



Groves Town

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Document Title	Planning Statement
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GTP ref	2404001
Site	Little Nook Farm, Heywood Old Road, Middleton, M24 4GS

1 Introduction

1.1 This submission provides support to an application for planning permission for the development of 9 dwellings on land at Little Nook Farm which is located on Heywood Old Road on the outskirts of Middleton.

1.2 The preparation of this application reflects pre-application advice provided under reference PREAPP/00136/24.

1.3 That response identified the information required in support of the application as follows

- Location Plan to scale 1:1250 showing the direction of north, with the
- application site clearly edged in red,
- Existing and Proposed site plans to scale 1:200/1:500;
- Existing and Proposed Elevations in full to scale 1:100/1:50;
- Existing and Proposed Floor Plans in full to scale 1:100/1:50;
- Existing and Proposed Street Scene Drawings to scale 1:100/1:50;
- Existing and Proposed Internal Section Drawings to scale 1:100/1:50;
- Proposed Boundary Treatment Elevations in full to scale 1:100/1:50;
- Planning/Design & Access Statement;
- Ecology appraisal and any other surveys as required ;
- Biodiversity Net Gain Statement/justification;
- Biodiversity Metric;
- Drainage plan;
- Tree Survey and Arboricultural Impact Assessment.
- Phase 1 Ground conditions survey

- Noise Assessment
- Air Quality Assessment

1.4 This application is made with the following submissions to reflect those requirements.

Plans

- Location Plan
- 2360/01 Site Plan
- 2360/02 Site Sections
- 2360/03 Plans and elevations plot 1
- 2360/04 Plans and elevations plot 2
- 2360/05 Plans and elevations plot 3
- 2360/06 Plans and elevations plot 4
- 2360/07 Plans and elevations plot 5
- 2360/08 Plans and elevations plot 6
- 2360/09 Plans and elevations plot 7
- 2360/10 Plans and elevations plot 8
- 2360/11 Plans and elevations plot 9
- 2360/12 3D Visuals

Planning Design and Access Statement

Ecological surveys including roosting and emergence survey for bats

Biodiversity net gain habitat assessment and metric

Drainage Plan

Arboricultural Impact Assessment and Tree Protection

Noise assessment

1.5 These submissions include all requirements noted in the response to the pre-application enquiry.

2 Site description

2.1 The development site consists of an area of land extending to slightly less than 0.3ha.



2.2 The site shares a boundary with the eastern side of Heywood Old Road, the A6045, of approximately 96m and lies 200m north of the junction of with Manchester Road the A576.



2.3 The southern boundary of the site is shared with relatively recent residential development on Marquis Way. The eastern boundary is shared with a large detached house known as The Barn Little Nook. Access to this neighbouring property from Heywood Old Road forms the northern boundary of the site.

2.4 Land opposite the site to the west is currently open land in agricultural use.

2.5 The site can be described as sitting on the edge of the established urban area which is dominated by residential uses, with sporadic commercial development. Heywood Old Road to the north displays typical groups of ribbon development as the built-up area transitions into country side.

2.6 The site frontage includes a number of mature trees both within the site and within the highway verge.



Development site looking north along Heywood Old Road



Development site looking south along Heywood Old Road



Existing site access



Adjoining development – Marquees Way



Land opposite the application site

2.7 The boundary to the east of the development site is shared with Little Nook Farm. This is a 4-bed dwelling converted from a former barn under a permission considered in 2007 ref 07/D49632.



2.8 The application site is occupied by a detached dwelling and a range of outbuildings



2.9 The image above shows the area around the development site in 2005 – showing the area now developed for housing and an area of hardstanding to the rear of the site. It is considered that this area is a residue of the historic agricultural use of the site, but in recent years this area has been used for the storage of commercial vehicles.

3 Proposed development

3.1 3.1 It is proposed to develop the site with the removal of the existing dwelling and the construction of 9 detached dwellings with 3, 4 and 5 bedrooms. An initial layout plan is provided to enable consideration of the scheme.

3.2 Access to the site is taken from Heywood Old Road in a position similar to the existing point of access. It is considered that this arrangement will enable necessary visibility splays to be secured. The first part of the highway would be to an adoptable standard, with the far end of the development designed as a private drive.

3.3 Each dwelling would have garaging and parking.

3.4 Design would generally reflect the scale, form and choice of materials to match existing development to the south.

3.5 Buildings would be constructed to ensure high levels of energy efficiency, where appropriate using sustainable sources of power, including air source heat pumps and solar.

3.6 Later consideration of interior layout and design would take account of the need to ensure that buildings are adaptable and capable of modification to suit the needs of any future occupier.

3.7 The buildings are designed to reflect the topography of the site and to present an attractive street scene to the highway frontage.

3.8 Each dwelling has provision for private open space.



4 Policy considerations

4.1 The Development Plan for Rochdale consists of the Rochdale Core Strategy (CS), adopted 2016, and saved Unitary Development Plan (UDP) policies.

4.2 Further policy is contained within Supplementary Planning Documents (SPDs), Development Plan Documents (DPDs), the National Planning Policy Framework (NPPF), the National Planning Practice Guidance (NPPG) and Places for Everyone (PfE), in addition to the National Design Guide.

4.3 The Local Plan Core Strategy was adopted in October 2016.

4.4 The Core Strategy makes provision to meet a requirement for the delivery of 460 dwellings per annum – increased to 520 dpa as changes to the calculations for housing supply targets have been adjusted. Housing delivery targets have generally been met or exceeded but there is clearly a requirement to bring forward sites allocated for development and windfall sites which make up part of the local housing policy means of delivering housing supply.

4.5 Places for Everyone and the emerging Site Allocations Local Plan, provide detail as to how and where housing delivery targets can be met.

4.6 PfE reflects national and local housing delivery targets and in so doing identified land where development can take place. Through policy JP Allocation 1.2, the plan allocates land to either side of Heywood Old Road, some in Rochdale and some in Bury for development.

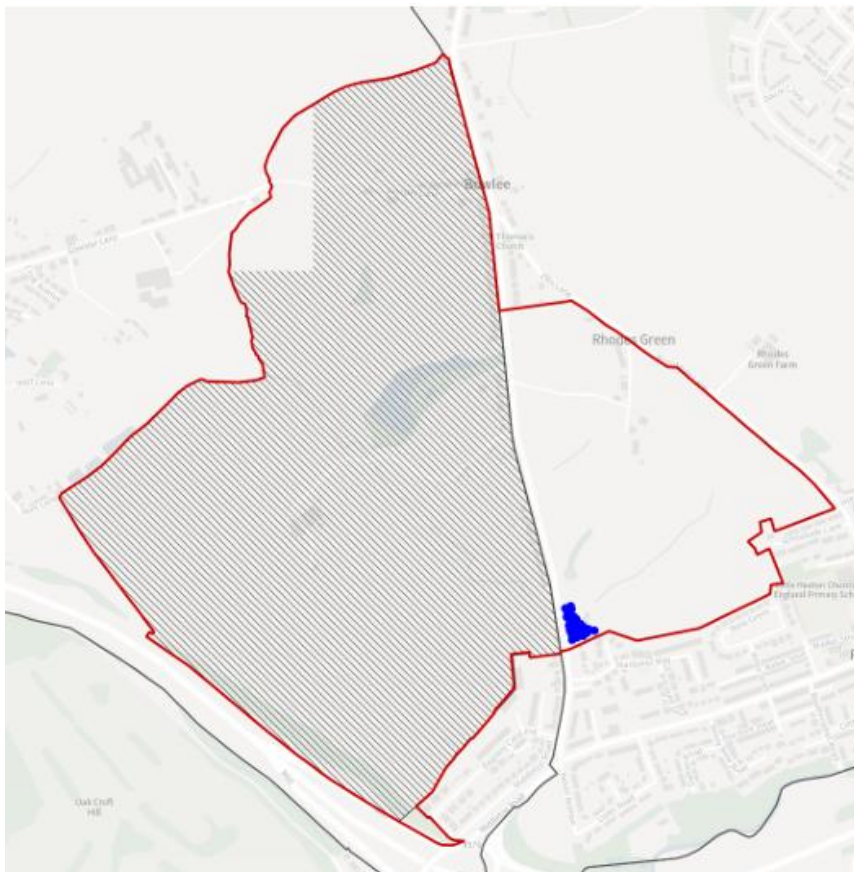
5 Planning Assessment

5.1 This assessment follows the layout and topic headings established within the pre-application response from the Council.

Principle of Development

5.2 The site lies outside but immediately to the north of the designated Urban Area.

5.3 With the adoption of PfE, the application site is subject to PfE allocation JPA Allocation 1.2 (Simister and Bowlee Northern Gateway). This allocation covers land across both the Bury district area (the west side) and Rochdale (the east side) which is split between Heywood Old Road. Mapping with PfE illustrates this position with the diagram below extracted from the Council's pre-application advice.



5.4 The site allocation seeks to deliver a broad mix of around 1,550 homes to diversify the type of accommodation across the Simister, Bowlee and Birch and Langley areas. This is required to provide an appropriate mix of house types and sizes, accommodation for older people, plots for custom and self-build (subject to local demand having regard to

the Councils' self-build registers and other relevant evidence) and a mix of housing densities with higher densities in areas of good accessibility and potential for improved public transport connectivity and lower densities adjacent to existing villages where development will require sensitive design to respond to its context.

5.5 The pre-application response noted that the acceptability of the proposed development was largely dependent of the degree to which it might prejudice the objectives of development plan policy. It was concluded that the relatively small scale of the application site in contrast to the wider allocated site as a whole it was not considered that the proposed development would prejudice any significant development or infrastructure intended for the purpose of the allocation from coming forward in the future.

5.6 Officer assessment went onto consider the provision of policy C1 of the Core Strategy and the ability of the development to meet requirements relating to the delivery of the right amount of housing in the right places. The proposed development is of a relatively small scale and cannot deliver the range and form of housing expected over the wider allocation. It would however bring an attractive form of development building on the redevelopment of the adjoining former industrial land for housing, enhancing the residential offer in this part of Middleton.

5.7 The development supports the broader objectives of policy C1 and NPPF para 7 in providing for development in a highly sustainable location, new homes in areas where regeneration is sought and new housing in growth corridors.

5.8 Policy JP-C8 of PfE requires new development to be located and designed to enable and encourage walking, cycling and public transport use to reduce the negative effects of car dependency and help deliver high quality, attractive, liveable and sustainable environments.

5.9 The site is already in a highly sustainable location with access to facilities in Middleton and connections to the Greater Manchester bus network. As part of the Northern Gateway proposed within PfE the site is likely to occupy a position of even greater accessibility and sustainability as the objectives of the development plan come to fruition.

5.10 The pre-application enquiry response notes that

In principle, given the site's sustainable location, the proposal is likely to be considered acceptable and in line with the aims of the NPPF, and relevant development plan policies for residential development. However, any development proposals on the site would also be assessed in terms of all other relevant material planning considerations.

Design, layout, character and appearance

5.11 It is acknowledged that national policy and guidance aspires to secure development of the highest quality of design, complimenting historic character, using landscape and layout to establish the highest quality of residential environments,

5.12 Policy P2 states that the Council will protect and enhance the Borough's character, including the quality of its countryside. New development is required to integrate successfully. Policies DM1 and P3 of the Council's adopted Core Strategy require development proposals to adhere to high quality design and enhance the borough's identity and sense of place, by respecting context where it is positive and having regard

to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general.

5.13 In response to these requirements, a bespoke architect design proposal is present for consideration. The design and form of the development responds to site specific constraints and opportunities. Existing buildings on the site of limited merit and are replaced. The topography of the site provides the scope to develop a form of development which presents differently to the main road frontage and to the internal access to the site. Rather than front and rear the design treats both elevations and frontages with design and detailing reflecting the ability to see the site from multiple aspects.

5.14 A fresh materials palette has been established by the adjoining development to the south. This has matured and is now set within a maturing landscape setting. The application proposals will compliment and enhance this setting on the eastern side to Heywood Old Road.



SOUTH WEST



NORTH WEST

5.15 3D illustrations show how the colouration of bricks and roofing materials, together with boundary treatments and landscaping can deliver a scheme which represents a significant benefit to the character and appearance of the wider area. Policy requirements in this regard are fully met.

5.16 In line with the officer suggestions the detailed design of the development has been amended to respond to those specific comments. In particular the arrangement of plots 5 and 6 has been altered.

5.17 Plots 1 and 2 have similarly been redesigned and repositioned so as to improve the relationship with the existing dwelling at Little Nook Barn with the proposed dwellings brought forward to a position next to the gable end of the existing property with a consequent reduction in impact and the extent to which the new dwelling is longer dominant to the neighbouring property.

Trees and Landscaping

5.18 The application site has been the subject of an Arboricultural Impact Assessment. This has assessed the existing trees on the site, their condition and the impact of development.

5.19 A significant number of trees on the site are in poor condition. Many are self-sown and have just been left to grow, others are in poor condition through a lack of maintenance and/or damage. This includes trees to the main road frontage.

5.20 The report identifies the trees to retained which need protection from the process of development and their long term relationship with the proposed built form. Together with new planting it is considered that the overall impact of the development will be beneficial to the long term presence of trees on the site and the benefits which they bring both in ecological and amenity terms. It is expected that any approval will be accompanied by conditional requirements to adhere to the tree protection methods suggested and a detailed landscaping scheme which will identify the location of tree and other planting.

It is also important to note the works to trees of lesser quality will enable important highways trees to flourish

5.21 The proposal would satisfy the overarching aims and objectives set out in local and national design guidance in addition to Policies P1, P2, P3 and DM1 of the adopted Core Strategy, Policies JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Residential and occupier amenity

5.22 Pre application advice notes that Policy DM1 of the adopted Core Strategy requires that all development proposals are compatible with surrounding land uses, both in terms of its impact upon those uses and the impact of the surrounding land uses upon the amenities of future residents. Development should not affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy and development should mitigate against any impacts due to noise, dust, light and odour pollution.

5.23 Policy G9 also requires that sensitive new development such as housing, is not adversely affected by existing sources of pollution such as roads and certain types of industry.

5.24 The Guidelines & Standards for Residential SPD, sets out minimum space standards that should be applied to all new residential development and development which affects existing residential properties.

These distances are:

- 21m between directly facing principal windows of habitable rooms, at an upper floor level and 10.5m between a principal window at an upper floor level a directly facing boundary of the curtilage;
- 14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room; and
- 10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room.

5.25 The scheme complies with the SPD in terms of its prescribed separation distances from existing dwellings revision to layout compared to the pre-application has resolved previous concerns over potentially adverse impact relating to the position of plot 2.

5.26 Nationally Described Space Standards (NDSS) are reflected in the design of the layouts of proposed dwellings. New development as proposed meets those standards and the requirements of PfE Policy JP-H3 (Type, Size and Design of New Housing), it is a requirement for all new dwellings to comply with the nationally described space standards and be built to the accessible and adaptable standard in Part M4(2) of the Building Regulations.

5.26 The level of outdoor amenity space for future occupiers meets required standards in line with the expectations of paragraph 7.33 of PfE. The proposed layout provides for private open space as a minimum as follows

Plot 1 – 132m²

Plot 2 – 162m²

Plot 3 – 98m²

Plot 4 – 72m²

Plot 5 – 78m²

Plot 6 – 65m²

Plot 7 – 70m²

Plot 8 – 84m²

Plot 9 – 108m²

5.27 These measurements relate solely to space to the rear of buildings which would provide for the private and functional space required by occupiers.

5.28 The proposed development accords with policy DM1 of the core strategy and the requirements of relevant SPD.

Noise and air quality

5.29 The location of the site next to a road is noted. A noise impact assessment has been prepared to deal with this issue and to demonstrate that the development complies with policy G9 of the Core Strategy.

5.30 This assessment shows that with appropriate fenestration and ventilation systems required levels of insulation of noise can be secured. This principally applies to the rear elevation of plots 3-9. Landscaping and boundary treatment will be designed to ensure that rear garden areas to these plots are protected from road noise. This treatment can be designed so as to ensure appropriate treatment to the highway frontage.

5.31 An air quality assessment has been carried out. This shows that the proposed development will not result in any adverse impact on air quality. It is also noted that air quality in the locality of the development is good with measured levels below National Objective Values

Highways

5.32 In response to the pre-application enquiry the Council's highway advisors provided the following response.

Policy T2 of the CS requires development to comply with the Council's car parking standards and policy DM1 requires that development provides satisfactory vehicular access with adequate parking, manoeuvring and servicing arrangements, taking into account the proposed use and location.

Policy JP-C8 of PfE requires new development to be located and designed to enable and encourage walking, cycling and public transport use to reduce the negative effects of car dependency and help deliver high quality, attractive, liveable and sustainable environments.

With the above in mind, the site appears to be well located in terms of access to local amenities and facilities by foot, cycle and public transport allowing residents the option to travel sustainably by non-car travel modes which reduces the overall reliance on the private car.

This development will not generate any significant volume of traffic. Parking provision within the site should be 200% this appears to be the case on the plans submitted.

Access to the site requires a footway around the kerb radius to meet the adoptable standard.

The proposed road layout would require a 2m wide footway coming from the access into the site and fronting all residential units to be considered for adoption. With the addition of the footway the highway layout would be acceptable.

No changes are proposed to the existing highways layout. No new road safety issues as a result of this proposal.

In summary, Highways have no objections to this proposal in principle. The detailed design may require further highways input to be considered for adoption and highways are happy to work with the applicant on ensuring the final designs are acceptable for adoption.

5.33 The submitted scheme as been amended to address issues noted.

Biodiversity and ecology

5.34 it is recognised that the proposed development will need to meet policy requirements for the protection of habitats and any ecological value of the site, in addition to meeting the statutory requirements to demonstrate how biodiversity net gain will be achieved.

5.35 To this the application is submitted with the required BNG assessment and metric.

5.36 Whilst the wider site offers little in terms of quality landscape, it is recognised that its unkempt condition and the presence of trees in poor condition may offer existing levels of habit which would need to be matched and exceeded.

5.37 Recognition of the scope for the presence of bats in the site through an initial PEA has prompted subsequent emergence to enable consideration of the presence of protected

species and the manner in which development can be designed so as to accommodate such presence.

Drainage and flood risk

5.38 The site is not within an area noted as being at risk of flooding.

5.39 A drainage strategy has been prepared in support of the application as suggested in the pre-application response.

Energy

5.40 It will be necessary for the proposed houses to meet the standards required through Future Homes Standards in terms of energy use, energy efficiency and levels of insulation.

5.41 Requirements to meet such standards are now enshrined in Part L of the Building Regulations. This will impact particularly on the choice of the source of heating. Building designs anticipate compliance with these requirements.

Ground conditions and contamination

5.42 A desk top appraisal of ground conditions and potential for contamination has been carried out.

5.43 The assessment concludes that as a result of historic uses in the surrounding area that a phase 2 study prior to commencement of development would be appropriate. The level of expected contamination does not appear to be a significant concern. The issue can be managed. It is anticipated that this will be made a conditional requirement of a permission.

6 Conclusions

6.1 The provision of information through the Council's pre-application advice process has been valuable in terms of the general acceptance that the proposal meets the main requirements of policy and guidance.

6.2 Detail of the proposal has been amended to meet specific policy and SPD requirements in terms of design and layout.

6.2 It is expected and accepted that conditions will be required to detail landscape and boundary treatments, which can be added once the general arrangement of the development has been approved. It is recognised that this will need to address the details of planting particularly in terms of replacement tree planting and landscaping on the edges of the site to protect amenity of future occupiers and to enhance amenity afforded to the occupiers of the existing, neighbouring dwelling.

6.3 The pre-application advice has enabled this submission to recognise specific requirements to deal with highways issues, noise and ecology in a manner which will hopefully make for a straight forward determination of the application

