



Land at Greenvale, Bamford, Rochdale Masterplanning Statement



Figure 2.1 The site

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INTRODUCTION

This Masterplanning Statement has been prepared to support the application by Wain Homes for 45 dwellings on land off Greenvale, Bamford to address the reason for the deferral of the application which was “to allow further consideration of a masterplan for the wider allocation, including drainage and flooding matters”.

The site (2.7 hectares) forms part of the wider allocation in Places for Everyone (PfE) (Policy JP Allocation 17: Bamford / Norden). The PfE allocation confirms the principle of development. This Statement has been prepared to demonstrate that the application site is a first phase and is not reliant upon, nor prejudice the wider allocation masterplan considered as part of PfE.

As part of the PfE process a range of technical assessments were undertaken to demonstrate that the allocated site is suitable and deliverable for up to 450 homes. This Statement document reviews the application site in that context with the updated suite of documents that have been undertaken to reaffirm that the site is a logical first phase of the wider allocation (Bamford/ Norden).

The application site is capable of delivering 45 new homes. The layout demonstrates how the proposal can contribute to meeting identified development needs in a highly sustainable way, which respects the constraints of the site and takes advantage of its opportunities.

The vision is to create a high-quality development that would positively contribute to Bamford by providing aspirational homes for existing and new residents and affordable homes to those that have found it harder to get a foot on the housing ladder. This investment including expenditure from the prospective residents, will assist in funding and improving local community services and facilities.

As this document has been prepared for the Wain Homes application it does not provide or place any obligation on the other landowners as to how their land will be delivered as they will also be assessed under the relevant planning policy context.



SITE LOCATION

The application site covers approximately 2.7 hectares (6.66 acres) and is located 3 miles west of Rochdale, 2.3 miles north of Heywood, and 7 miles north from Middleton within Greater Manchester.

Bamford is well connected by bus routes to and around Rochdale and Bury with the nearest railway station in Rochdale offering services to central Manchester and Leeds. Major roads in Bamford include the A680, providing access to the M62 motorway. It is also home to Bamford Football Club, Bamford Fieldhouse Cricket Club, Rochdale Tennis Club, and Bamford Bowling Club. Local amenities include local convenience shops, play parks, orthodontic practice and schools.

The site is positioned an even distance away from both Heywood and Rochdale town centre. The site can be accessed off Greenvale which connects to Norden Way onto Bagslate Moor Rd which then leads to Heywood down south and also to the A680 Edenfield Rd which takes you to Rochdale in the east.

The boundary of the site is defined by a mature linear tree line and hedgerow. There is a high voltage pylon that currently runs through the site, starting from the north-west corner of the site and passes through to the southern boundary. Along the northern boundary, there are existing dwellings served by Greenvale and Norford Way. To the south-east, land is used for recreational activities and to the south-west of the site, the land is used for agriculture.

There are no public rights of way running through the site. However, along the eastern boundary there is an existing public right of way that connects to Norden Way and the wider network.



Figure 3.1 Use Diagram

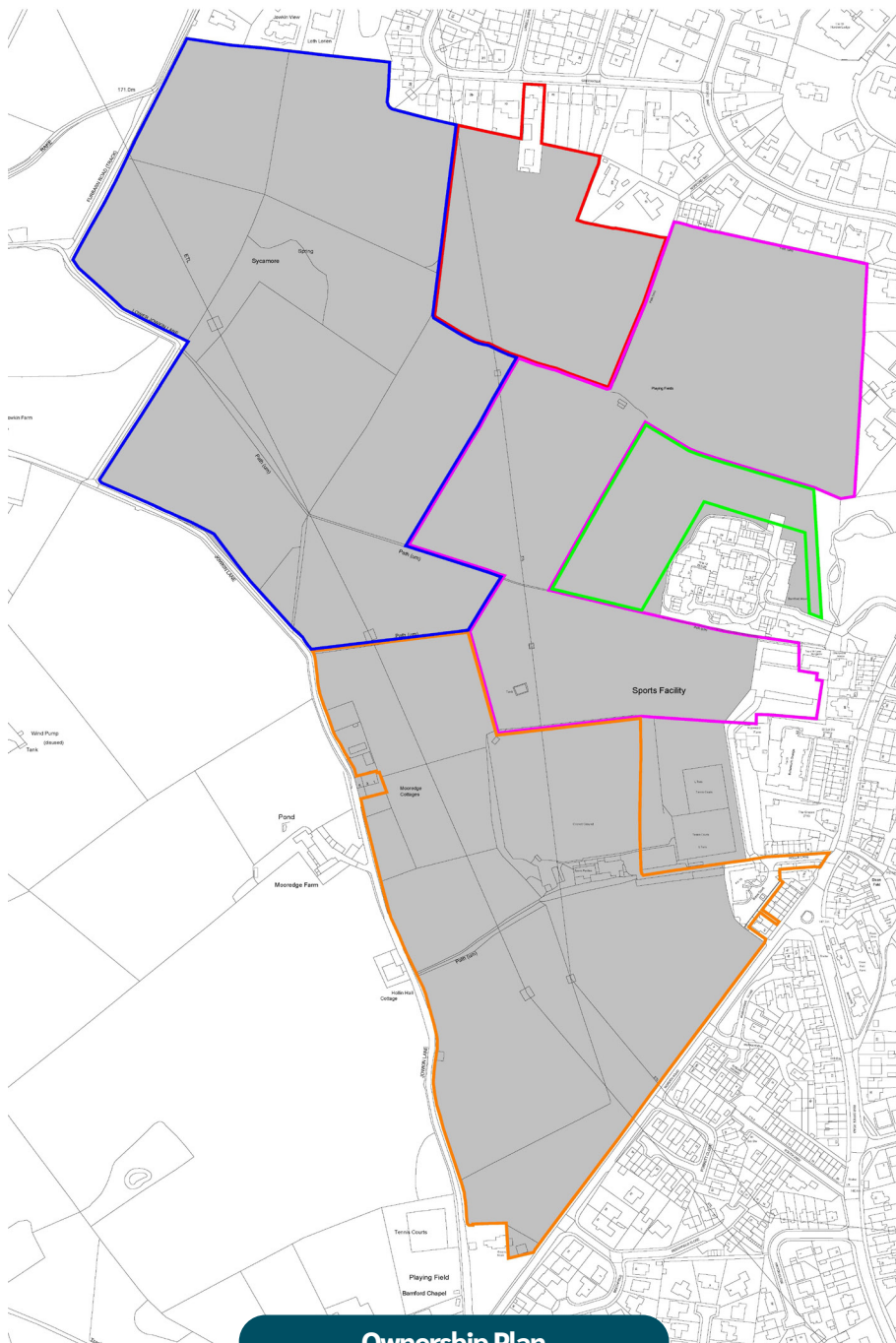


LAND OWNERSHIP

The legal interests associated with the allocation are:

- Rochdale Borough Council – owner of the playing pitches.
- Wain Homes – The applicant.
- McCarthy and Stone – applicant for PL/2025/1199 which is for the erection of retirement living community comprising 49 retirement apartments (category 2 type accommodation), associated communal facilities, landscaping and car parking together with 18 retirement bungalows.
- Northstone – Developer who will progress their land within the policy context in PfE.
- Mills Family – landowners. As with the other parcels their land would be required to meet the policy context in PfE.

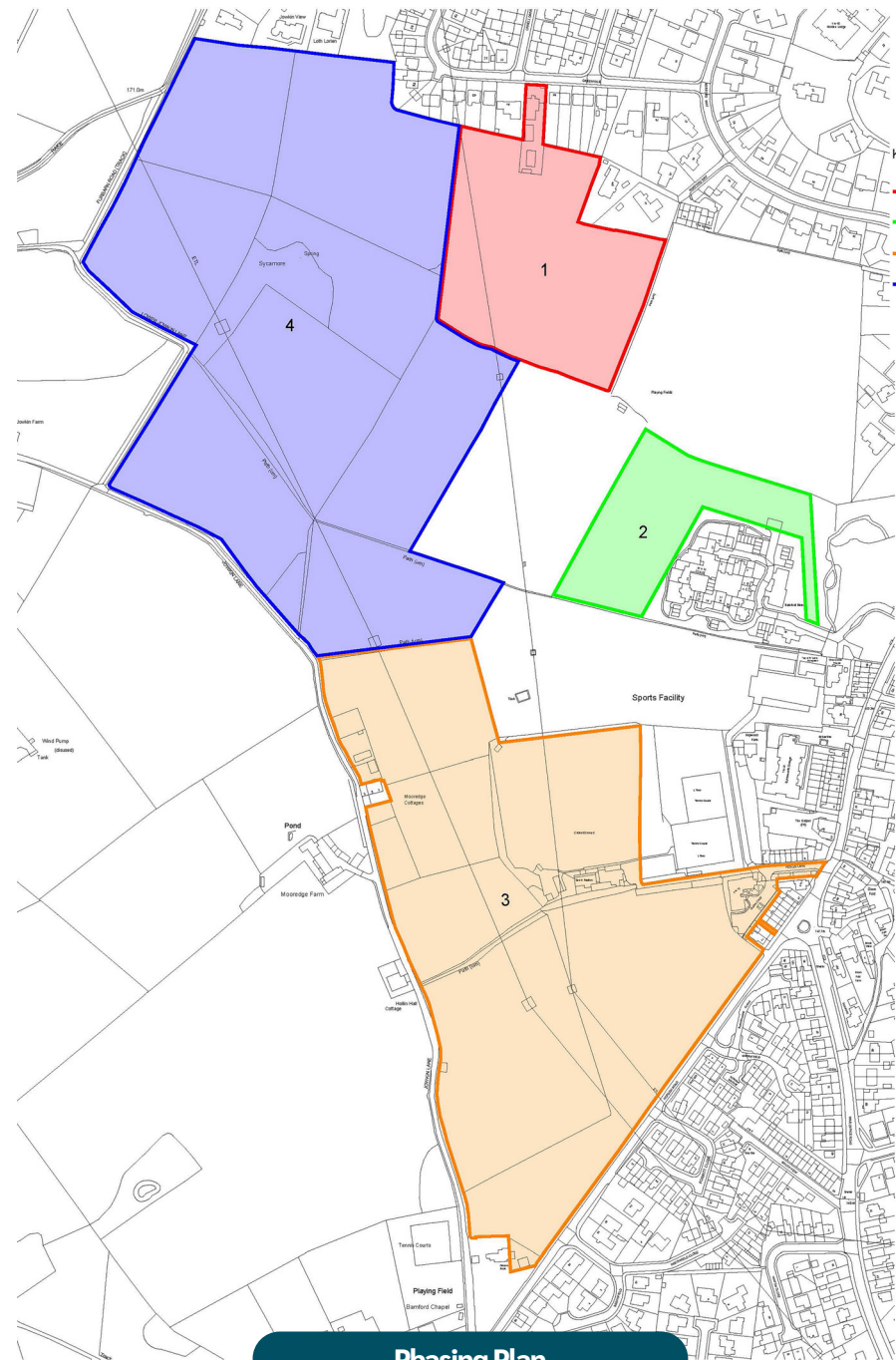
As noted in the Introduction, this document has been prepared for the Wain Homes application and it does not provide or place any obligation on the other landowners as to how their land will be delivered as they will also be assessed under the relevant planning policy context. Therefore, the phasing plan shown opposite is based solely on the planning status for each parcel of land with Phase 1 being the Wain Homes land and Phase 2 being the McCarthy and Stone land, both of which are subject to applications. The Northstone and the Mills land are shown as phases 3 and 4 respectively due to their planning status, i.e., there is no formal planning application at the time of writing, albeit that the Northstone/Peel are a developer, it is assumed that its parcel will come forward before the Mills land.



KEY

- Land in control of Wain Homes
- Site allocation boundary
- Council owned sports facilities & pitch
- Land in control of McCarthy & Stone
- Land in control of Mills Family
- Land in control of Northstone Homes

Ownership Plan



KEY

- Land in control of Wain Homes (PHASE 1)
- Land in control of McCarthy & Stone (PHASE 2)
- Land in control of Northstone Homes (PHASE 3)
- Land in control of Mills Family (PHASE 4)

Phasing Plan

BAMFORD/NORDEN ALLOCATION

The application site is part of allocation JPA17 (Bamford/Norden). JPA17 can be seen in the extract opposite.

Criterion 3 seeks to “achieve excellent design and sustainability through masterplanning and the use of design codes for the whole site to ensure comprehensive development. This will include the need for an infrastructure phasing and delivery strategy in accordance with policy JP-D1”.

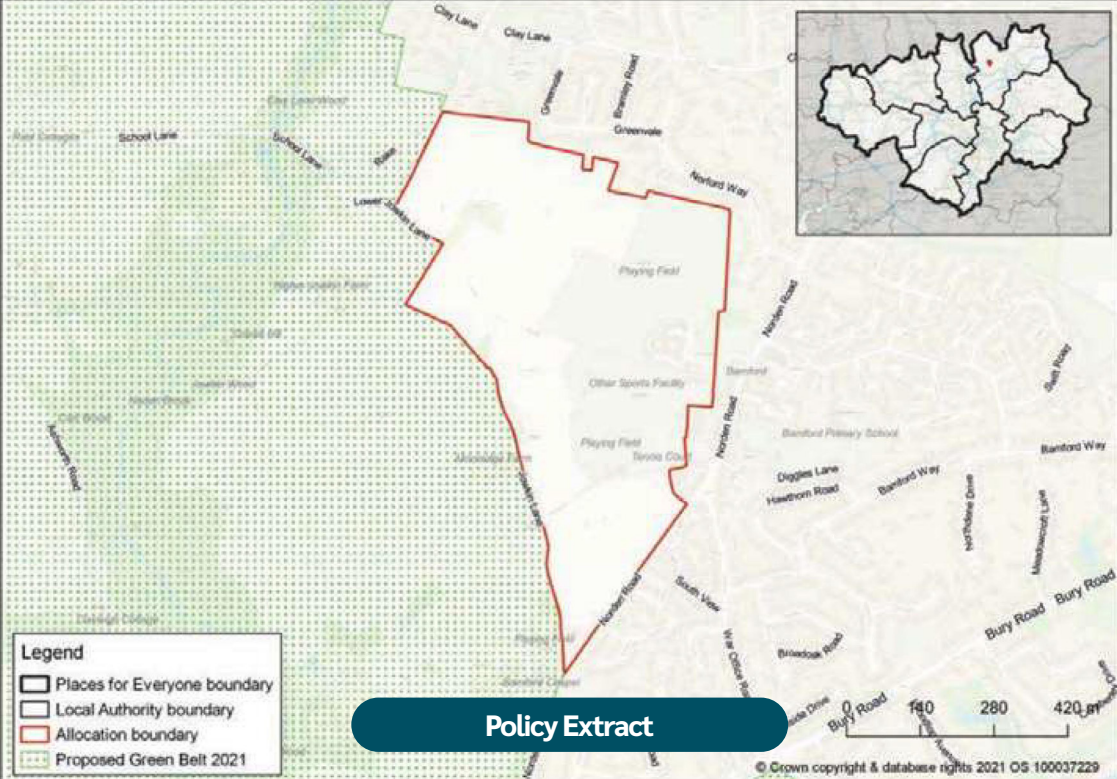
A Development Framework (Ref 10.06.01 of the PfE Examination Library) was prepared as part of the evidence base for Places for Everyone. This is shown opposite with the application layout for the application superimposed.

On the PfE Illustrative Development Framework, the application site is shown as residential development with open space on the western part due to the overhead electricity cables. Due to constraints such as overhead electricity cables, the location of the existing playing pitches and access points, the developable area is fixed. The constraints plan in the Peel Development Framework (2019) is opposite for information. This masterplan was the subject of public consultation and found sound as part of the Examination process.

There are different approaches to masterplanning with respect to different site allocations within the PfE. For instance, JP30 (New Carrington) sets out very specific requirements for a Masterplan at criterion no.1 of this site allocation policy and this includes approval by the LPA and public consultation. Other site allocations, including JP17 (Bamford/Norden), simply require excellent design and sustainability to be achieved through masterplanning.

- There is no stipulation as to what might amount to masterplanning for this purpose (either by way of general definition in the plan or specific requirement as in other allocations).
- A ‘masterplan’ for the purposes of this policy is not required to be in a particular form, or to have followed any particular procedure.
- It is not required to address any specific issue.
- There is no requirement for public consultation on the masterplan or prior approval of the plan by the local planning authority.
- It follows that simply because the authority or its officers can conceive of some improvements which might be made to the masterplan this is not of itself relevant in determining whether there has been masterplanning for the purposes of this policy.

The current proposals will link to the wider allocation as required by PfE and contribute financially to the wider infrastructure of the allocation (matters that can properly be controlled via planning conditions and a S106 Agreement). The application does not have a functional interdependence with other proposals – i.e. the current proposals could, and would, be likely to proceed in the absence of the wider proposals and are not dependent upon the infrastructure of the wider allocation. Based on the fact that the site is not reliant upon or prejudice the wider land within the allocation, it is demonstrated that consideration for masterplanning has been provided as for the application parcel has a fixed development area and any change to a masterplan for the wider allocation would not change the application proposals.



THE APPLICATION SITE IN THE CONTEXT OF THE ALLOCATION

Having set out the overall context of the allocation JPA17 and the development framework prepared as part of PfE, we assess the application site in that context.

Locational Sustainability

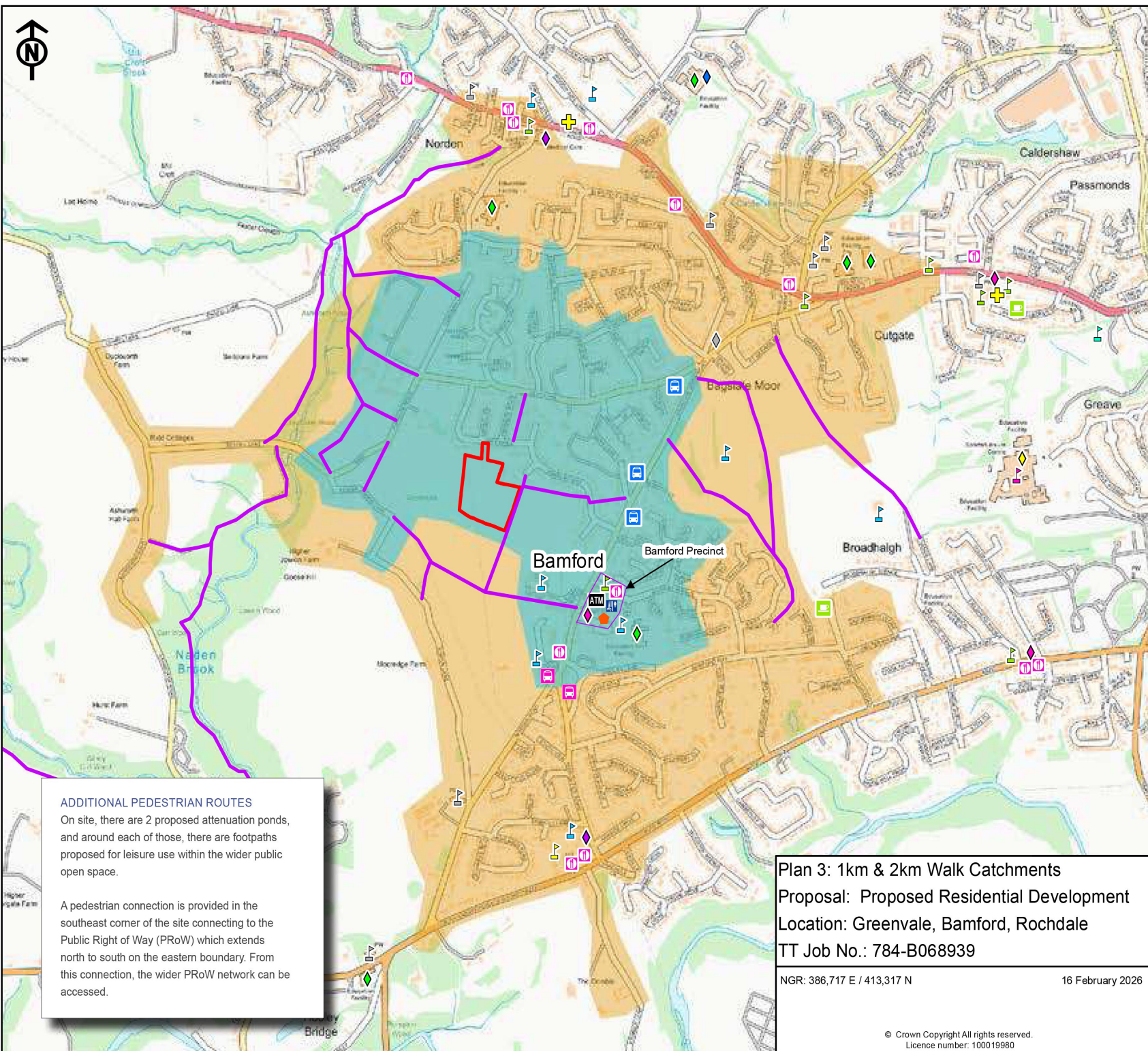
Walking

Within the 1km walking catchment there is Bamford Precinct which includes a dentist, a convenience store, an ATM, a restaurant, a hairdresser, a dry cleaner and a take-away. Additionally, within the 1km catchment there are 5 sports facilities (football, cricket, tennis, bowling and martial arts), a public house with a restaurant, Bamford Academy primary school and a Scouts Hut.

In addition to the facilities within the 1km catchment, there are the following further facilities within the 2km walk catchment; six restaurants, five places of worship, three convenience stores. Three primary schools, two sports clubs, two post offices, a butcher, a café and a nursery.

To the edge of the 2km catchment, there are further facilities and amenities which are also be accessible on foot to those who choose to walk beyond 2km.

The Wain Homes proposals are contained within a parcel of land on the northern edge of the JPA17 site. Considering this, pedestrians are required to walk along Greenvale and/or the nearby PRowS to access the nearby bus stops and Bamford Precinct. These walk routes have been audited, and the improvements have been identified and are to be provided.



- Orange diamond: Dry Cleaner
- Blue square with 'A': Hairdresser
- Purple line: PRoW
- Yellow cross: Pharmacy
- Blue square with 'B': Bus Stop
- Pink square with 'U': Existing bus stops to be upgraded
- Pink circle: Restaurants
- Black square with 'ATM': ATM
- Green square: Cafe
- Blue diamond: Library
- Grey diamond: Nursery
- Purple diamond: Post Office
- Yellow diamond: Dentist
- Green diamond: Secondary School
- Green diamond: Primary School
- Blue flag: Place of Worship
- Green flag: Parks
- Pink flag: Leisure Facilities
- Green flag: Convenience Store
- Blue flag: Sports Club
- Yellow flag: Butchers
- Light blue area: 1km Walk Catchment
- Orange area: 2km Walk Catchment

ADDITIONAL PEDESTRIAN ROUTES

On site, there are 2 proposed attenuation ponds, and around each of those, there are footpaths proposed for leisure use within the wider public open space.

A pedestrian connection is provided in the southeast corner of the site connecting to the Public Right of Way (PRoW) which extends north to south on the eastern boundary. From this connection, the wider PRoW network can be accessed.

Plan 3: 1km & 2km Walk Catchments
Proposal: Proposed Residential Development
Location: Greenvale, Bamford, Rochdale
TT Job No.: 784-B068939

NGR: 386,717 E / 413,317 N 16 February 2026



TETRA TECH

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Scale @ A4 1:15,000

BUS SERVICES

The bus stops located closest to the proposed site are situated on Norden Road (SB stop) / Bagslate Moor Road (NB stop), near Springbank Lane, approximately a 700m walk from the centre of the proposals, which is acceptable to a high frequency bus stop.

The walk distance to these bus stops via the PRow network could be 550m from the centre of the site with the connection on the eastern side of the site. Once the wider JPA17 allocation comes forward, the nearest bus stops will be the Norden Road bus stops near Belgium Street and those bus stops will be a c.450m walk from the centre of the site.

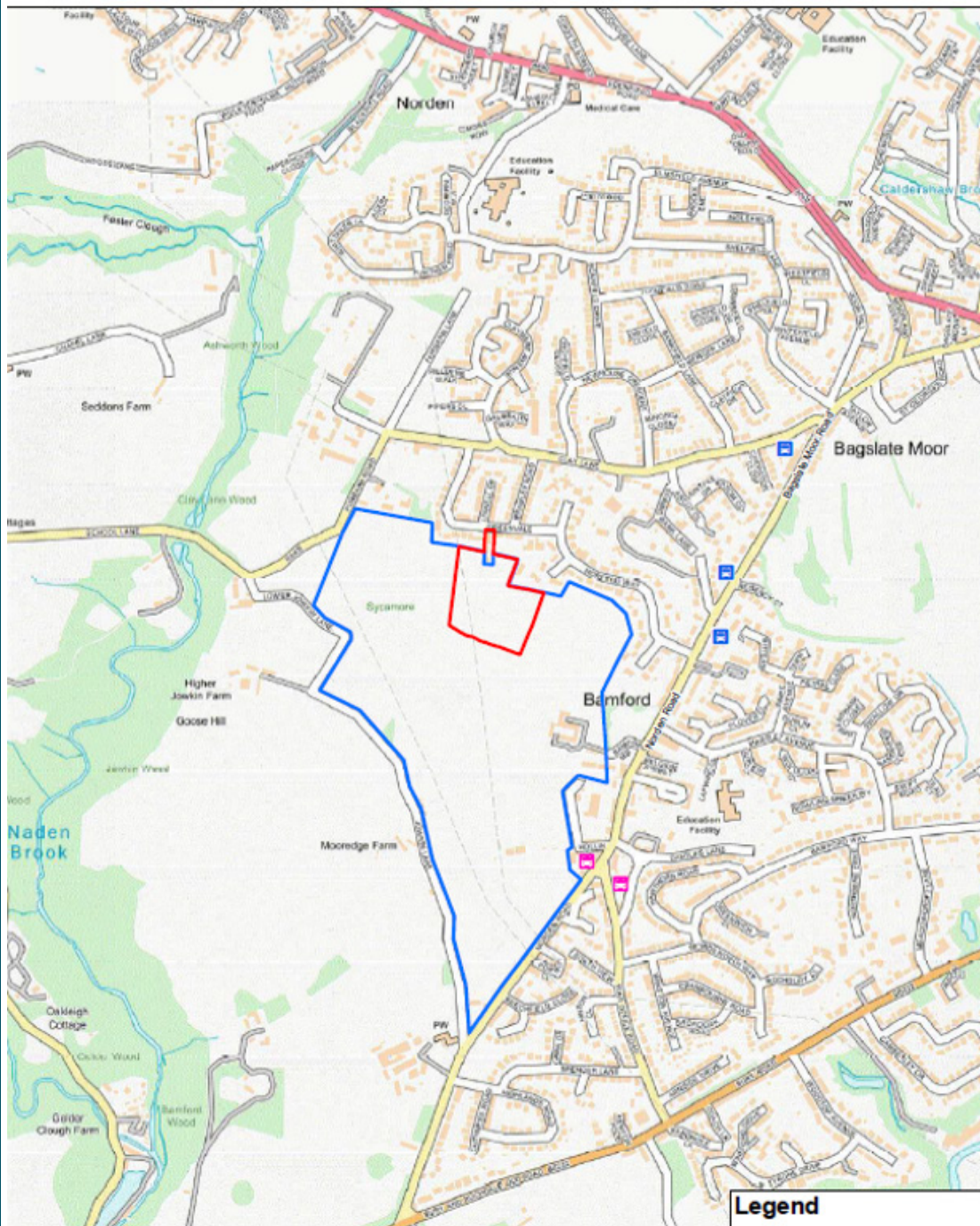
A bus stop is also provided on Clay Lane, approximately 850m walk from the centre of the site. These improvements will be provided by the Wain Homes application.

Table 1 – Identified Improvements following Audit	
The Schedule Item Ref:	Infrastructure:
1	Dropped kerb tactile paved crossing point (Norford Way / The Springs)
2	Dropped kerb tactile paved crossing point (Norford Way / Norford Way)
3	Dropped kerb tactile paved crossing point (Across Norford Way just to the east of Greenvale)
4	Dropped kerb tactile paved crossing point (Across Norden Road just north of Norford Way)
5	Dropped kerb tactile paved crossing point (Spring Bank Lane)

CYCLING

A distance of 5km is widely recognised as being a reasonable cycle distance. Plan 4 shows a 5km cycling catchment from the centre of the site. Within the 5km catchment the vast majority of Rochdale can be accessed, as well as the town of Heywood. Those destinations include leisure, retail, employment and other facilities which can be accessed by cycle. In recent years, there has been a significant uptake in electric bikes (i.e. e-bikes). An e-bike features a pedal-assist motor which can propel the cyclist at 15.5mph, while the batteries are capable of c.100km on a single charge. Assuming a reasonable commute time of 25mins, a cyclist on an e-bike could travel a distance of 10km.

Plan 4 also shows a 10km e-bike catchment from the centre of the site. Within the 10km catchment Bury, the town of Middleton, as well as the northern sector of Oldham can be accessed. Those destinations include leisure, retail, employment and other facilities which can be accessed by ebike. The cycle network map for Rochdale shows that in the vicinity of the site, a traffic free route is provided on Furbank Lane and Edenfield Road features some sections with cycle lane. Furthermore, Bury and Rochdale Old Road in the south features cycle lanes to both sides of the road heading towards Rochdale town centre.



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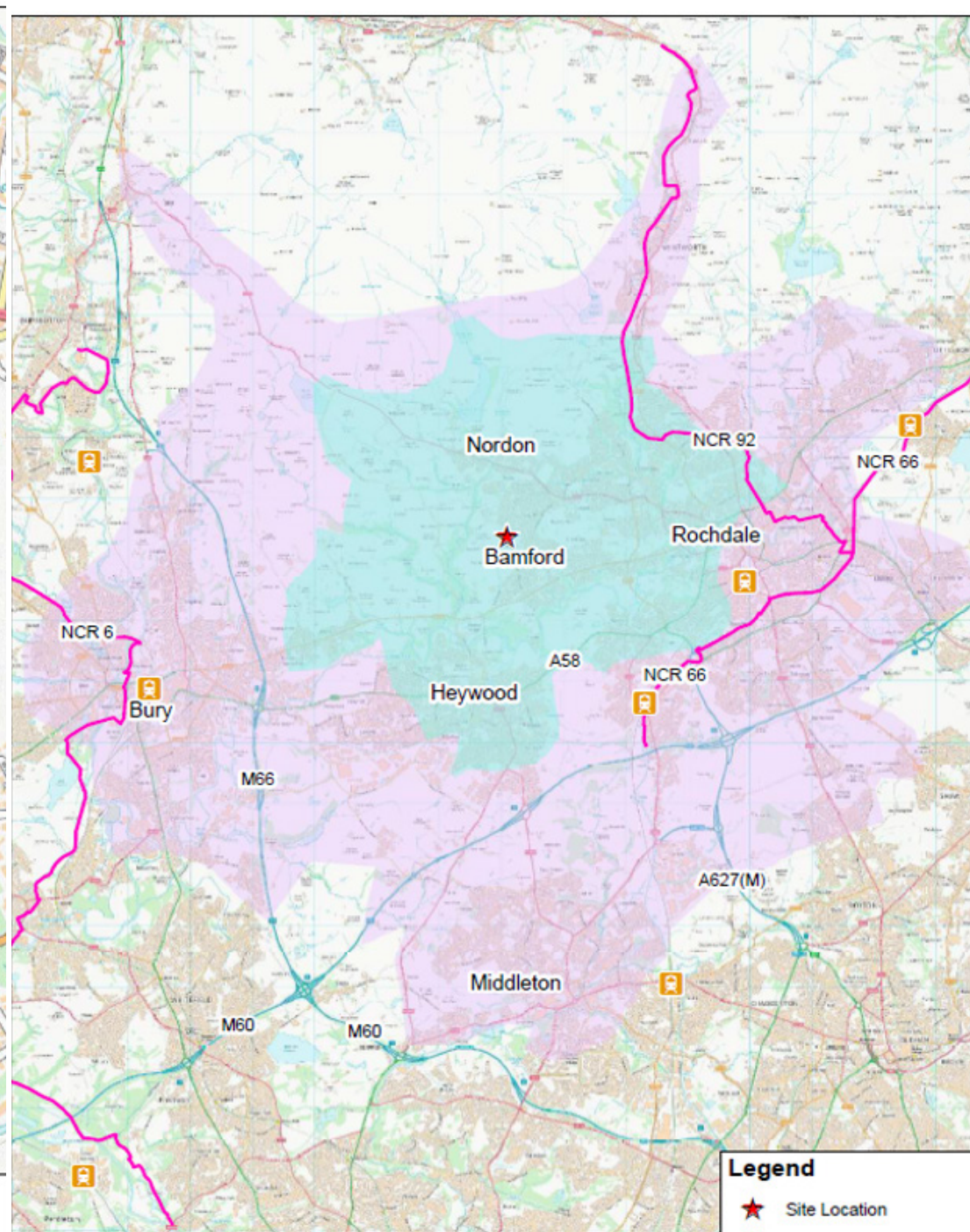
Plan 2: Local Highway Network
Proposal: Proposed Residential Development
Location: Greenvale, Bamford, Rochdale
TT Job No.: 784-B068938



Legend

- Existing Bus Stops to be upgraded
- Approx Site Boundary
- Approx Allocation Boundary
- Bus Stop

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5km & 10km Cycle Catchments
Proposal: Proposed Residential Development
Location: Greenvale, Bamford, Rochdale
TT Job No.: 784-B068938



Legend

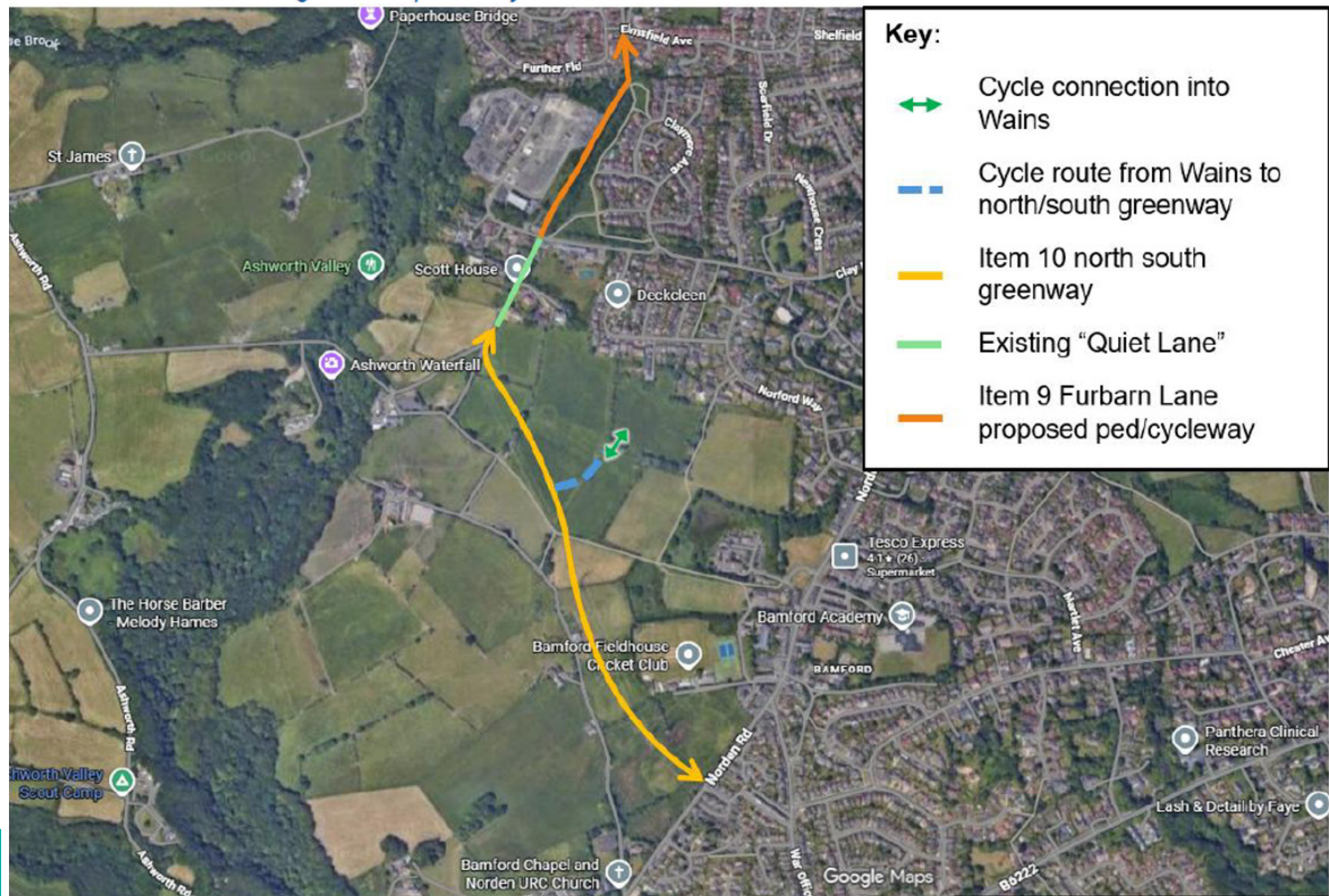
- ★ Site Location
- Train Stations
- National Cycle Route
- 5km Cycle Catchment
- 10km eBike Catchment

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The Wain Homes site layout has been updated to include a pedestrian and cycle connection in the southwestern corner, into the wider JPA17 site. From this point, RMBC can seek to require the adjacent landowner to promote a cycle route broadly following the alignment of the blue line shown below, which will tie into the North / South Greenway (yellow line) which will then connect to the Furbarn Road cycle route.

Therefore, all dwellings within the Wain Homes Scheme will have access to the wider cycle network and will have provision for cycle parking within the plots.

Image 1 – Proposed Cycle Infrastructure tied into the Wider JPA17 Site



HIGHWAYS AND ACCESS

The access via Greenvale is considered to be appropriate for this level of development and any links to the wider site can be achieved to meet criterion 6 of JPA17 which seeks new and improved sustainable transport and highways infrastructure. Pedestrian and cycle links between the site and the wider allocation link onto Greenvale will increase permeability for pedestrians and cyclists into the existing urban area.

The submitted Transport Assessment, prepared by Tetra Tech, has been prepared but it takes account of the wider allocation. At the time of the PfE allocation the following mitigations were envisaged:

- Norden Road / War Office Road – modifications to traffic circulation and local junction improvements
- Norden Road – new pedestrian crossing;
- Bus stop upgrades at the Norden Road / War Office Road junction;
- Active travel improvements, including Furbarn Road improvements and the North / South Greenway corridor through the site.

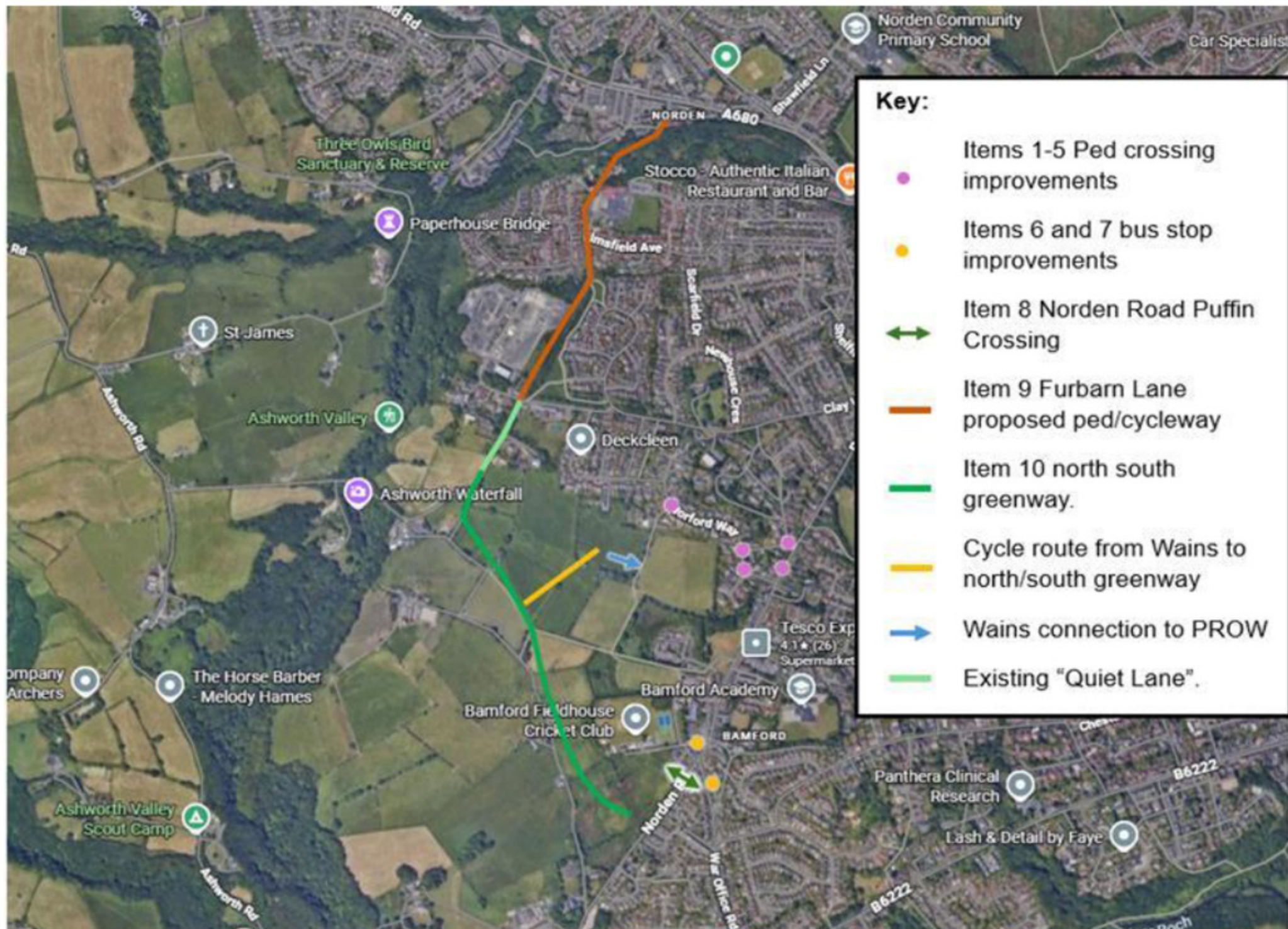
The TA has fully assessed the proposed off-site sustainable transport measures and agreed the following position with the highway authority and TfGM.

- Norden Road / War Office Road: The traffic analysis has demonstrated that the highway improvement at the Norden Road / War Office Road is no longer justified.
- Norden Road pedestrian crossing: As set out in the TA, a puffin crossing on Norden Road is proposed. This has been drawn up indicatively (location tbc) and costed.
- Norden Road / War Office Road bus stop upgrades: As set out in the TA, upgrades to the northbound and southbound bus stops on Norden Road

/ War Office Road are proposed. These have been drawn up and costed.

- Furbarn Road active travel improvements: Furbarn Road is an existing route between the northwestern corner of the site and the A680. It generally has a corridor width of at least 3.5m. Between the northwestern corner of the site and Clay Lane, it is a designated quiet lane with good surfacing. The remainder of the route (725m) to the north to Ashbourne Street (just south of the A680) has generally poor surfacing. This 725m section is proposed for improvements, which would be implemented through funding provided by each developer via their respective S106 agreements.
- North / South Greenway corridor through the site: North / South Greenway will be provided as part of the on-site design of the Northstone and wider site. This can be secured by the local planning authority in relation to the future planning applications at those sites. The Wain Homes scheme can connect to this as set out above.
- A comprehensive Transport Mitigation Package has been agreed and the Wain Homes proposals are brought forward in line with the allocation policy and do not prejudice the delivery of the wider site.

Image 2 – Overview of Sustainable Travel Mitigation



DRAINAGE

The application site comprises the first phase for the wider allocation and the surface and foul water drainage proposals have been prepared on that basis. The proposals propose a diversion of the public surface water sewer which crosses the site. No changes are proposed to the routing of this network offsite. With regard to capacity within the receiving surface water sewer, the proposals involve restricting the surface water runoff rate to that of the existing greenfield runoff rate (also referred to as QBar, or the 1 in 2.3yr return period event). As such, for all greater return period events, betterment will be provided, as at present, surface water runoff would enter this network at an uncontrolled rate.

The indicative development areas to the south-east and west of the site are identified to form part of the drainage catchment routing toward the public surface water sewer to which our connection is proposed. It is however also noted that these areas do not at present route toward this site, but instead to a surface water conveyance route located just south of the proposed development. In the interest of mimicking the existing drainage regime, it is anticipated that any continued routing would not be provided within the proposed development. A Drainage Opportunities Plan has been prepared for the wider masterplan area to demonstrate this option.

The proposed drainage scheme does not prejudice the drainage opportunities present for the wider masterplan. In keeping with the existing drainage regime for the indicative development areas, drainage opportunities have been identified which do not rely upon the proposed development.

DO NOT SCALE

Legend:

- Wider Masterplan Boundary
- Break Line
- Topographic Fall
- Main River
- Public Surface Water Sewer
- Public Foul Water Sewer
- Indicative Development Area (Drained)
- Indicative Sports Land / Public Open Space (To Drain as Existing)
- Indicative Surface Water Connection
- Indicative Foul Water Connection

Proposed Development:

- Foul Water Pumping Station
- Proposed Foul Water Rising Main
- ✱ To Be Diverted
- Diverted Public Surface Water Sewer

A	11/08/26	HB	PRELIMINARY FOR ISSUE	KH
REV	DATE	BY	DESCRIPTION	CHK

DRAWING STATUS:



Unit 6, Old Marsh Farm Barns, Welsh Road, Sealand, Flintshire CH5 2LY
Tel: 01244 288178 • enquiries@betts-associates.co.uk

Wain
HOMES

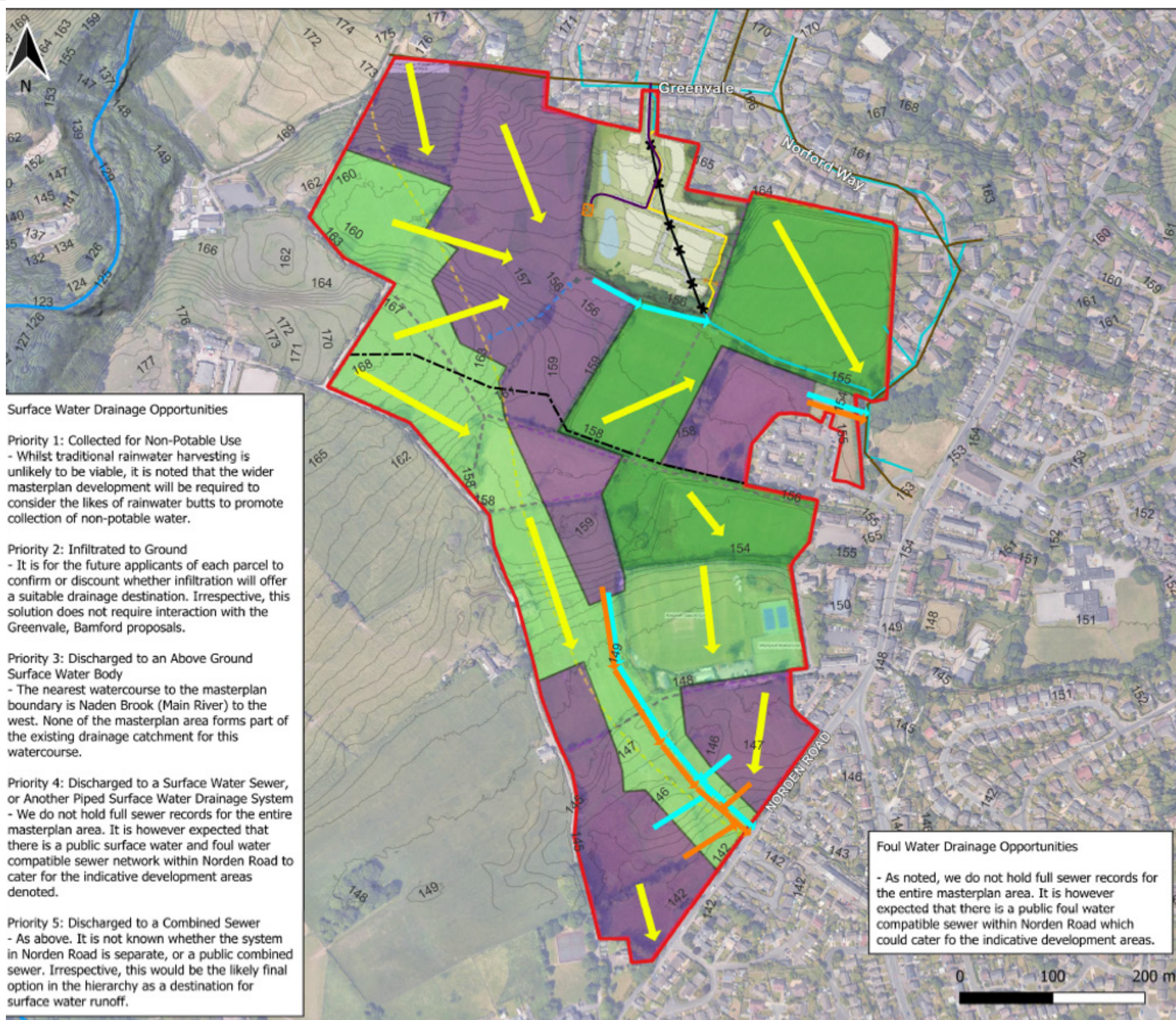
PROJECT:

GREENVALE
BAMFORD

TITLE:

WIDER MASTERPLAN
DRAINAGE OPPORTUNITIES PLAN

DATE:	AUG '26	SCALE & SIZE:	1:1000@A3	DRAWN:	HB	CHECKED:	KH
PROJECT No:	HYD883	DRAWING No:	105	REV:	A		



Surface Water Drainage Opportunities

Priority 1: Collected for Non-Potable Use

- Whilst traditional rainwater harvesting is unlikely to be viable, it is noted that the wider masterplan development will be required to consider the likes of rainwater butts to promote collection of non-potable water.

Priority 2: Infiltrated to Ground

- It is for the future applicants of each parcel to confirm or discount whether infiltration will offer a suitable drainage destination. Irrespective, this solution does not require interaction with the Greenvale, Bamford proposals.

Priority 3: Discharged to an Above Ground Surface Water Body

- The nearest watercourse to the masterplan boundary is Naden Brook (Main River) to the west. None of the masterplan area forms part of the existing drainage catchment for this watercourse.

Priority 4: Discharged to a Surface Water Sewer, or Another Piped Surface Water Drainage System

- We do not hold full sewer records for the entire masterplan area. It is however expected that there is a public surface water and foul water compatible sewer network within Norden Road to cater for the indicative development areas denoted.

Priority 5: Discharged to a Combined Sewer

- As above. It is not known whether the system in Norden Road is separate, or a public combined sewer. Irrespective, this would be the likely final option in the hierarchy as a destination for surface water runoff.

Foul Water Drainage Opportunities

- As noted, we do not hold full sewer records for the entire masterplan area. It is however expected that there is a public foul water compatible sewer within Norden Road which could cater for the indicative development areas.

0 100 200 m

LANDSCAPE AND VISUAL

The Landscape and Visual Impact Assessment sets out the site location and study area are described by Figure 1 of the LVIA.

The study area includes the site and the extent of the wider landscape which the proposed development may influence in a significant manner.

The field work identified that the site and its features were not visually prominent beyond distances over circa 1km due to the adjacent settlement edge, the undulating nature of the agricultural landscape and screening vegetation therein.

It is noted that views of the site can be experienced from higher ground to the west at Harcles Hill near Ramsbottom. This location is circa 8km from the site so any changes to these views that may result from the development proposals are considered to be insignificant. As a result, these distant views are not assessed within this LVA.

The identification of potential visual receptors, was undertaken by way of a desktop survey, followed by site-based survey work as shown below.

The development of the wider allocated site would inevitably generate higher levels of landscape and visual effect than those assessed for this site individually, by that wider impact was assessed and found acceptable through the Places for Everyone process. The LVA for the application has concludes that by itself, the development of the site would not generate any significant or unacceptable levels of landscape and/or visual effect and that the proposals are in general, consistent with the Indicative Masterplan contained within the Bamford/ Norden Development Framework.

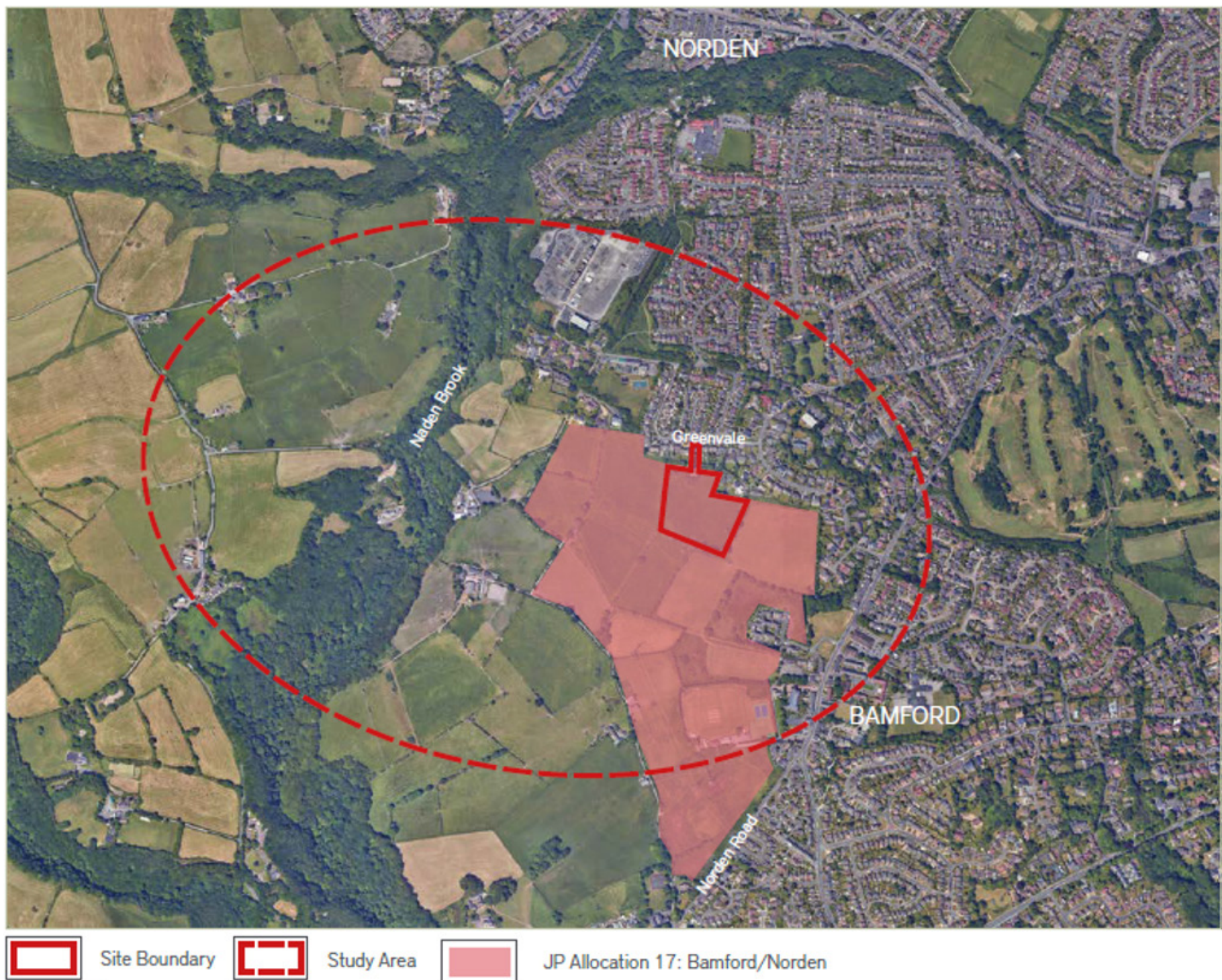


Fig 1

Site Location, Study Area and Extent of Wider Allocated Site

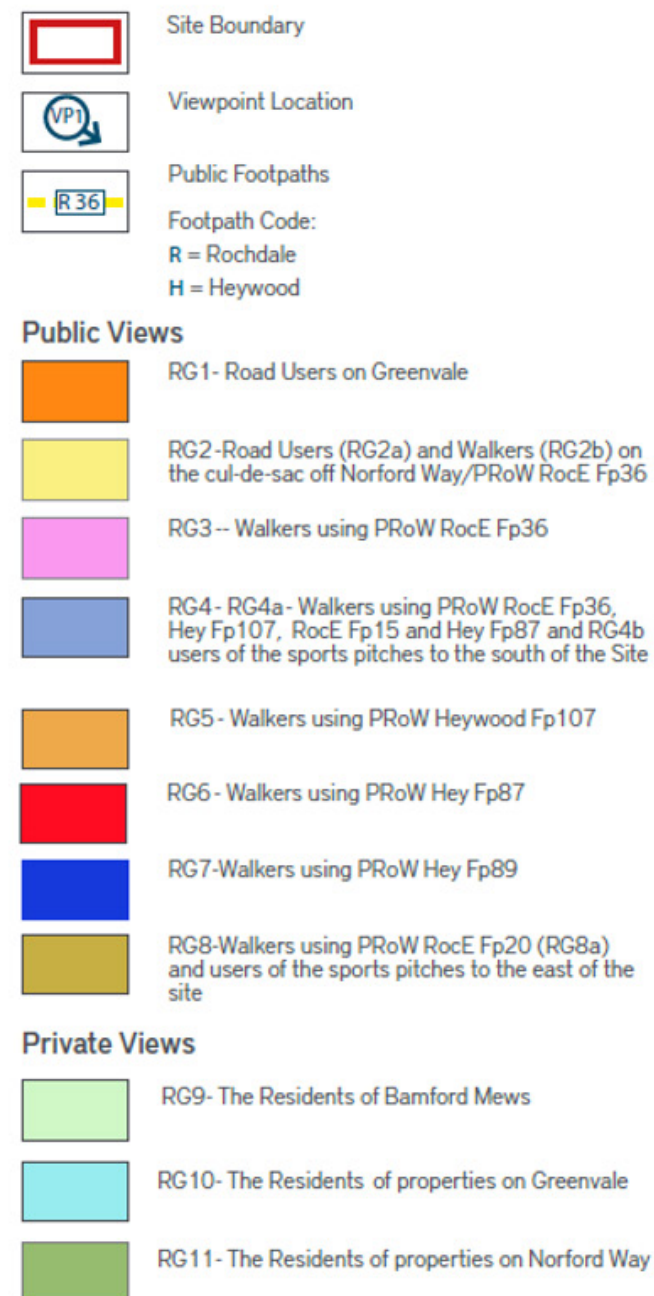
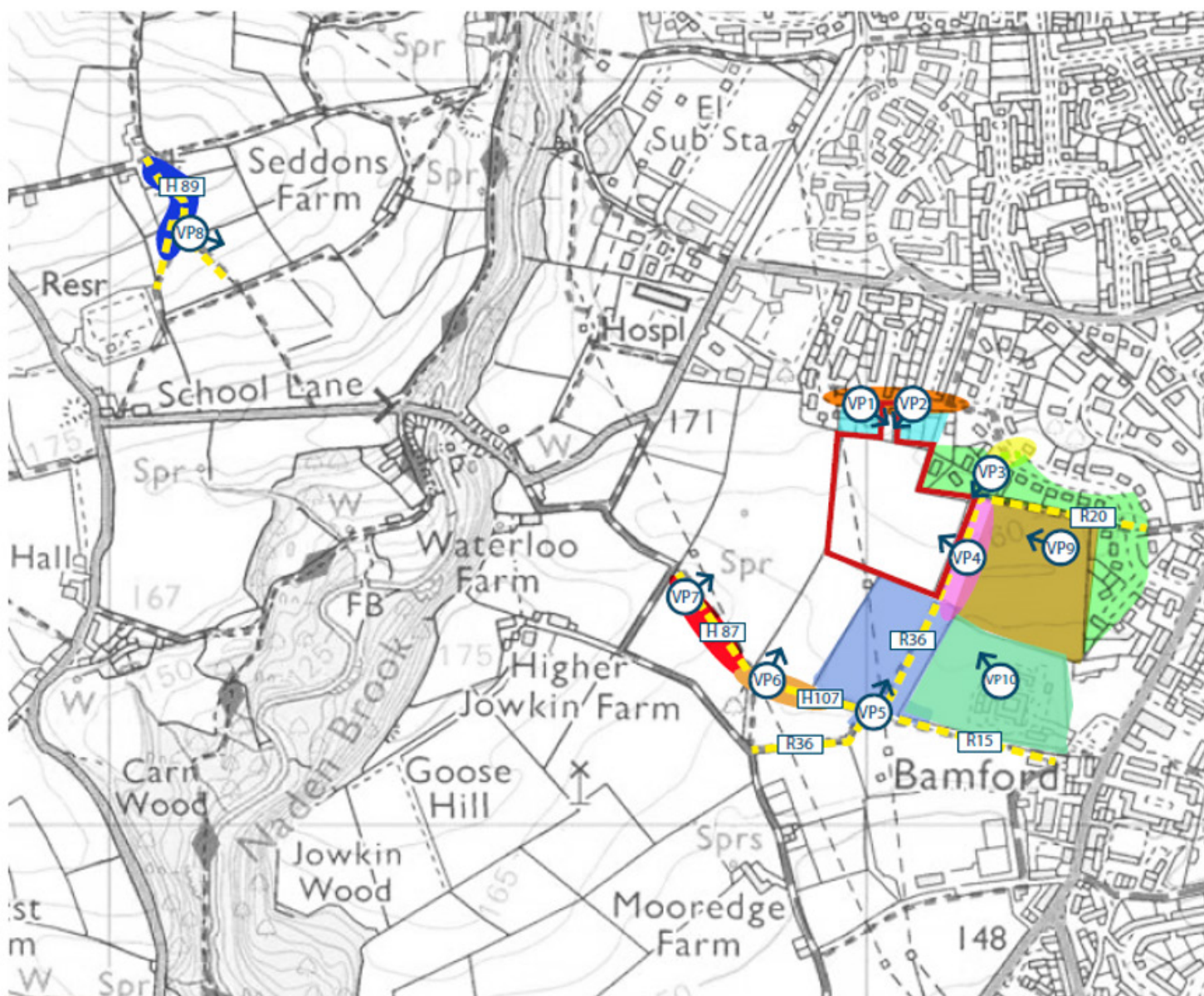


Fig 6 Visual Receptor and Viewpoint Location Plan

SPORTS HUB

Criterion 2 of Policy JP Allocation 17 states:

“Retain and significantly enhance the existing recreational facilities as part of an integrated green and blue infrastructure network on the site. The residential development on the site will provide contributions towards the improvement of the facilities which will create a high quality recreational and sports ‘hub’ serving the local area and the borough as a whole. The development should incorporate existing public rights of way along with new routes for active travel into a high quality integrated green infrastructure network that links to existing public rights of way in the countryside to the west and north west of the site.”

The existing facility consists of 2x 11v11, 2 x 9v9s, 1x 7v7s, 3x 5v5 pitches and an existing building with changing rooms.

The site is owned by the Council, but the Bridge Junior Football Club has a lease for the site. To date no plans or information has been available from the Council or the Club on how the sports hub would be developed. Playing pitch specialists have advised on indicative cost estimates for Playing Field Improvements which include drainage and a Pavilion Building. Each application will provide a proportionate share of the costs associated with the sports hub improvements.



HERITAGE

Policy JP Allocation 17 provides a series of criterion that development of the allocated site will be expected to adhere to. Criterion 9 notes:

Take appropriate account of relevant heritage assets, and their settings, including the listed Bamford United Reform Church, in accordance with Policy JP-P2.

A review of the Bamford/Noden Historic Environment Assessment 2020 further identifies built heritage assets to be considered as part of proposals for the allocated site's redevelopment as follows:

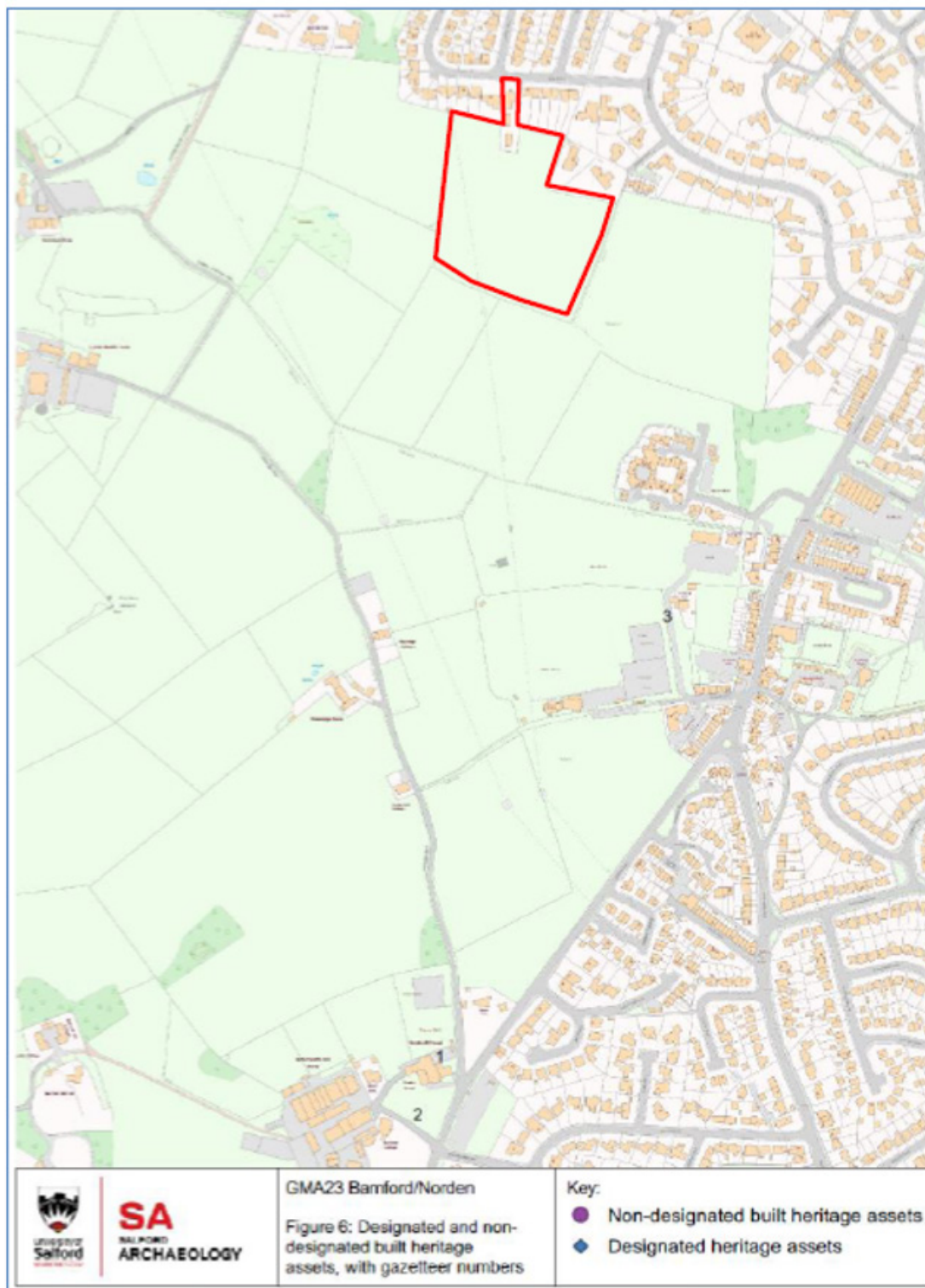
1. Bamford United Reformed Church (grade II, UID: 1084292);
2. Sundial in Bamford Chapel Graveyard (grade II, UID: 1084293); and
3. Hopwood Farm (non-designated heritage asset).

Of these heritage assets, that document concluded the following impacts (or lack thereof) associated with the development of the allocated site as a whole:

- Bamford United Reformed Church - Development within the Site will not affect the setting of the Church, as key views of the Church will not be changed. The Church is screened from the Site by a dense tree line along Jowkin Lane.
- Sundial in Bamford Chapel Graveyard – Development within the Site will not affect the setting of the sundial, as key views of the sundial will not be changed. The sundial is screened from the Site by a dense tree line along Jowkin Lane
- Hopwood Farm - Development within the Site will not have a significant affect the setting of the non-designated heritage asset.

For the application site specifically, the current application site is well removed from the identified heritage assets both visually and experientially. It is c.320m away from Hopwood Farm and c.790m away from the two listed buildings and is visually separated from these assets as a result of intervening features (including Jowkin Lane, field boundaries, sports pitches and tree cover) and built form (including Bamford Mews and other buildings within the wider allocation area).

Therefore the residential development of the current site is not found to be capable of affecting the significance or setting of the three identified heritage assets.



ARBORICULTURE

The Arboricultural Impact Assessment (AIA) states that the vegetation across the site (the majority of which is located to the peripheries) is generally of low quality.

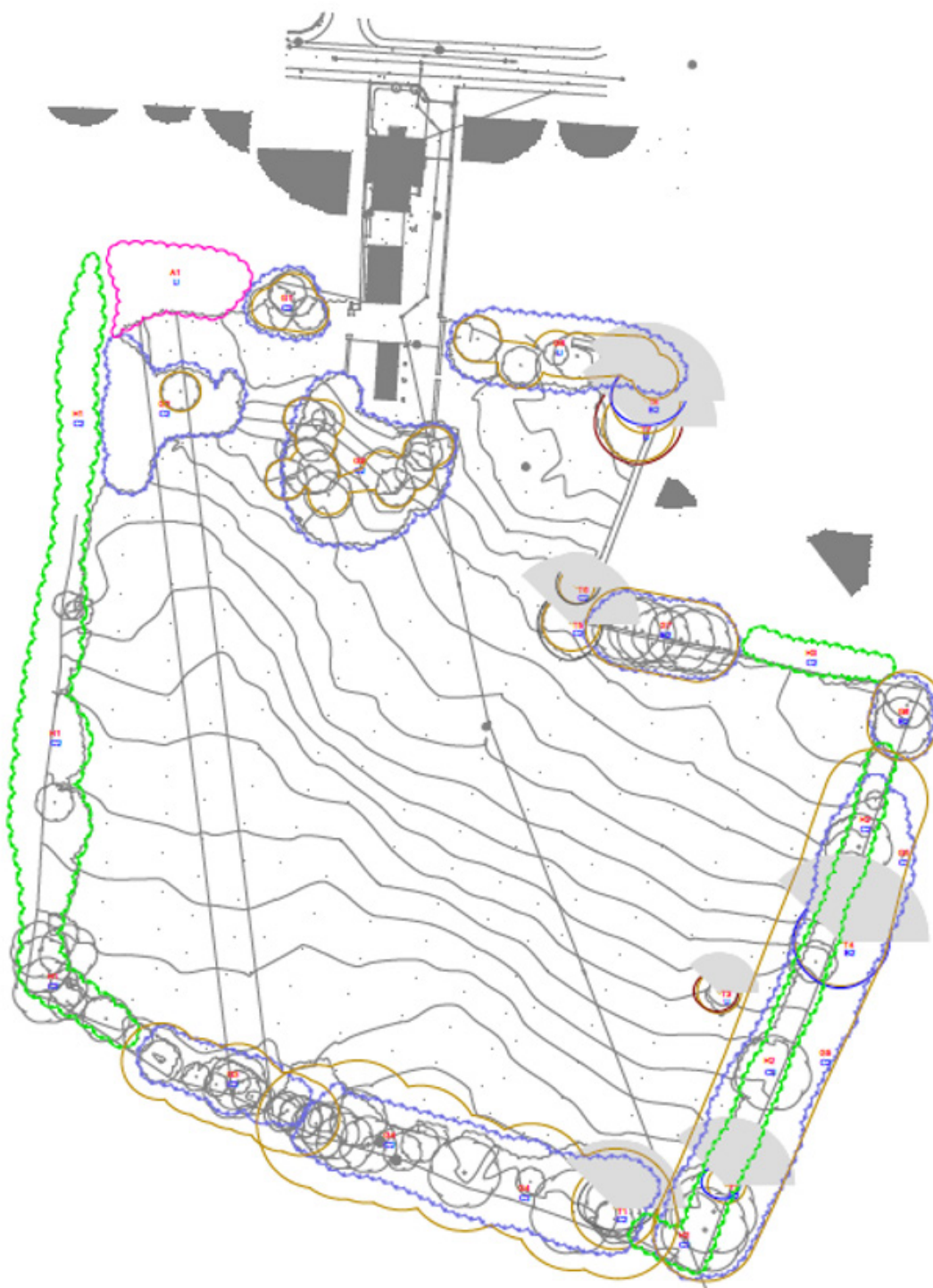
Within the northern section of the site, there are multiple unmanaged, low quality tree groups with limited potential for retention.

To the eastern site boundary, the existing vegetation buffer includes conifer planting which is circa 12m in height and provides a good level of screening between the site and the adjacent sports pitches and Public Footpath.

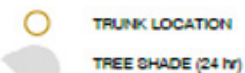
To the western boundary vegetation is a mix of holly, hawthorn and willow which has been left unmanaged for quite some time, however there is potential for the vegetation to be retained through appropriate management.

To the southern boundary are a number of poor quality, over mature trees (predominantly poplar) which are generally unsuitable species to be retained within a residential development/close to dwellings. As such, better quality species are suggested to be planted as part of the development.

Overall the site is well contained by existing housing to the north, and by vegetation to the east, south and west, providing a framework within which the development would be appropriately located.



LEGEND



- A1 AREA REFERENCE
- G1 GROUP REFERENCE
- H1 HEDGE REFERENCE
- T1 TREE REFERENCE
- W1 WOOD REFERENCE
- B2 CATEGORY GRADE

- TREE CANOPY GRADES
- CATEGORY A (green line)
 - CATEGORY B (blue line)
 - CATEGORY C (grey line)
 - CATEGORY U (brown line)
 - ROOT PROTECTION AREA (orange line)

ECOLOGY

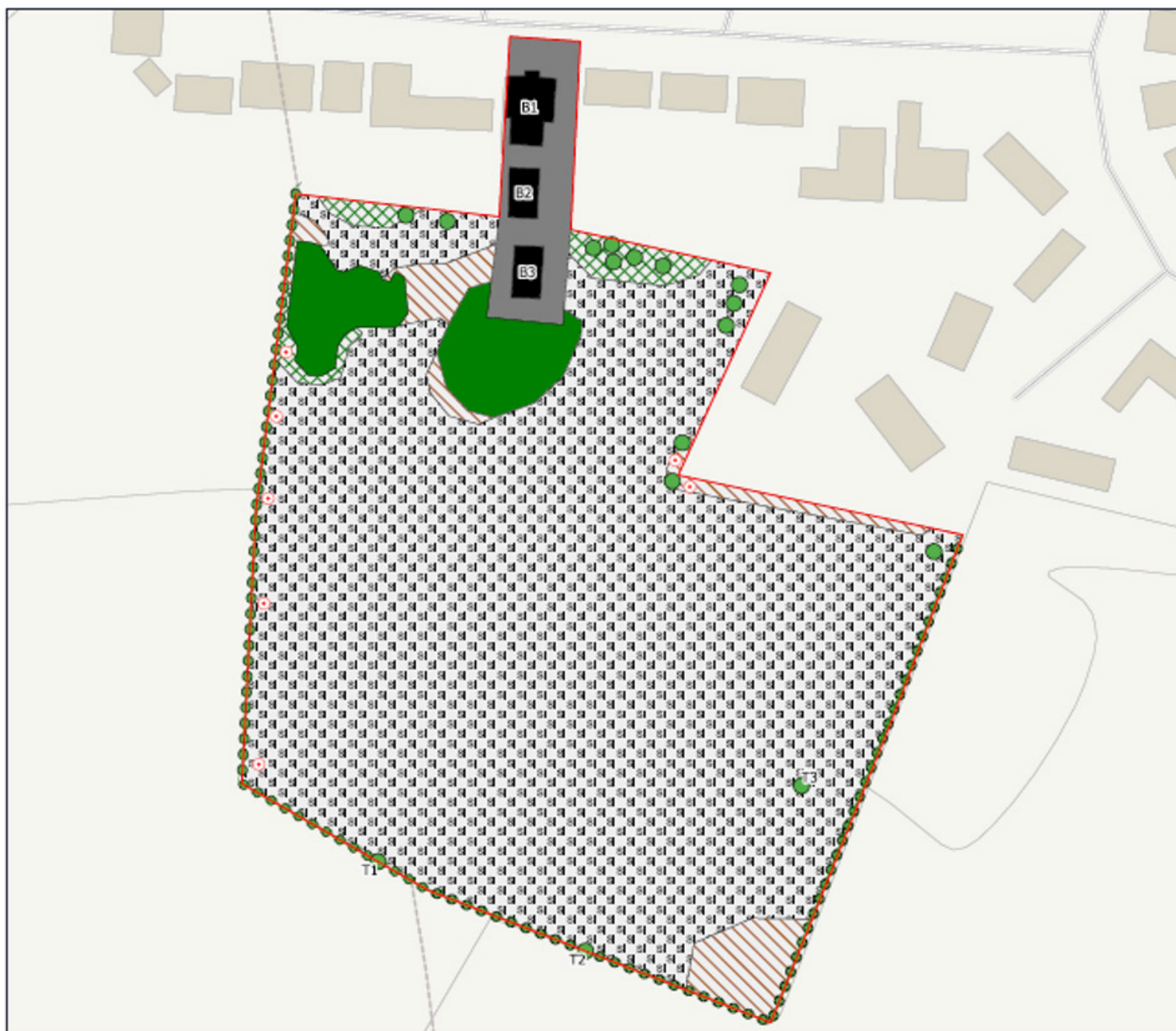
The submitted Phase 1 Ecology Report and Biodiversity Net Gain Assessment by Tyler Grange shows the following:

- **Designated Sites:** In terms of protected sites, no internationally or nationally designated sites are to be impacted as a result of the proposed development. Twelve non-statutory designated sites are present within 2km of the site, it is expected that a CEMP will suitably prevent any impacts to these sites during the constructional phase whilst no impacts are expected during the operational phase.
- **Habitats:** The site is dominated by neutral grassland which is of local importance due to being detailed within the LBAP. Bramble scrub is of local importance due to the suitability for supporting priority and/or protected species. Lines of trees, scattered trees and woodland are of local importance due to being detailed within the Policy JP-G7 of the PFE Joint Development Plan which requires all lost trees to be replaced on a two for one basis. Hardstanding, buildings and ruderal vegetation is also present within the site, all of which are of negligible ecological importance. Habitats of local importance proposed to be lost should be replaced on a like for like or better basis to ensure the biodiversity value of the site is not impacted.
- **Badgers:** A pre-commencement badger survey will be required if more than 6 months elapse from the date of the initial survey to re-confirm the presence or absence of this species
- **Birds:** A common assemblage of birds is considered to be utilising the site, with species of importance (including lapwing and skylark) likely to favour surrounding habitats. Nevertheless, Habitat removal should occur outside of the core nesting bird season if possible and if not under supervision by a SQE. Additional tree and hedgerow planting is expected to maintain/enhance the quality of habitats for bird species on site.
- **Bats:** Three nocturnal surveys (or aerial inspections) have been conducted between July and September. The retention and removal of existing boundary features (lines of trees, woodland) is expected to avoid impacts to commuting/foraging bat species, and any impacts to this suitable habitat are expected to be controlled through the implementation of a sensitive lighting strategy.

The design of the Development should be iterative, and in accordance with policy and best practice guidance, follow the 'mitigation hierarchy'. As such, the Development should be designed to avoid and retain the most important ecological features to ensure they can be managed in the long-term to enhance their importance for biodiversity. Where this is not possible, new habitats should be proposed to compensate for habitat losses with the aim of maximising the ecological value of the habitats proposed on the site. Our recommendations for the design strategy are as follows:

Where possible, habitats of local importance (trees, hedgerows, neutral grassland) are retained and enhanced, and where not possible, shall be replaced by comparable habitats of equal or greater importance.

Grassland and scrub habitats are widespread across the site, and significant portions of this are expected to be lost with proposals. As such, proposals focus on greater value grassland and scrub planting (i.e. wildflower mix grassland, meadow mix grassland, native mixed scrub) in order to compensate for losses.



Legend

Boundaries

Redline Boundary

Baseline Habitats

Target Note - Himalayan Balsam

Scattered Broad-leaved Tree

Baseline - Line Habitats

Line of Trees

Baseline - Polygon Habitats

Buildings

Hardstanding

Other tall herb and fern - ruderal

Poor semi-improved grassland

Scrub - dense/continuous

Broadleaved woodland - semi-natural



Project	Land off Greenhale, Rochdale
Drawing Title	Habitat Features Plan
Scale	As Shown (Approximate)
Drawing No.	16099/P01
Date	March 2025
Checked	DP/JM



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BNG

Based on the habitats present on site that will be lost and those to be created, the development would result in a loss of 4.85 habitat units, and a gain of 0.44 hedgerow units. This is a percentage loss of 43.13% in habitat units and a gain of 22.06% in hedgerow units.

Given the net loss of 4.42 habitat units arising from development, and the statutory requirement for developments to demonstrate a net gain in biodiversity of 10%, the development would need to make off-site contributions to a third-party unit provider, totalling 5.54 units, in order to obtain an overall gain of 10%. Off-site contributions should consist of the creation of grassland, woodland, and individual tree planting in order to satisfy the trading rules of the biodiversity metric.

To conclude, no issues that could affect the principle or significantly affect the quantum of development the site could support have been identified.

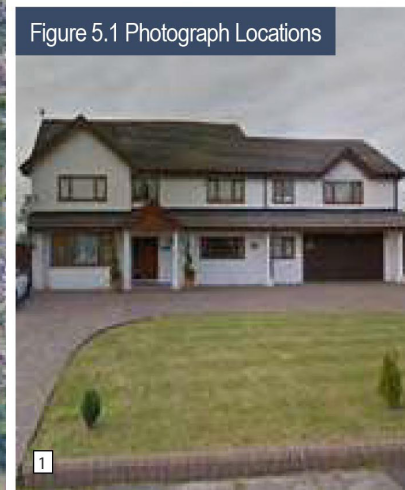
CHARACTER APPRAISAL

The site is surrounded by a variety of housing styles, whether they are single or two storey in height. There is a mix of mainly, semi - detached and detached housing tenures all set within private curtilages. The existing dwellings have helped influence our housetype range, landscaping and general design of the proposed development. Illustrated below, is a selection of the housetypes taken from within the immediate area.



Figure 7.1 Locations of photos

Figure 5.1 Photograph Locations





The materials and the local vernacular features visible within Bamford have been assessed. Common features include the use of pedi roofs, dormer windows, heads and cill details, entrance canopies and bay windows. Housetypes proposed for the scheme contain similar features to those highlighted below to merge harmoniously within the context in terms of local vernacular.

BRICK



Houses are predominantly constructed from buff or red brick of varied tones with either grey or red roof tiles.

HEADS & CILLS



Window heads and cill details vary from red soldier bricks to stone in different heights, widths and styles, whether it be arched or linear.

BAY WINDOWS



Protruding or supported bay windows on front or side elevations

PEDI ROOFS



Pedi roofs to contribute to an interesting roofscape.

CANOPIES



Entrance canopies vary from flat hung to flat canopies or standalone protrusions.

DORMER WINDOWS



Dormer windows of different widths and height are another common vernacular detail seen within the local surroundings.

THE PROPOSED DEVELOPMENT

The evaluation stage enabled a robust proposal that works within its context and constraints, whilst maximising the site's potential within the wider masterplan.

The outcomes of the technical assessments and individual studies provided a good starting point for designing the scheme and for any key issues to be taken into account of at the outset. Generally, there are no inhibitive environmental constraints presented by the specialist studies that have been conducted on the site.

The proposals ensure that the new development will complement the local surroundings and will fit comfortably with the existing housing located near the site thus avoiding unacceptable adverse impacts on the amenity of occupants and users of surrounding or nearby properties.

The key design considerations are:

- Potential access point from Greenvale will provide access to the wider network - linkage to Clay Lane then onto Bagslate Moor Road
- Residential orientation to utilise key views looking out of the site
- The layout should be designed to create a welcoming sense of arrival upon entering the development
- New landscaping/vegetation to enhance biodiversity and increase wildlife habitats where possible
- The dwellings to back onto the north and eastern boundary where there is a sensitive edge
- The dwellings to look and face onto open green space and provide a suitable frontage to the site
- Pedestrian and vehicle accessibility to access local amenities
- Road to provide safe access entering and exiting the development
- Adequate parking provisions to be provided to all properties - to comply with Residential Development SPD guidelines
- Provide reasonable separation distances between proposed dwellings - interface distances of 21m backs
- Potential green space provided as amenity feature
- Units to be a maximum of two and a half storeys to meet the local surroundings
- Use of methods to help calm vehicle speeds on roads
- Use of surface materials to highlight private and public spaces and help make the site easy to use
- Potential pedestrian footpath links in and out of the site for accessibility



Planting trees to the southern boundary and just around the south eastern corner removed, replaced with a new native species hedge and a number of larger trees, this will be located inside the private garden boundary, within a fence line with early of land that is to be retained by the management company

USE AND AMOUNT

The proposed development scheme seeks to provide 45 new high quality family homes, ranging from two to five bedroom properties, maintaining the character of the local area.

SCALE

The design is being submitted to seek approval for up to two storey dwellings in line with the local vernacular. The layout will achieve 30 dwellings per hectare.

APPEARANCE

The proposed scheme has been designed to reflect the aesthetic found within Greenvale, Bamford.

Properties around the area are typically two storeys constructed from either render, brick or buff brick with varied details including proportioned windows, white or grey fenestrations and protruding gables.

Dwellings proposed within the layout will be constructed of either buff or red brick or stone and grey roof tiles with a variety of details including stone heads and cills. These characteristics are indicated in the streetscenes which will be submitted alongside this planning application. The main use of brick and grey tiles will mimic materials found around the local vernacular in Bamford so that the development will blend harmoniously into the immediate surrounding and maintain the existing character.

LANDSCAPE

The existing landscape has helped shape the layout to date. To mitigate the impact of the wider landscape, the existing trees that run along the boundaries have been retained where possible which forms part of the new development green infrastructure whilst still allowing glimpses of interesting views looking out over the neighbouring greens. Where there are poor quality trees, these will be replaced by better quality as part of the proposals. The detailed landscape proposal is below.



DETAILED LAYOUT NARRATION

The detailed layout, demonstrates how the proposed scheme is accommodated within the site and how it integrates with the surrounding area. Key elements are described below.

- Prominent entrance with tree lined avenue into the development. Green space to promote BNG and green areas for natural biodiversity.
- Dual aspect units facing onto public open space and at the end of key vistas to create natural surveillance & attractive views.
- A mix of housing tenures have been proposed to meet local housing requirements. Mews, semi and detached units are proposed reflecting the similarity of tenure types in the immediate surrounding.
- Pedestrian connectivity onto proposed green space/attenuation pond area for ease of accessibility to the new amenity feature. This area will promote recreational wildlife and help create new habitats. This green space also complies with the proposed spacing in the wider Bamford Masterplan.
- Change in road surface to identify junctions and raised tables to slow vehicle movement for enhanced safety. Dual aspects and focal units will frame this space. Proposed units here will respect interface distances against existing properties at the north and east of the site, complying with the Residential Development SPD guide.
- A spine road connects the development throughout with units facing onto this road for natural surveillance. The road will be easy to navigate and surfaced in a material distinguishable against pedestrians/cycle footpaths. A decrease in road width will also signify an identifiable road hierarchy throughout the development.
- Units along this area are set back behind a green landscape buffer and will face out to overlook the eastern recreational space adjacent.
- Existing high quality trees/vegetation are retained and enhanced where possible.
- New landscaping/vegetation are proposed to help soften the development. This will also create new habitats to wildlife and promote a greener development
- Retention of existing trees forms a mature and interesting landscape setting. A newly proposed footpath/cycle link will also connect through this boundary to the south-western PROW as highlighted off the wider Bamford/Norden Masterplan.

STREETSCENES

The layout contains units that will be up to two storeys maximum and have been designed with the ethos of a modern version of traditional rural architecture similar to that already in the area. The proposed dwellings are predominantly constructed of brick, with stone or a similar material used across some plots. All plots include stone window surrounds and dark PVC windows.



Plot 1

Plot 2

Plot 3

Plot 4

Plot 5

Plot 6

Plot 7

Street Scene A-A



Plot 20

Plot 21

Plot 22

Plot 23

Plot 24

Plot 25

Plot 26

Street Scene B-B



Plot 7

Plot 8

Plot 9

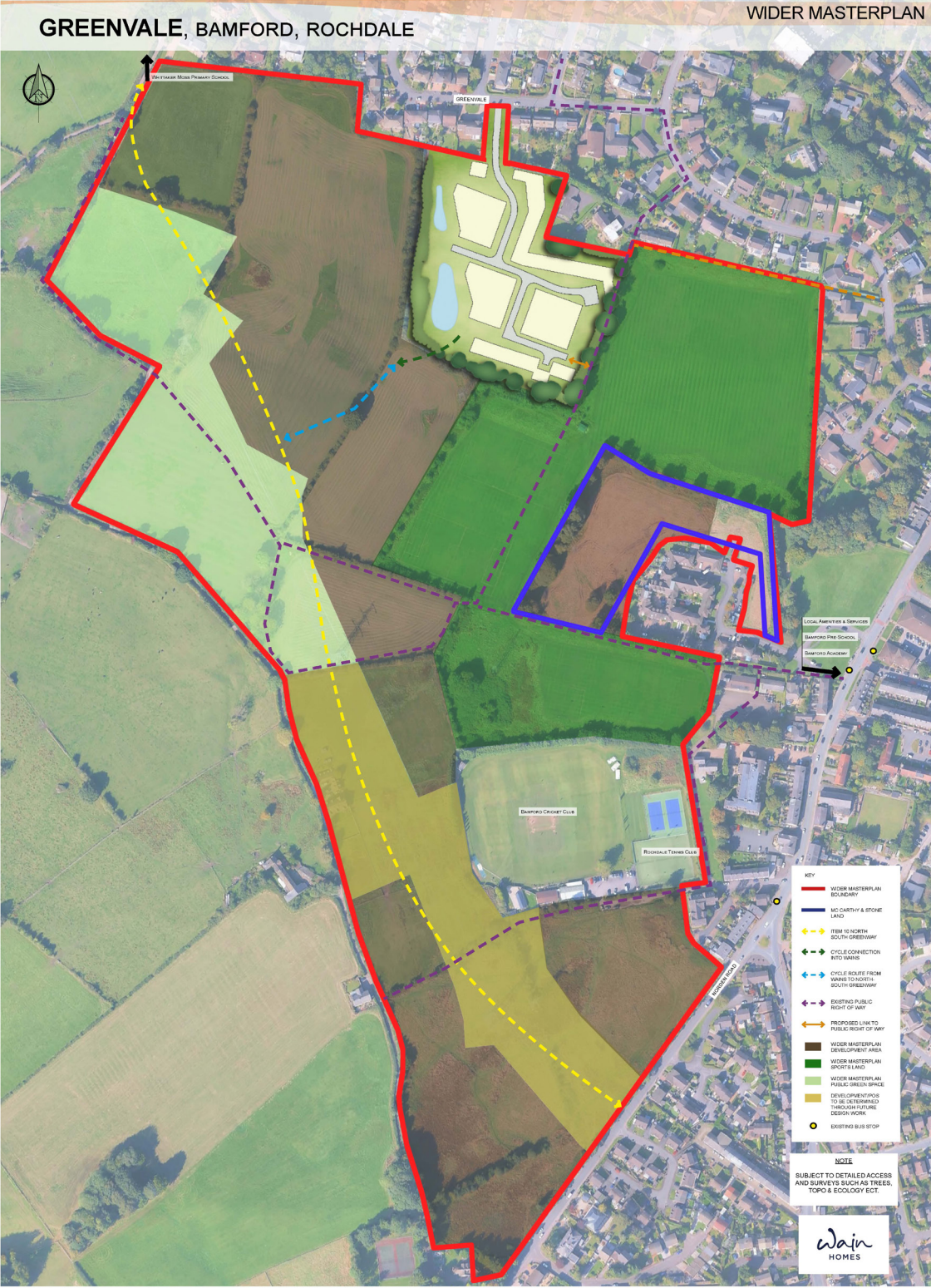
Plot 10

Plot 11

Plot 12

Street Scene C-C

Following the detailed assessments for the Wain Homes application, the illustrative drawing shown to right demonstrates that the 2019 Development Framework prepared by Peel as part of PfE was an accurate assessment for our client's land. This is a high level drawing with development in those later phases being the subject of their own design process. However it does show that the site can come forward now within the parameters for the wider allocation.



PLANNING BENEFITS

There is a significant need for new housing across Rochdale and Greater Manchester. The allocation of JPA17 Bamford and Norden in Places for Everyone is a key part of delivering much needed new homes in the area. A range of technical assessments have been undertaken to demonstrate that the site is suitable and deliverable. The Development Framework document reviews the site's context and presents an analysis of the opportunities and constraints.

The application site is capable of delivering approximately 45 new homes and within the wider parcel which is proposed to deliver some 450 homes. The masterplan demonstrates how the proposal can contribute to meeting identified development needs in a highly sustainable way, which respects the constraints of the site and takes advantage of its opportunities.

The vision is to create a high-quality development that would positively contribute to Bamford by providing aspirational homes for existing and new residents and affordable homes to those that have found it harder to get a foot on the housing ladder. With this investment, additional expenditure for local shops and Council Tax receipts will be collected which will assist in funding and improving local community services and facilities.

The exceptional circumstances to release of the site from the Green Belt and allocate it for housing in Places for Everyone is established. From the borough-wide need for housing, the delivery of the allocation will deliver local a significant range of local benefits. Releasing this site now for development as a first phase enables the benefits of the allocation to start delivering which for this application are:

- The delivery of market housing in a sustainable location, which would contribute to meeting the Council's housing requirement and the achievement of a five-year housing land supply.
- The provision of larger dwellings to diversify the local housing offer as required by JPA17.
- The delivery of on-site affordable housing to meet local need.
- The provision of a open space to be used by both existing and new residents, with links to the wider allocation.
- Contributions to the sports hub.
- Provision of and contributions to highway works.
- Economic benefits, including the creation of new jobs during the construction phase of the development, and increased expenditure in the local area by new residents in local businesses and services during the lifetime of the development.
- Delivery of a 10% net gain in biodiversity on site.

This Statement and the assessments carried out for this application have demonstrated that the 2019 Development Framework prepared by Peel as part of PfE fixed the development area and the detailed design of later phases would not change the application proposals. In summary, the site is suitable, it is deliverable and is in line with the policy requirements in Places for Everyone.



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