarely look aesthetically pleasing, particularly as this would be at the entrance to the building. The green roof similarly should be encouraged offering not only ecological benefits, but also educational benefits for students to study and manage.

APPENDIX TWO

2025 ROCHDLAE BOROUGH COUNCIL - CONSULTATION

ROCHDALE BOROUGH COUNCIL CREATION OF NEW SATELLITE SITE FOR RAISE ROCHDALE PUPIL REFERRAL SERVICE (PRS)

Notice is given in accordance with statutory requirements that Rochdale Borough Council, Children's Services, Number One Riverside, Smith Street, Rochdale, OL16 1XU, intends to open a new satellite site for Raise Rochdale PRS.

1. The name and contact address of the local authority or governing body publishing the Proposals:

Local Authority: Rochdale Borough Council

Address: School Organisation and Development Team, Early Help & Schools, Rochdale Borough Council, Number One Riverside, Smith Street, Rochdale, OL16 1XU

Date of Publication of Proposals for Consultation: 21st November 2025.

2. The name, address and category of the school that is proposed to be altered:

Address: Raise Rochdale PRS School, (postal address: Saxon Hall, Samson Street, Rochdale, OL16 2XW)

Category of school: Community Pupil Referral Unit school

3. The date in which the proposed changes will take effect in terms of both the buildings and additional place provisions:

1st September 2028.

4. The place to which representations can be made, and by when:

Any person can make representations on the proposal by using the following link to the council consultation website at: <https://consultations.rochdale.gov.uk/childrens-services/c292cf1b/> or by sending them by 19th December 2025 to: Fay Davies, by e-mail at fay.davies@rochdale.gov.uk or in writing to this address: School Admissions, School Organisation & Development Team, Early Help and Schools, Rochdale Borough Council, Number One Riverside, Smith Street, Rochdale, OL16 1XU.

5. What is proposed?

The proposal is to create a new satellite school site for Raise Rochdale PRS, to re-provide accommodation that is currently being delivered at a temporary site. The new site off Mayfield Street in Central Rochdale will provide 64 places from 1st September 2028 (the opening of the school building may be within the 2027/28 academic year, but the first full year is likely to be 1st September 2028).

6. School capacity and places- current pupil numbers and admissions- (distinguishing between compulsory and non-compulsory school age pupils), age range, sex, and special educational needs (distinguishing between boarding and day pupils) for whom provision is currently made:

Raise Rochdale PRS had 199 pupils on roll from Reception to Year 11 in the May 2025 school census. The current age range of the children is 5 to 16 years. The school is an alternative provision school and admits children who are unable to attend mainstream schools due to various challenges.

ROCHDALE MAY 2025 CENSUS	Rec NOR	Year 1 NOR	Year 2 NOR	Year 3 NOR	Year 4 NOR	Year 5 NOR	Year 6 NOR	Year 7 NOR	Year 8 NOR	Year 9 NOR	Year 10 NOR	Year 11 NOR	Total NOR
Redwood Special School	0	1	1	4	4	3	5	4	18	49	41	69	199

7. Why do we want to make the change(s)?

Reasons for the increase of places and choice of a larger satellite site:

7.1 Rochdale Council has a statutory duty under section 19 of the Education Act 1996 to provide suitable education for children of compulsory school age who cannot attend mainstream school.

7.2 Raise Rochdale PRS is a specialized educational school that caters to children who cannot attend mainstream school for reasons such as behavioural issues, medical conditions, or specific learning difficulties. Raise Rochdale's aim is to provide a supportive and structured environment where these students can continue their education tailored to their individual needs.

7.3 The council has a duty of care to manage school places effectively by working in partnership with schools and academy trusts so that schools can adequately staff their schools and so that additional classroom accommodation is provided in a timely manner.

7.4 Most children at Raise Rochdale PRS have some special educational need, although this is not a criterion for entry. The special educational needs and disability code of practice: 0 to 25 years is statutory guidance for organisations which work with and support children and young people who have special educational needs or disabilities. The guidance states that all children and young people are entitled to an appropriate education, one that is appropriate to their needs, promotes high standards and the fulfilment of potential.

This should enable them to:

- achieve their best
- become confident individuals living fulfilling lives, and
- make a successful transition into adulthood, whether into employment, further or higher education or training

7.6 Since 2014 the number of children in each year group cohort has increased and this increases the number of children requiring a PRS school place.

7.6 Raise Rochdale operates over three sites in Rochdale: the main school at Heights Lane, Saxon Hall and St Alban's House. The site at St. Alban's House is temporarily leased and the purpose-built school being discussed here will replace some of the school capacity currently being provided at St Alban's and Saxon Hall.

7.7 Raise Rochdale PRS provides specialist alternative provision places for children in both Primary and Secondary year groups.

7.8 Raise Rochdale is recently de-federated from a partnership with Rochdale's special school that provides SEND places for children with predominantly Social, Emotional and Mental Health issues. Under the previous federation the school was called Brownhill Learning Community.

Quality of Provision

7.6 The OfSTED report for previously federated school's collaborative, under the establishment title of "Brownhill Learning Community" was published in July 2024 and the school was judged to be "Requires Improvement" in all categories.

7.7 The advantages to the school and the children will be:

- Greater curriculum offer for children needing vocational training in years 10 and 11.
- Additional capacity to replace St Alban's House and to manage the ongoing growth in children requiring alternative provision (AP) schooling.

7.8 The Governing Body of Raise Rochdale Service is committed to upholding the standards and ethos of the School. Through the Leadership and Management Team and alongside the Governing Body, the school aspires to provide a 'Good' education to all of the children in its community.

8. The need for a increase in places - a statement and supporting evidence about the need for reducing school places in the area including whether there is sufficient capacity to accommodate additional pupils in the current schools:

8.1 In January 2025 the council's Cabinet allocated funding for a new satellite special school. A link to the Cabinet report for Tuesday, 21st January, 2025, item 145, is here:-
(<https://democracy.rochdale.gov.uk/documents/s113038/HighNeedsCapitalandInvestment2025v3.pdf>)

A previous detailed review of SEND and places is also contained in the council's the [Education Sufficiency Strategy](#) which detailed the need for the additional secondary special school capacity that will be provided by this new satellite school.

Information and feedback on this consultation can be found in the link below:

<https://consultations.rochdale.gov.uk/childrens-services/c292cf1b/>

9. Implementation of the Proposals

Rochdale Borough Council as promoter has responsibility for implementing the proposals which must conform to the Section 19, the School Admissions and SEND Code.
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APPENDIX THREE

2025 ROCHDALE BOROUGH COUNCIL – CABINET FUNDING

**Report title: High Needs Capital and Investment 2025**

Report to: Cabinet

Date of meeting: 21st January 2025

Cabinet Portfolio Holder: Cabinet Member for Children's Services and Education

Report of: Director of Children's Services

Public or private: Open with Private Appendix

Key Decision: Y, is likely to lead to significant expenditure or savings within a service area, or one that is likely to have a significant impact on the life of a community within the Borough.

Published on the Forward Plan: Y

1. Report summary

- 1.1 The report seeks approval for proposed expenditure on various schemes in accordance with the Council's Financial Regulations. These regulations provide that Cabinet approval should be obtained before new expenditure can be incurred. This report requests approval and tender acceptance, where necessary, for the outlined and reserve schemes proposed, contingency and other specified budgets.
- 1.2 The report specifically covers income and expenditure from High Needs Capital, Special Provision Capital funding for spending on Special Educational Needs and Disabilities places in the schools estate, and spend on Basic Need Capital.
- 1.3 These proposals represent a positive vision for Rochdale's children with special educational needs; outward and forward looking. At a time when many authorities are struggling to create the right provision and enough places; staff are to be commended for their focus on creating more specialist provision across the Borough and supporting schools to better meet the needs of our SEND cohorts. This is a significant investment in 'Raising Rochdale' and the Department for Education has congratulated us on the vision it demonstrates

2. Recommendations

Cabinet is requested to:

- 2.1 To consider the report and note the capital allocations as follows:

Department for Education Special Provision Fund Allocations 2018-21
£ 848,837

Department for Education High Needs Provision Capital Allocation 2021-25
£12,836,460

- 2.2 To approve expenditure on the following proposed programmes, detailed within this report (Appendix A), for invitations to tender to be issued and accepted and for the supporting contracts, Private Finance Initiative deeds of variation (where necessary) and any incidental and ancillary documentation, to be signed in order to deliver the development schemes outlined in the appendices, in accordance with Financial Regulations.

Special Provision Capital Programme of £496,045 as in Appendix A
High Needs Provision Capital Programme of £9,923,671 as Appendix A
Basic Need Capital Programme of £12,756,000 as Appendix A

- 2.3 To authorise, subject to the approval of recommendation 2.1, the Director for Children's Services to invite and evaluate tenders for the projects described in this report at paragraphs 3.11 to 3.20, and enter into the appropriate contracts and incidental and ancillary documentation in consultation with the Portfolio Holder and Assistant Director Legal & Governance, as per the Council's Constitution.
- 2.4 To authorise any further decisions on the new satellite schools to be delegated to the Director of Children's Services, in consultation with the portfolio holder. These decisions would include design, project delivery programme and approval of costings within the envelope of funds specified in 2.1 above.
- 2.5 To authorise the Council's Section 151 officer to allocate and vire funding to Children's Services to support the programme when it is received.

3. Reason for recommendation

CONTEXT

- 3.1 Since 2017 Rochdale has seen a doubling of the number of children and young people with Education, Health and Care Plans (EHCP). The change in regulations in 2014, increasing the age range up to 25 years, and the increase in the population of young people has increased the underlying cohort covered by the legislation by 43%. This is in line with the national picture.

- 3.2 In the school sector the numbers of EHCP children in mainstream primary schools has more than doubled (up by 105%) since 2017. The number in secondary mainstream has increased by 56% but the number of EHCP children with a special school place has only increased by 32%. In the 16-19 age group there are now 614 young people with EHCPs, which is an increase of 228% since 2017.
- 3.3 In Rochdale the percentage of children with EHCPs across all school settings is now over 5%, up from 3.3% in 2017. In 2017 1.6% of children in primary school had an EHCP, it is now 3.2%. At secondary in 2017 it was 2.4% of the school population and it is now also 3.2%.
- 3.4 Of all the children in school settings with EHCPs in Rochdale 42% have a diagnosis for autism and 13% have social, emotional, or mental health difficulties (SEMH). In Rochdale there has been a steady increase in numbers of children identified with autism at a rate of 70 new EHCPs per year. For SEMH, prior to Covid the rate of increase was only 5 new cases per year, but since Covid this has increased to 25 new cases per year. Since 2017 the number of children being placed in independent (private) settings has increased five-fold (by 520%) and these are predominantly children with autism and SEMH.

SPECIAL EDUCATIONAL NEEDS AND DISABILITIES (SEND) CAPACITY EXPANSION TO DATE

- 3.5 In 2016/17 the LA expanded three of its special schools. These builds provided an additional 64 special school places at primary and secondary ages. The building of an extension at the fourth LA special school, the Brownhill Learning Community, was approved by Cabinet on 23rd March 2023. The Brownhill extension will provide an additional 40 SEND places.
- 3.6 Cabinet on the 23rd March 2023 also approved an in-principal allocation from Basic Need Funding for a replacement building for Brownhill Learning Community, BLC. BLC is an umbrella organisation that runs two separate schools, one for children needing Alternative Provision and one for children with SEND needs. BLC covers both primary and secondary school ages and the schools are accommodated at four separate sites: Darnhill; Heights Lane; Saxon Hall; and St Alban's House. St Alban's House is under a commercial lease and was opened in April 2023 to meet a need for additional places. The funding approved by Cabinet in March 2023 was to facilitate the replacement of Saxon Hall and St Alban's House, so that the new school building could better meet the needs of the children. The temporary lease of St Alban's House created an additional, estimated 30 alternative provision school places.
- 3.7 Basic Need Funding is allocated from the Department for Education (DfE) to address the rising numbers of pupils and is primarily to fund building works

associated with additional school capacity. Spending on this funding stream is also reported through the annual "Capital Investment in Schools" report to Cabinet.

- 3.8 Cabinet on 27th June 2023 approved the Educational Sufficiency Strategy that detailed an expansion of Special Education Needs places within the mainstream school sector. Compared to national statistics Rochdale has very few specialist SEND places delivered by and within mainstream settings. The initial aim was to deliver sufficient SEND places, within SEND 'hubs', in mainstream settings to match the national average; which would be a total of 204 specialist places in mainstream schools in Rochdale.
- 3.9 Specialist SEND places can be provided within the mainstream sector through three main routes. The first is within Resourced Provisions, where children with Education, Health and Care Plans can spend up to half of their time taught in separate classrooms overseen by specialist SEND teachers. The second are SEND Units where EHCP children spend the majority of their school day, and thirdly are Satellite Sites where SEND provision is managed by a special school.
- 3.10 The Cabinet report on 29th August 2023 sought approval for spend of £6million from a 50:50 split of School's Basic Need Funding and High Needs Provision Capital to move forward with an SEND hub programme. The aim was to fund nine school building projects; six at primary and three at secondary in order to create a total of 166 specialist places in mainstream. To date three primary school projects have been completed, and a fourth project is due to complete in April 2025. Two primary projects are not yet allocated. At secondary, one project has been approved but is still in pre-planning, one project is in discussion and a further project is as yet unallocated. This programme of works will continue to be progressed. Currently across the borough we will have 109 primary SEND specialist places in mainstream schools in place by the end of the academic year and 36 places at secondary.

NEW CAPITAL PROGRAMME - PRIMARY

- 3.11 Across the borough mainstream primary schools have a total of over 770 children with EHCPs. Our mainstream schools have a breadth of experience in educating children with additional needs, and having schools that are inclusive and nurturing is important for our primary education offer. Approval for a Capital allocation from the Special Provision Fund is being sought to enhance SEND provision in our mainstream primary schools. Schools will be invited to bid for a share of a £400,000 allocation to improve their SEND spaces for existing children. This process will be in line with what schools are required to do annually through the School's Condition Funding and it is a system that is familiar to them.

- 3.12 A further allocation of £200,000 for 2024/25 and 2025/26 is sought to provide funding to all schools through ad-hoc requests for “reasonable adjustment”, and where a school cannot meet needs of a child with SEND and additional capital expenditure is needed. Some examples are provision of ceiling hoists, ramp access or changing beds. This allocation will be approximately 50:50 from Special Provision and High Needs Capital funds.

NEW CAPITAL PROGRAMME – SECONDARY

- 3.13 Cabinet approval is sought to provide funding for two satellite schools. These would be new school buildings but managed, one by the Council's community secondary special school, and one by the Council's community alternative provision school. They would be run as Satellite Sites to provide places for our secondary cohorts. The School's team has sought approval for the schemes from Estates and other services across the Council and has been offered two potential sites to accommodate the two new schools.
- 3.14 The School's Team has, in collaboration with Property Services, procured feasibility studies for the two new schools and the information within this report is taken from those commercial feasibility reports. Feasibility reports have been shared with the Senior Leadership teams at the schools and Ward Councillors have been consulted about the two sites.

Secondary Alternative Provision Satellite School

- 3.15 Paragraph 3.6 above detailed a previous scheme to replace two of Brownhill Learning Community's buildings with a new school. The scheme detailed here is a replacement of that scheme with the new building now being delivered as a brand new school build. The new school would allow Brownhill Pupil Referral Unit to deliver an enhanced alternative curriculum through the design of specialist classrooms and bring the cohorts from St Alban's House (a temporary site) and Saxon Hall into one purpose built school.
- 3.16 The Brownhill feasibility report designed a scheme for a school for 60 – 92 young people, with a delivery timeline of approximately two years. With a quick start, favourable planning and a smooth delivery it could see the school open within the 2026/27 academic year. Details of the costs assessment is contained in Appendix A.
- 3.17 The Rationale for the need for the satellite alternative provision site was covered in the March 2023 Cabinet report, but is predominantly about re-providing of state funded alternative provision places. Currently neither St Alban's House nor Saxon Hall have classroom spaces that are suitable for delivering the vocational curriculum that is needed for children attending. The Council needs all young people to have the right skills to either go on to attend courses at college or to enter the workplace.

Secondary Special Satellite School

- 3.18 Redwood Special School provides education for both secondary and tertiary phases (ages 11 to 19 years). The rise in young people between these ages means that more children than ever are now needing very specialist provision offered by Redwood. Redwood has, since its expansion in 2016-17, continued to be innovative in its use of spaces and on-roll numbers have continued to grow from 290 pupils in 2018, to 346 pupils in September this year. Included in this number are 20 children attending SEND hubs run by Redwood in two of our mainstream secondary schools.
- 3.19 Redwood currently has two sites: Hudson Walk, which is co-located with Oulder Hill Leadership Academy; and Redwood Education and Enterprise Centre (REEC) which is co-located with Middleton Technology School in Middleton.
- 3.20 The new Redwood satellite would provide an additional 64 places for children with complex autism and social-emotional needs related to autism. Autism is by far the biggest SEND need in Rochdale. At Redwood in the secondary cohort 46% of the pupils have autism. The new school, site and location would mean these vulnerable young people could receive specialist education and life skills training in an environment designed specifically for their needs. This would reduce the number of young people being placed in the independent sector outside of the borough.
- 3.21 One very significant rationale for creating these new satellite schools is the under capacity in Rochdale of the most specialist spaces for secondary aged children with both an autism diagnosis and / or social, emotional, and mental health difficulties. The Council this year will place approximately 156 young people between the ages of 11 and 19 years old in specialist placements within the independent (private) sector. This is forecast to cost approximately £9million per year and would be subject to inflationary rises, which is a significant portion of our current revenue over-spend.
- 4. Alternatives considered**
- 4.1 Since 2017 numbers of children requiring specially adapted SEND provision has risen, and through this period both special and mainstreams schools have continued to adapt their provision to better meet need. In 2023 the Education Sufficiency Strategy was launched to grow the number of specialist places in mainstream schools. Some additional SEND places have been created through that programme of works.
- 4.2 Children who require additional specialist provision that the Council is unable to provide, are placed in independent sector schools and these numbers continue to rise. The alternative to not supporting primary schools through the programmes detailed here, and not providing additional SEND places in secondary/tertiary and state run alternative provision, would be a continuation of the current rise in independent sector costs, transport costs, and the rising number of children travelling long distances to provisions outside of the

borough. It would also put the Council in a position where it might not meet its statutory duty to provide school places leaving us open to legal challenge and costs.

5. Key information

SEND DfE CAPITAL FUNDING

- 5.1 From 2018-19 to 2020-21 the Council received a total £500,000 over the three-year period following a DfE announcement in March 2017. The funding was for capital investments in provision for pupils with special educational needs and disabilities. This was further uplifted by £116,279 in May 2018 and £232,558 in December 2018. This funding allocation (total £848,837) was titled Special Provision Capital and was not ring-fenced nor time-bound.

- 5.2 From 2021-22 to 2024-25 the DfE provided four annual allocations under the title of High Needs Provision Capital. This funding was outlined in 2021 and forms part of a national allocation for investing in special needs places. The Rochdale allocation over the four years has totalled approximately £12.7million as shown in Appendix A. A new DfE SEND Capital Programme was announced on 4th December 2024, with details to be announced in Spring 2025.

PRIMARY PROJECTS

- 5.3 Approval for spend from the Special Provision Fund is being sought to enhance SEND provision in our mainstream primary schools. Schools will be invited to bid for a share of a £400,000 allocation to improve their SEND spaces for existing children.
- 5.4 Further allocation of £200,000 for 2024/25 and 2025/26 is sought to provide funding to all schools for capital and/or equipment through ad-hoc requests for "reasonable adjustment", for where a school cannot meet needs of a child with SEND. The aim of provision of these two funds is to enable primary schools to better provide the specialist environments required to reduce the number of EHCP children requiring independent sector provision.

SECONDARY PROJECTS

- 5.5 Cabinet approval is sought to provide funding for two satellite schools as detailed in Appendix A. These would be new school buildings but managed: one by the Council's community secondary special school, and one by the Council's community alternative provision school. They would be run as satellite sites to provide places for our secondary cohorts and provide between 120 and 152 additional special school and alternative provision places.
- 5.6 The aim of the capital spend on the two satellite schools outlined above is to address the High Needs, revenue deficit and move it back towards the

envelope of the annual allocation from the DfE by providing more SEND places in LA schools.

NEW HEYWOOD ACADEMY

- 5.7 The new Heywood Academy currently being built by the DfE will open in September 2025 and have spaces for 75 children from age 11 to 19 years, with a diagnosis of Autism, or Speech and Language Communication Needs associated with autism. These children are a different cohort to those that could attend Redwood. The Heywood Academy is designed for young people who will study the standard national curriculum but are “up to 2 years below expected levels”. Redwood children in the potential new satellite site are children with significant learning difficulties who would have a functional skills and life skills curriculum.

6. Finance

- 6.1 This report contains proposals for schemes, programmes and commitments with a total value of £ 23,175,716 (detailed in Appendix A). Current funding is based on grants from the DfE and is included within the Council's Budget Book

7. Legal

- 7.1 Under the Education Act 1996, section 14(1) the Local Authority has a duty to secure sufficient school places and is also the strategic commissioner for new school places in its area.
- 7.2 A local authority shall exercise their functions under this legislation to contribute towards the spiritual, moral, mental and physical development of the community by securing that efficient primary education, and secondary education and, in the case of a local authority in England, further education, are available to meet the needs of the population of their area

8. Human resource

- 8.1 Any additional staff would be funded through school's revenue (Dedicated School's Grant - DSG) and include DSG funding to academies to undertake to directly employ additional staff, or to maintained schools for posts on council's standard contracts.

9. Sustainability impact

- 9.1 Project will reduce significantly travelling times and costs or vulnerable families with school aged children with SEND needs. The project will improve education outcomes as more children will be learning in their local schools who abide by Rochdale behaviours and values. Reduction in vehicular travel will be an outcome. Local schools do a huge amount of work on integration

and culture. The sustainability report attached shows good impact ratings on 10 of the 16 sustainability goals.

10. Other considerations (corporate priorities, risks)

EIA

- 10.1 Positive outcomes from this project would be improvements in day to day living of families with school aged children. School environments are the best places to reduce inequalities when all children have access to good school places.

Background Papers:

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