

Planning Factsheet – Design and Access

Land between 473 - 475, Oldham Road, Rochdale, OL16 4TD

This statement is laid out in the 'CABE format' because the technical nature of the proposal and the manner of the CABE approach are complimentary.

Use – the development will be used by owners of electric vehicles to publicly recharge using rapid chargers.

Amount – the proposal is for four charging bays.

Layout – the bays are arranged to allow the ease of access by vehicle, and for the driver to access the charging upstand once parked.

Scale – the development is minimal in nature, representing a small area of hardstand and plant with very minor footprints.

Landscaping – the development is not landscaped because of its context.

Appearance – the EV chargers are modern and sophisticated in appearance.

Access – the submitted 'red line' plan shows how the site accesses the public highway.

It is likely that the local plan will have design policies that require development to enhance the quality of an area, in compliance with the NPPF, especially paragraph 135.

However, it is often the case that local plan design policies (usually aimed at housing and other similar forms of development) are ill-suited for use in assessing low carbon development.

It is important to consider local plan and NPPF design policy in the context of National Policy Statement EN1, which states:

"4.7 Criteria for good design for Energy Infrastructure

*4.7.1 The visual appearance of a building, structure, or piece of infrastructure, and how it relates to the landscape it sits within, is **sometimes considered to be the most important factor** in good design. But high quality and inclusive design goes **far beyond aesthetic considerations**. The **functionality of an object** – be it a building or other type of infrastructure – **including fitness for purpose and sustainability, is equally important**.*

*4.7.2 Applying good design to energy projects should produce sustainable infrastructure sensitive to place, including impacts on heritage, efficient in the use of natural resources, including land-use, and energy used in their construction and operation, matched by an appearance that demonstrates good aesthetic **as far as possible**. It is acknowledged, however that **the nature of energy infrastructure development will often limit the extent to which it can contribute to the enhancement of the quality of the area**."*

