

Land off Greenfield Lane, Rochdale

Planning Statement (including Affordable Housing and Community Involvement Statements)

Date of report: September 2026

Updated document to reflect NPPF 2026 changes as of 17 August 2026

PREPARED FOR



savills

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Document History

Issue	Date	Issued by	Comment
1.0	22.07.2026	LS	1 st DRAFT
2.0	24.07.2026	LS	CLIENT REVIEW
3.0	03.08.2026	JA / LS	FINAL
4.0	26.08.2026	JA / LS	NEW NPPF 2026 UPDATE

1. Introduction

- 1.1 Savills (UK) Limited (Savills) is instructed by M.C.I. Developments Ltd (the Applicant) to prepare and submit an application to Rochdale Borough Council (RBC) seeking full planning permission for a residential development at Land off Greenfield Lane, Rochdale OL11 1TJ (the site).
- 1.2 The proposed description of development is set out below:
- “Full planning application for the erection of 44 dwellings, access, car parking, open space, and associated works.”*
- 1.3 The site is located to the west of Greenfield Lane, and extends to 3.5 acres / 1.4 hectares in size. The site comprises of brownfield land, which was previously occupied by Dicken Green Mill. Following irreparable damage, the mill has been removed and structural remains have been cleared from the site. The site therefore mostly comprises of hardstanding surfaces, with trees scattered around the periphery. An existing access point is taken from the south east of the site off Greenfield Lane.
- 1.4 A Site Location Plan showing the site edged in red, is included as part of the planning application submission documents. In order to support this full planning application, the following reports have been prepared and submitted alongside this Planning, Affordable Housing and Community Involvement Statement.

Table 1. List of Supporting Reports

Document	Reference	Prepared By
Arboricultural Impact Assessment (AIA)	70-078	E3P
Air Quality Assessment (AQA)	10420r1	Redmore Environmental
Biodiversity Metric Report (including Woodland Condition and River Condition Assessment)	83-024-R2	E3P
Biodiversity Metric Calculation	22 July 2026	E3P
Construction Environmental Management Plan (CEMP)	2026	MCI Developments
Coal Mining Risk Assessment (CMRA)	LKC251701	LK Consult
Crime Impact Statement (CIS)	April 2026	Vic Smith
Design and Access Statement (DAS)	1496-JDA-XX-XX-RP-A-0001 P02	JDA Architects
Energy Statement	Rev 01	AES Sustainability Consultants
Flood Risk Assessment (FRA)	FD424 / March 2026	Townsend Water Engineering Ltd
Habitat Regulation Assessment (HRA)	August 2026	E3P
Floating Water Plantain Survey	July 2026	E3P

Landscape Management Plan	HS/7853/LMP/RevA	TBA Landscape Architects
Noise Impact Assessment (NIA)	51-985-R1	E3P
Preliminary Ecological Appraisal (PEA)	83-024-R1	E3P
Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy	LKC251701-B1-GI	LK Consult
Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy (Executive Summary)	LKC251701-B1-GI	LK Consult
Preliminary Risk Assessment (PRA)	LKC251701-A1-PRA	LK Consult
Surface Water Drainage – Engineering Appraisal	882967 LDE DR D 10-01 P3	LDE
Sustainable Urban Drainage Proforma – North West	Version 2	-
Transport Statement (TS)	5158 Rev 1	BTG Eddisons

- 1.5 This application is also supported by the following plans that are submitted for approval as part of this full planning application.

Table 2. List of Plans Submitted for Approval

Plan / Drawing Title	Reference	Prepared by
Darracott Planning Drawing	MCI-100-DR-A-DAR-201	M.C.I. Developments
Marlow Planning Drawing	MCI-DR-A-0103-MAR-201	M.C.I. Developments
Stratford Planning Drawing	MCI-100-DR-A-STR-201	M.C.I. Developments
Proposed Site Layout Plan	MCI-109-DR-A-500	M.C.I. Developments
Boundary Treatment Plan	MCI-109-DR-A-501	M.C.I. Developments
Hard Surface Plan	MCI-109-DR-A-503	M.C.I. Developments
EV Charging Plan	MCI-109-DR-A-505	M.C.I. Developments
Construction Management Plan	MCI-109-DR-A-510	M.C.I. Developments
Street Scenes	MCI-109-DR-A-507	M.C.I. Developments
Materials Distribution Plan	MCI-109-DR-A-508	M.C.I. Developments
Site Location Plan	MCI-109-DR-A-509	M.C.I. Developments
Parking Provision Plan	MCI-109-DR-A-510	M.C.I. Developments
Interface Plan	MCI-109-DR-A-512	M.C.I. Developments
Site Layout with Topographical Survey	MCI-109-DR-A-512	M.C.I. Developments

NDSS & M4(2) Compliant House Types	MCI-109-DR-A-513	M.C.I. Developments
Managed Areas Plan	MCI-109-DR-A-514	M.C.I. Developments
Refuse Plan	MCI-109-DR-A-520	M.C.I. Developments
Fire Appliance Plan	MCI-109-DR-A-526	M.C.I. Developments
Existing Site Plan	MCI-109-DR-A-530	M.C.I. Developments
Impermeable Areas Plan	882967 DR D 10-03 P3	LDE
Flood Exceedance Plan	882967 DR D 10-04 P3	LDE
Species Enhancement Plan	83-024-007	E3P

- 1.6 The purpose of this Planning, Affordable Housing and Community Involvement Statement is to assess the suitability of the proposed development in terms of the principle of residential development in this location, the suitability of the design proposed and the impact of technical and environmental considerations.
- 1.7 The Statement will be structured as follows:
- Section 2 – Site description, site context, and planning history
 - Section 3 – Planning policy context and other material considerations
 - Section 4 – Consultation and engagement
 - Section 5 – The proposed development
 - Section 6 – Planning assessment
 - Section 7 – Affordable housing statement
 - Section 8 - Planning balance
 - Section 9 – Summary and conclusions
- 1.8 In accordance with national and local planning policy, this Statement includes a planning balance exercise to assess the benefits of the development against any harms. This assessment informs the conclusions.

2. Site Description, Site Context and Planning History

Site Description

- 2.1 The site is located to the west of Greenfield Lane, Rochdale, OL11 1TJ, entirely within the administrative boundary of Rochdale Borough Council. The site extends to 3.5 acres / 1.4 hectares, and comprises of brownfield land, which was previously occupied by Dicken Green Mill.
- 2.2 The former Dicken Mill which was previously occupied and used for industrial purposes, was severely damaged by a fire in 2018. Following the incident, the structure was left in a compromised and unsafe condition, accelerating its decline and has since been the subject of anti-social behaviour. The remaining built structure was subsequently demolished to remove hazards and to allow for clearance of the site. The site is now vacant and considered a brownfield redevelopment opportunity, as identified in the Council's Strategic Housing Land Availability Assessment (SHLAA)¹.
- 2.3 The site mostly comprises of hardstanding surfaces. A site visit was carried out in February 2026 as shown in Figure 1. The site in its current condition is poor, unsightly and unsafe with construction waste and rubbish scattered. There are unmaintained and overgrown trees scattered around the periphery.



Figure 1. Photographs of the site (February 2026)

- 2.4 With regards to highways, an existing access point is taken from the south east of the site off Greenfield Lane, which follows onto Rochdale Bypass. To the north of the site lies Rochdale Canal which is a Special Area of Conservation (SAC), and a Site of Biological Importance (SBI). To the east of the site lies a car dealership, a vacant brownfield plot, Iceland Supermarket and further residential properties in varying typologies. To the south of the site lies semi-detached residential properties and the A664 (Rochdale Bypass). There are further residential properties located to the west of the site off Dicken Green.
- 2.5 The site is located circa 1.5km to the south of Rochdale town centre, and 750 metres to the south of Rochdale train station. The nearest schools are St Mary's C of E (430 m to the south) and Lower

¹ Rochdale Borough Council, SHLAA April 2025 (SHLAA Code: SH 0681 – Dicken Green Mill, Greenfield Lane, Rochdale)

Place Primary School (460 metres to the east). There are two bus stops located within 75 m of the site heading east and west along the A664 with regular local services running to Kirkholt and Buersil Head. There are several bus stops located within 250 m to the east of the site, along Oldham Road which operate regular services to Rochdale and Ashton-Under-Lyne.

2.6 The following designations are of relevance listed in Table 1 below.

Table 3. Site Designations

Designation	Commentary
Fluvial Flooding	The entirety of the site lies within Flood Zone 1
Pluvial Flooding	The entirety of the site lies within Flood Zone 1
Designated Heritage Assets	The site is not located within a conservation area. There are no listed heritage assets within the site or immediately surrounding the site.
Landscape	The site does not fall within a statutory designated landscape designation.
Ecology	There are no statutory ecological designations present on site. Rochdale Canal borders the site to the north, which is nationally designated Special Area of Conservation (SAC), and locally designated Site of Biological Importance (SBI).
Trees	A record of trees covered by a Tree Preservation Order (TPO) is not available online.
Public Rights of Way	There are no public rights of way that cross the site.

Site Context

- 2.7 The site is located approximately 1.5km to the south of Rochdale town centre, to the north of Rochdale Bypass (A664), off Greenfield Lane. Rochdale town centre is the Borough's principal town centre, and a centre of sub regional significance. It is the Borough's most sustainable settlement and as such an appropriate location to accommodate new housing development.
- 2.8 The site is approx. 60 metres to the north of the edge of Eagle Technology Park which is identified as an employment zone within the draft policies map. As mentioned, Rochdale Canal (SBI) borders to site to the north, followed by Sudden Brook, Queensway which is identified as recreational open space and watercourse.
- 2.9 The site is located approximately 900 metres to the east of Sandbrook Retail Park which has shops, restaurants, gyms, a cinema, and a hotel. Sandbrook House is located circa. 550 metres to the north west of the site which offers flexible office space. The site is therefore well located to take advantage of existing provision which support a residential development in this location.
- 2.10 The table below identifies key facilities and the approximate walking / cycling distance from the site, which demonstrates the site is sustainably located.

Table 4. Approximate distances from the site to local facilities

Type of Facilities	Name of Facility	Walking / Cycling Distances
Primary School	St Mary's C of E	430 metres

	Lowerplace Primary School	460 metres
High School	Kingsway Park High School	715 metres
Food Shop	Iceland	150 metres
Retail Park	Sandbrook Park	900 metres
Employment	Sandbrook Office	550 metres
Train Station	Rochdale Train Station	1.34 km
Bus Stop	Greenfield Lane	50 metres
	Dicken Green	200 metres

Planning History

- 2.11 There have been no relevant planning applications in terms of establishing the principle for development on the site based on a review on the RBC planning portal. Several historic applications are noted on the Council's website between 1984 and 1993, demonstrating that the site was previously used for industrial purposes including bulk tank storages, warehousing and resurfacing of roads. There have been no documentations uploaded online for these applications.

3. Planning Policy Context and Other Material Considerations

- 3.1 The proposed development at the site has taken into consideration local and national planning policy legislation, including the Development Plan and other material considerations.

The Development Plan

- 3.2 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. The National Planning Policy Framework (2026) states that for decision-making, a presumption in favour of sustainable development should be applied which means development proposals that accord with both an up-to-date development plan and the NDMPs in the NPPF should be approved without delay.

- 3.3 The starting point for decision making in Rochdale therefore comprises of the following documents

- Places for Everyone, Joint Development Plan (adopted March 2024)
- Rochdale Core Strategy (adopted 2016)
- Saved policies of the Unitary Development Plan (adopted 2006)
- UDP Proposals Map (adopted 2006)
- Greater Manchester Joint Waste Development Plan Document (adopted 2012)
- Greater Manchester Joint Minerals Plan (adopted 2013)

- 3.4 Neighbourhood Plans also form part of the Development Plan however Rochdale Council currently do not have any adopted Neighbourhood Plans.

Housing Requirement and Distribution

- 3.5 Housing requirements and distribution of housing in Rochdale is set within the Places for Everyone, Policy JP-H1, which states the following:

-	Annual average 2022-2039	2022-2025 (annual)	2025-2030 (annual)	2030-2039 (annual)	Total 2022-2039
Bolton	787	787	787	787	13,379
Bury	452	246	452	520	7,678
Manchester	3,533	3,533	3,533	3,533	60,061
Oldham	680	404	680	772	11,560
Rochdale	616	568	616	632	10,472
Salford	1,658	1,658	1,658	1,658	28,186
Tameside	485	236	485	568	8,245
Trafford	1,122	817	1,122	1,224	19,077
Wigan	972	814	972	1,025	16,527
PfE	10,305	9,063	10,305	10,719	175,185

- 3.6 As such, the current plan requirement for Rochdale over the plan period is 10,472, at an average of 616 dwellings per annum as set out within PfE Policy JP-H1. The standard method calculation results in a minimum local housing need of 784 dwellings per annum for Rochdale, based on the Government's standard method calculation which is set out in Annex D of the 2026 NPPF.
- 3.7 With regards to housing distribution, Policy C1 states that the Council will seek to achieve 80% of new housing on previously developed land, maximising the potential for regeneration of vacant and underused previously developed sites.
- 3.8 Whilst the site has not been identified as a housing allocation in the adopted Core Strategy, the site has been noted within the Council's SHLAA (SH 0681), as brownfield land to come forward for a residential development of approximate capacity for 70 dwellings, deliverable within 6 – 10 years of the plan period.
- 3.9 As such, it has been acknowledged that the site is deliverable, achievable and available for a residential development over the plan period.

Site Specific Designations

- 3.10 The site is not allocated for a particular use and does not fall within any settlement boundary, however is approximately 1.5 km to the south of the defined Rochdale town centre boundary. The site has been identified as 'brownfield land' within the Council's latest SHLAA (SH 0681).

Planning Policies of Relevance

- 3.11 The below table lists all policies that are deemed to be relevant to the determination of a full planning application for an affordable residential development at the site. The planning policies relate to the principle of development, as well as those relating to detailed design, access and landscaping.

Table 5. Other Relevant Development Plan Policies

Development Plan Documents	Policy Ref	Policy Title
Places for Everyone	JP-Strat6	Northern Areas
Places for Everyone	JP-Strat7	North-East Growth Corridor
Places for Everyone	JP-S1	Sustainable Development
Places for Everyone	JP-S2	Carbon and Energy
Places for Everyone	JP-S4	Flood Risk and the Water Environment
Places for Everyone	JP-S5	Clean Air
Places for Everyone	JP-H1	Scale, Distribution and Phasing of New Housing Development
Places for Everyone	JP-H2	Affordability of New Housing
Places for Everyone	JP-H3	Type, Size and Design of New Housing
Places for Everyone	JP-H4	Density of New Housing
Places for Everyone	JP-G7	Trees and Woodland
Places for Everyone	JP-G8	A Net Enhancement of Biodiversity and Geodiversity
Places for Everyone	JP-C8	Transport Requirements of New Development
RBC Core Strategy	SP1	Rochdale borough's role in the city region

RBC Core Strategy	SP2	The Spatial Strategy for the borough
RBC Core Strategy	SP3	The Spatial Strategy for the townships
RBC Core Strategy	C1	Delivering the right amount of housing in the right places
RBC Core Strategy	C2	Focusing on regeneration areas and economic growth corridors / areas
RBC Core Strategy	C3	Delivering the right type of housing
RBC Core Strategy	C4	Providing affordable homes
RBC Core Strategy	C6	Improving health and well being
RBC Core Strategy	P1	Improving image
RBC Core Strategy	P2	Protecting and enhancing character, landscape and heritage
RBC Core Strategy	P3	Improving design of new development
RBC Core Strategy	G1	Tackling and adapting to climate change
RBC Core Strategy	G2	Energy and new development
RBC Core Strategy	G6	Enhancing green infrastructure
RBC Core Strategy	G7	Increasing the value of biodiversity and geodiversity
RBC Core Strategy	G8	Managing water resources and flood risk
RBC Core Strategy	G9	Reducing the impact of pollution, contamination and land instability
RBC Core Strategy	T1	Delivering sustainable transport
RBC Core Strategy	T2	Improving accessibility
RBC Core Strategy	DM1	General development requirements
RBC Core Strategy	DM2	Delivering planning contributions and infrastructure
RBC Core Strategy	SD1	Delivering sustainable development
Unitary Development Plan	H/2	Land Provided for New Housing
Unitary Development Plan	NE/2	Designated Sites of Ecological and Geological / Geomorphological Importance
Unitary Development Plan	LT/7	Rochdale Canal

Other Material Considerations

3.12 The material considerations that are pertinent to the determination of the application are as follows:

- National Planning Policy Framework (NPPF) – 2026;
- Planning Practice Guidance;
- Supplementary Planning Documents (SPD);
- Environment Act 2021; and,

- Emerging Rochdale Local Plan.

NPPF

- 3.13 The most recent iteration of the NPPF was published on 17 August 2026 and is effective from that date. The revised NPPF introduces significant changes aimed at accelerating housing delivery and supporting economic growth across England. The new policies set out are pertinent to the principle of a residential development on the Site, in particular stronger support for development within settlement boundaries and making effective use of land.
- 3.14 The NPPF is clear that national decision-making policies (NDMPs) apply to the determination of development proposals. With regards to achieving sustainable development, Policy S3 applies a presumption in favour of sustainable development. As the site falls within the settlement boundary, Policy S4 applies to the determination of the proposals. In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in the NPPF should be approved without delay.
- 3.15 Policy S4 states that development proposals within a settlement should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against NDMPs.
- 3.16 Policy L2 states that ‘*substantial weight*’ should be given to the benefits where a development proposal would achieve one or more of the following:
- a. Remediating despoiled, degraded, derelict, contaminated or unstable land;
 - b. Making better use of vacant and underutilised land and buildings;
 - c. Making effective use of previously developed land and buildings through temporary uses; or,
 - d. Creating additional homes or floorspace within settlements by using the airspace above existing residential

Planning Practice Guidance (PPG)

- 3.17 The PPG provides guidance on matters including air quality, biodiversity net gain, climate change, determining a planning application, effective use of land, housing supply and delivery, natural environment, noise, transport, and open space which all to the determination of this planning application.

Supplementary Planning Documents (SPD)

- 3.18 Supplementary Planning Documents (SPD) are a material consideration and provide further guidance on existing planning policy. The following SPDs are relevant to the determination

Urban Design Guide

- 3.19 Oldham and Rochdale Council have adopted a joint Urban Design Guide SPD which expands on local planning policies by providing urban design principles that should be followed relating to residential development, public realm and design and planning processes. The SPD notes several factors that should be considered in design including character, safety, diversity, ease of movement, legibility, adaptability, sustainability, streetscape and well-designed buildings.

Residential Design Guidelines

- 3.20 Oldham and Rochdale Council have adopted a joint Residential Design Guide SPD which supports the development plan and provides a basis for achieving high standards and good quality design throughout the Boroughs.

Provision of Recreational Open Space in New Housing

- 3.21 The New Housing and the Provision of Recreation Facilities Supplementary Planning Document (SPD) sets out how new residential development must contribute to informal open space, children's play facilities and sports facilities in order to support sustainable and healthy communities.
- 3.22 The SPD applies to all residential developments of more than 10 dwellings across the borough. For the purposes of calculating contributions, the Council assumes one person per bedroom. Developer contributions are normally secured through Section 106 agreements, which are usually completed before planning permission is issued, with payments commonly required before development.
- 3.23 Informal open space is defined as publicly accessible outdoor space suitable for informal recreation by people of all ages, such as parks, green corridors, grassed areas, woodland and walking or cycling routes. The Council applies a standard of one hectare of informal open space per 1,000 people. Developments of one hundred bedrooms or more are normally expected to provide informal open space on site, designed and located to agreed standards and, where appropriate, handed over with a commuted sum to cover twenty years of maintenance.
- 3.24 Where developments are smaller, or where on-site provision is not possible or appropriate, developers will be expected to make a financial contribution towards the provision or improvement of informal open space off site. These contributions are calculated based on the Council's open space standard, include the cost of twenty years' maintenance and a five per cent administration fee, and are targeted at open spaces that will be safely and conveniently accessible to residents of the new development, normally within a twenty-minute walk.

Affordable Housing SPD

- 3.25 The Affordable Housing Supplementary Planning Document (SPD), adopted by RBC in March 2008, provides detailed guidance on the implementation of affordable housing policy within the Borough. It supports the Development Plan, specifically Policy H/7 of the UDP, and outlines how the Council will negotiate and secure affordable housing through the planning process. The SPD aims to assist developers, landowners, and stakeholders by providing clarity, consistency, and certainty in the delivery of affordable housing. The SPD states that affordable housing is required for residential developments of 15 dwellings or more.

Biodiversity and Development SPD

- 3.26 The Biodiversity and Development SPD was adopted in January 2008 and later updated in February 2017. It was prepared by the Council to highlight biodiversity and development issues in Rochdale Borough and to ensure that all stakeholders understand the potential impacts of development on biodiversity, both positive and negative. This SPD will be of relevance to the proposals, given the site is adjacent to the Rochdale Canal (SPA, SAC, SBI).

Environment Act 2021

- 3.27 The mandatory requirement to deliver a minimum 10% net gain in biodiversity will apply to the proposed development, as per the provisions of the Environment Act 2021. BNG contributions will be provided on-site as far as possible and supplementary offsite contributions may be required. The DEFRA metric will be used to demonstrate compliance. The necessary BNG provisions to facilitate the net gain would be secured for a period of 30 years by a Section 106 agreement.

Emerging Rochdale Local Plan

- 3.28 RBC has resolved to undertake work on a new Local Plan. The most recent Local Development Scheme (LDS) associated with the new Local Plan was published in September 2025. This set out the following upcoming timescales:
- Second Regulation 18 Consultation – Completed in Q1 2026
 - Regulation 19 Consultation – January 2026;
 - Publication of Proposed Submission Documents – March 2026;
 - Submission to Secretary of State – May 2026; and,
 - Adoption following Examination in Public – December 2026.
- 3.29 Given that the production of a new Local Plan is at early / draft stages, and there are anticipated delays, it will not carry significant weight in the determination of this application, albeit Rochdale Council have since released their Draft Local Plan as of August 2026 for public consultation.

4. Public Consultation and Engagement

- 4.1 National and local planning policy encourages developers to actively engage with the local community when preparing planning applications. This chapter of the report will cover the method and results of public consultation which has been conducted to date, prior to the submission of this planning application. It demonstrates that relevant stakeholders have been fully informed of the proposals and describes consultation methods which have taken place to obtain views from the local community.

Planning Policy and Guidance – Consultation and Engagement

- 4.2 The following documents provide an overview of current planning policy at a local and national level which promote community involvement in the preparation of planning applications:
- Rochdale Borough Council Statement of Community Involvement (SCI) adopted in August 2021
 - The Localism Act, House of Commons (November 2011); and,
 - National Planning Policy Framework (August 2026).

Rochdale Borough Council Statement of Community Involvement

- 4.3 The Council's Statement of Community Involvement (SCI) was adopted in August 2021 and sets out how Rochdale Borough Council will engage local communities, businesses, and stakeholders in shaping planning policy and in the consideration of planning applications.
- 4.4 The SCI explains who will be consulted, how and when consultation will take place, and the range of methods (both statutory and discretionary) that will be used to ensure meaningful and inclusive participation. The SCI outlines the legislative context, describes approaches for involving the public at each stage of plan-making, and details how planning applications are publicised and how representations are handled.
- 4.5 The Council strongly encourage pre-application discussions between developers, the Council and community before any formal planning submission is made. For major developments, applicants are encouraged to carry out community engagement, such as letters to residents, exhibitions, online engagement, or press releases to gather feedback and demonstrate how local views have shaped the proposal.

The Localism Act (2011)

- 4.6 The Localism Act received Royal Assent in November 2011, and places strong emphasis on increasing public consultation and community involvement by shifting decision-making power from central government to local people and organisations.
- 4.7 Paragraph 122 of the Localism Act introduces a new requirement for developers to consult local communities on a wider range of developments before submitting planning applications. Developers must consider any responses received before proposals are finalised and show how they have been taken into account when submitting applications.

National Planning Policy Framework (August 2026)

- 4.8 The National Planning Policy Framework (NPPF) places strong emphasis on early engagement with neighbours and the local community, as well as the local planning authority, statutory consultees, infrastructure providers, registered providers of social and other relevant bodies where appropriate, to identify and seek to resolve key planning matters prior to the submission of a planning application.
- 4.9 Pre-application engagement should be proportionate to the nature of the proposal and those likely to be affected by it; and be accompanied by a concise planning statement setting out how the development proposal is consistent with the relevant development plan and NDMPs; the outcome of pre-application engagement and the extent to which the proposal has changed in response to this engagement; and, the proposed use of any planning obligations to make the proposal acceptable in planning terms.
- 4.10 With regards to decision-making, Policy DM3 requires local planning authorities to determine development proposals in a positive, proportionate, and efficient manner. Authorities should work collaboratively with applicants to resolve issues and support timely decisions, while ensuring that the level of assessment reflects the scale, complexity, and potential impacts of the proposal. They must consider feedback from pre-application engagement and public representations, consult statutory or internal consultees only when necessary, and avoid unnecessary delays in decision-making.
- 4.11 Council's should also explore whether planning conditions or obligations could make otherwise unacceptable proposals acceptable. Ultimately, applications that accord with the development plan, national policy, and other material considerations should not be refused if they clearly merit approval.

Pre-Application Discussions with RBC

- 4.12 A Pre-Application Planning Statement containing details of the draft proposals was submitted to RBC in February 2026, requesting a formal pre-application meeting and written advice. A Planning Performance Agreement (PPA) was also shared with the Council for agreement in April 2026.
- 4.13 A series of 2 pre-application meetings and a site visit were held with Planning Officers between April – June to discuss the principle of development and detailed comments on landscaping, access, connectivity and design. The various aspects of the proposals discussed includes:
- Affordable housing and preferred housing mix
 - Design, appearance and layout
 - Form and scale
 - Highways, car parking and pedestrian connectivity
 - Landscaping
 - Residential amenity
 - Confirmation on required technical reports for the submission
- 4.14 The detailed design comments raised during pre-application discussions has been taken into consideration, and has been worked through as part of the ongoing design review of the site layout plan.

- 4.15 In addition, technical advice was requested from statutory and non-statutory consultees during the pre-application engagement process. The consultees responded with the following written advice set out in Table 6 below.

Table 6. Consultee Written Advice

Consultee	Comments
Transport for Greater Manchester (TFGM)	No specific comments raised. General advice provided for future Transport Assessment required as part of the planning application submission.
Greater Manchester Ecology Unit (GMEU)	No specific comments raised. General advice provided regarding required reports for the planning application submission including: - Shadow Habitat Regulation Assessment (HRA) - Arboricultural Impact Assessment - Baseline Biodiversity Metric for achieving 10% gain - Ecological survey of the site and mitigation proposals where required
Contaminated Land / Environmental Control	Environmental Control issued advice requesting a Phase I Ground Contamination Report to accompany the planning application submission, as well as Phase I and Remediation Strategy if available. If the reporting is not available at the time of submitting, several draft conditions have been shared to request this information at a later stage.
Greater Manchester Archaeological Advisory Service (GMAAS)	General commentary on the history of the site (Dicken Green Mill), however no necessary archaeological desk-based assessment is required. Intrusive investigation of the former mill would be appropriate in due course, to be secured by a condition attached to planning consent.
Local Highways Authority (LHA)	No objection to the proposals, however the LHA had requested junction protection in the form of double yellow lines. The appointed highways consultant has addressed this point within the accompanying Transport Statement.

- 4.16 Overall, the advice received from Planning Officers at RBC and associated consultees, has been positive and all requested technical information has been submitted for the Council's review as part of this planning application.

Pre-Application Discussions with the Local Community

- 4.17 The Applicant sought views from the local community including nearby residents and business owners on the upcoming development proposals to develop the site for 44 affordable dwellings, with access and associated works. A letter (attached at Appendix B) was circulated to adjacent properties within a defined consultation boundary, as agreed by Planning Officers. The consultation letter set out the Applicant's details, proposed residential development, site location, proposed sketch layout, and details of how to lodge feedback (via email or postage). The consultation was live for a 3 week period between 01st May - 22nd May 2026.
- 4.18 A total of 4 responses were received during this time, and summarised below:

- **1 in support:** request to make purchase of a new 2-bed property;
- **1 neutral:** query in relation to site access and site location; and,
- **2 objections:** Concerns with congestion, air pollution, construction disruption and development increasing house prices and request for more social housing.

Summary

- 4.19 Overall, appropriate pre-application public consultation with the Local Planning Authority and Local Community has been carried out by the Applicant. The applicant has demonstrated effective communication with the public prior to the application submission which accords with the Council's Statement of Community Involvement. The results of the public consultation with the local community demonstrates a very low level of response and objection, in particular for a major residential scheme of this scale. This indicates the current nature of the site, and the suitability of it for regeneration and new homes.

5. The Proposed Development

- 5.1 The proposals seek full planning permission for 44 dwellings (Use Class C3), all of which will be provided as affordable housing. The proposed description of development sought is as follows:

“Full planning application for the erection of 44 affordable dwellings, access, car parking, open space, and associated works.”

- 5.2 The proposed development as shown on the Proposed Site Plan Revision N, includes the following:

- 44 dwellings, split as follows:
 - 23 x 2 bedroom units
 - 21 x 3 bedroom units
- 3 house type designs (Darracott, Marlow and Stratford), accommodating a variety of design choices;
- 81 car parking spaces;
- landscaping, tree and wildflower planting;
- sustainable urban drainage system;
- pedestrian footpaths throughout the site and connecting to the north eastern corner to provide connection to future development; and,
- area dedicated as public open space (POS).

Design (Appearance, Layout, Scale)

- 5.3 The proposed development has been carefully formed to achieve a high standard of design quality, responding directly to both the constraints and opportunities presented by the site. Key physical parameters, including existing topography, surrounding landscaping context, access points, and Rochdale Canal to the north have informed a design approach that is both sensitive, pragmatic and provides a market-facing scheme. The layout of the buildings and private gardens utilises the site's form and has been strategically configured to maximise the developable area on site. The proposed building heights respond to the surrounding residential-led landscape off Queensway (to the south), Dicken Green (to the west) and the Iceland site (to the east).
- 5.4 Existing features such as mature landscaping and trees around the periphery have been retained where possible. The development also prioritises sustainability, embedding energy-efficient technologies such as electric vehicle charging and environmentally responsible practices (sustainable urban drainage systems) into the design from the outset.
- 5.5 With regards to building materials, these will be confirmed at a later planning stage through the discharging of planning conditions, however materials will be chosen to align with the character of the surrounding built environment.
- 5.6 All proposed dwellings meet Nationally Described Space Standards (NDSS) and Building Regulations M4(2) (accessible and adaptable dwellings) requirements, demonstrating a policy compliant scheme with regards to accessibility.

- 5.7 Overall, the proposal demonstrates a comprehensive and context-led response, delivering a well-balanced scheme that not only overcomes site challenges, namely the topography levels to the rear of the site but elevates them into design strengths. The proposals represent a significant betterment of the site, given its current derelict condition, and presents a well-designed, affordable housing scheme.

Access and Highways

- 5.8 As noted, the site currently gains access of Rochdale Bypass, via Greenfield Lane which is an established road. This will form the proposed vehicular and pedestrian upgrades to Greenfield Lane as shown on the proposed site access drawing prepared by BTG Eddisons (5158-F02, Rev A). The proposed access will comprise of a 5.5m wide road, and 2 southern footway.
- 5.9 Internal roads are proposed to service each new dwelling, and the majority of houses will come with two car parking spaces, with the exception of 7 no. of dwellings which have one parking space, totalling to 81 no. of car parking spaces overall. Each home can accommodate cycle storage for two cycles to the rear of the properties.

Landscaping

- 5.10 A suite of landscaping works is proposed and comprises tree, hedge, native hedge, ornamental and native shrub planting, as well as new turf, grass seed, wildflower seed mix. Landscaping is proposed in both private areas and public spaces. The tree and hedge planting will be scattered throughout the development, in between properties and along pathways, whilst the wildflower seed mix, native shrub planting and grass seed is proposed to the rear of the site as part of the public open space. The landscaping proposals are supported by a landscaping management plan prepared by TBA Landscape Architects which provides details on ongoing landscaping and maintenance.

Summary

- 5.11 Overall, a comprehensive and well designed scheme has been proposed which maximises on the site's opportunities whilst also considering the site's development constraints. A total of 44 dwellings are proposed with appropriate car parking and cycle provision, safe and achievable access into the site, a detailed suite of landscaping works and high quality designed house types. The scheme makes use of a derelict brownfield site, and the evolution of the proposals through ongoing pre-application discussions demonstrates a well-considered scheme can be achieved on site.

6. Planning Assessment

- 6.1 The Development Plan is the starting point for the determination of planning applications.
- 6.2 Policy S3, 1. c. of the NPPF requires development proposals that are in accordance with an up-to-date development plan, and the relevant NDMPs to be approved without delay.
- 6.3 Where there are no relevant development plan policies, or the policies most important for determining the planning application are out of date, planning permission should be granted unless policies within the Framework which seek to protect assets of importance are applicable; or the benefits of approving the development would be substantially outweighed by any adverse effects, when assessed against the NDMPs.
- 6.4 As this application is for full planning permission, all matters including appearance, layout, scale, access and landscaping will be assessed against relevant policies within the adopted Development Plan and other material considerations including NDMPs in the NPPF. This Planning Assessment section will consider the following matters in turn:
- Sustainability of the location for new homes and accordance with the spatial strategy;
 - Housing mix and tenure;
 - Provision of public open space;
 - Acceptability of access proposals; and,
 - Other technical matters.

Sustainability of the location for new homes and accordance with the spatial strategy

- 6.5 The proposed development comprises of 44 dwellings, all of which will be provided as affordable housing, public open space (POS), car parking, internal roads and new access off Greenfield Lane. The site is identified within the SHLAA to come forward within the 6 – 10 year timeframe of the plan period. The local housing need for Rochdale per annum is 784 dwellings per annum based on the revised standard method which is set out in Annex D of the 2026 NPPF. The proposals would therefore contribute strongly towards meeting housing need over the plan period.
- 6.6 The site is situated 1.5km to the south of the defined Rochdale town centre boundary, however is not allocated as open countryside or green belt. It is completely within the defined urban area. The site is considered to be in a highly sustainable location, within walking distance to the nearest train station, amenities and services which would support a new residential development to come forward on the site.
- 6.7 Policy C1 of the Core Strategy states that the Council will support maximising the potential of previously developed sites, including empty homes and buildings, within the urban area to achieve a target of 80% of new housing on previously developed land. The policy further states that the majority of new houses in Rochdale will be brought forward in the south of the borough with a focus of providing new housing in or close to key economic growth corridors / areas and town centres.
- 6.8 Policy C3 states that proposed new development should provide housing types that take into account local needs and aspirations, as well as promote densities that make efficient use of land whilst delivering a range of housing to widen choice in the borough and reflect local character.

- 6.9 Furthermore, Policy L2 of the NPPF states that substantial weight should be given to the benefits where a development proposal makes better use of underutilised land.
- 6.10 As such, development of the site is therefore considered wholly appropriate (given its brownfield status, and highly sustainable location) for a residential development to come forward in accordance with Policy C1 and Policy C3 of the Core Strategy, and Policy L2 of the NPPF.

Housing Mix and Tenure

- 6.11 The proposed housing mix comprises of both 2 and 3 bedroom terraces and semi-detached dwellings, across 3 house type designs, split as follows:
- 23 x 2 bedroom units
 - 21 x 3 bedroom units
- 6.12 The proposed housing mix and tenure split have been primarily informed by local housing market demand and the requirements of the Registered Provider (RP).
- 6.13 While the proposed housing mix reflects current market demand, a nearby resident has also expressed an interest in purchasing a two-bedroom property through pre-application public consultation, indicating an immediate local need. Therefore, the proposed mix is considered to be appropriate, justified, and well suited to the characteristics of the site.

Provision of Public Open Space

- 6.14 The area situated to the north of the site, adjacent to the Rochdale Canal is proposed as public open space, which will include a new pedestrian pathway, and enhanced landscaping in the form of new tree, wildflower and grass planting. This area will be accessible by residents, and there are indicative footpaths which connect the site towards to the rear and onto the adjacent Iceland site, offering enhanced pedestrian connectivity within and surrounding the site. The new access off Greenfield Lane includes a new pedestrian pathway, and pockets of tree planting, landscaping and sustainable urban drainage is proposed throughout the site.
- 6.15 The proposed development is considered to comply with the requirements set out under Policy G6 of the Core Strategy, in terms of incorporating green infrastructure into new developments and urban areas.

Acceptability of Access Proposals

- 6.16 A new access arrangement is contained within the submitted drawings which form part of the Transport Statement produced by BTG Eddisons. There is an existing access point onto the main highway, which consists of a 5.5m wide road and a 2m wide adjacent southern footway. Junction protection will also be added to in the form of double yellow lines. Internal visibility is shown on Plan 3 within the Transport Statement, which shows that adequate visibility is provided without the site, with forward visibility splays of 25m on the bends that accord with the internal 20mph speed limit.
- 6.17 The Traffic Impact Assessment shows that the local highway network is forecast to operate within practical capacity, including peak hours, without and with the proposed development. The number of vehicle trips generated by the proposed development equates to 17 and 24 two-way movements respectively in the typical AM and PM peak periods. This impact would be reduced further if one

considers the current industrial use of the site which clearly generated traffic movements throughout the day when it was in operation, including HGV traffic.

- 6.18 The traffic generation assessments have demonstrated that the proposed development will not have a material impact on the operation of the local highway network. Therefore the impact of the proposals on the local highway network would be minimal and, in any event, could not be considered to be severe, as is the test set out in the NPPF.
- 6.19 A review of baseline conditions and highway safety in the vicinity of the site has been undertaken, as part of the Transport Assessment. It is not considered that there is an existing highway safety issue that is likely to be exacerbated by the proposed development.
- 6.20 In addition to providing a safe access point for pedestrians, cycles and vehicles, the proposed development is in a sustainable location where everyday services and facilities can be reached on foot or by cycle. Additional details of the site's accessibility by sustainable modes of travel, including train and tram, can be found in the Transport Assessment.
- 6.21 As such, the proposal is in whole accordance with Core Strategy Policies T1 and T1, as well as PfE Policy JP-C8. In addition to this, it is in accordance with Policy TR3, TR4 and TR6 of the NPPF.

Other Technical Matters

- 6.22 The following technical matters have been assessed as part of the planning submission and includes:
- Air Quality
 - Arboriculture
 - Construction Management
 - Crime and Public Safety
 - Ecology
 - Energy and Sustainability
 - Flood Risk and Drainage
 - Ground Conditions
 - Landscape Management
 - Noise

Air Quality

- 6.23 An Air Quality Assessment was undertaken by Redmore Environmental to assess potential impacts association with dust emissions during the construction phase and road transport emissions during the operational phase; and to identify any requirement for mitigation measures.
- 6.24 The report concluded that in terms of construction phase air quality impacts, the use of the identified site-specific control measures would provide suitable mitigation for a development of this size and nature and reduce potential impacts to an acceptable level. The report also undertook dispersion

modelling, and concluded that air quality impacts as a result of traffic generated by the development were not predicted to be significant at any sensitive location in the vicinity of the site.

- 6.25 As such the proposals are in accordance with Core Strategy Policy G9, PfE Policy JP-S5 and NPPF Policy P3.

Arboriculture

- 6.26 An Arboricultural Impact Assessment was undertaken by E3P to support this application by considering any potential impacts on existing trees, including the effect of any tree loss required to implement the design, and recommendation for the establishment of new trees.
- 6.27 The AIA found that there were a total of 7 individual trees and 13 groups of trees recorded on the tree survey schedule. This constituted 2 individual trees and 2 groups of trees within Category B; 4 individual trees and 10 groups of trees within Category C; and 1 individual tree and 1 group of trees within Category U. The AIA also found that the proposed development will require the full removal of 2 Category B individual trees, 2 Category C individual trees, and 3 Category C groups of trees; as well as the part removal of 2 Category B groups of trees and 3 Category C groups of trees.
- 6.28 It was recommended that if new hard surfacing is proposed mitigation will require an above ground subbase construction method to be used in the areas of RPA encroachment to avoid the need for excavation and subsequent root damage and loss within retained trees RPAs. Boundary treatment methodology was also recommended to mitigate for the encroachment into the RPAs of the retained trees.
- 6.29 As such the proposals are in accordance with Core Strategy Policy G6, PfE Policy JP- G7 and NPPF Policy N3.

Construction Management

- 6.30 A Construction Method Statement (CMS) has been prepared by MCI Developments to set out how the construction impacts will be managed on the Site.
- 6.31 The key measure outline in the report include: construction hours limited to 08:00–18:00 Monday–Friday and 08:00–13:00 Saturday, with no working on Sundays or Bank Holidays; secure site hoarding, controlled access, and all contractor parking located within the site; delivery management, including restrictions during school drop-off and pick-up times; dust suppression through dampening haul roads, wheel washing facilities, and road sweeping as required; noise and vibration controls using best practicable measures, quieter plant, and restricted working hours; pollution prevention measures including bunded fuel storage, spill kits, drainage protection and silt-control measures; protection and monitoring of trees, wildlife and habitats throughout construction; procedures for the treatment and removal of any invasive species found on site.
- 6.32 The details set out within the CMS are considered to be compliant with the Council's expectations for construction management and methods, and as such the proposals are in accordance with Core Strategy Policy C6.
- 6.33 It is expected that the CMS will form part of the approved documents, alleviating the requirement for a pre-commencement planning condition to be discharged.

Crime and Public Safety

- 6.34 A Crime Impact Statement has been produced by Vic Smith to support this application and show how the concept of the scheme reduces its impact and susceptibility to crime and disorder.

- 6.35 The report concludes that the proposed development is within a low acquisitive crime reporting area, so there is no reason to believe that the proposal will make any significant impact on this situation, or suggest that the proposal will be subject to or attract acquisitive crime.
- 6.36 The report also includes recommended crime prevention measures, to reduce the opportunities for the development to become a crime generator itself; by promoting a sense of ownership, respect, responsibility, community and safety. These measures include the installation of appropriate lighting to maximise natural surveillance opportunities; landscape and defensive planting to reduce access to ground floor windows; 1.8m close board fencing around the side and rear boundaries of homes; cycle storage within robust and lockable sheds; robust doors and windows; and the insertion of windows into the gable ends of homes at the entrance to the development and the homes adjoining the POS.
- 6.37 As such the proposal is in accordance with Core Strategy Policy C6 and P1.

Ecology

- 6.38 A Preliminary Ecological Appraisal was undertaken by E3P to identify the major habitats present, ascertain the presence or potential presence of any legally protected species and habitats, and recommend any further surveys or mitigation that may be required.
- 6.39 The report concluded that the Rochdale Canal Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC) is situated adjacent to the north of the site. Therefore a Habitat Regulations Assessment is required to assess whether the proposed development will have any likely significant effects on the SAC. The survey concluded that there were opportunities for common amphibians; certain trees have PRF-I bat roosting potential; low commuting and foraging potential for bats; potential presence of badgers within the local areas; potential presence of hedgehogs, reptiles, and cinnabar on site; opportunities for nesting birds; and invasive species were identified on site.
- 6.40 Based on the findings of the PEA, the following additional works are recommended: a river condition assessment; an updated preliminary roost assessment of the trees to be removed; and further bat activity surveys
- 6.41 The report also recommended in terms of mitigation: a 15m buffer be maintained between the designated sites and areas of built development; pollution and protection measures for the designated sites; an advisory leaflet which includes a responsible user code; common amphibians to be removed by hand from the working area during the clearance phase; sensitive lighting design; soft felling of certain trees; updated badger walkover; precautionary working methods for badgers, otters and reptiles; checking for hedgehogs before vegetation removal; vegetation removal outside of bird breeding season; common ragwort to be removed by hand; introduction of pollinator friendly flora planting; and eradication of invasive species.
- 6.42 With regards to Biodiversity Net Gain (BNG), a report and BNG metrics have been carried out by E3P which indicates that the proposed scheme cannot deliver 10% BNG on-site. An off-site contribution is required to meet the requirements of the delivering 10% BNG. Furthermore, a shadow Habitat Regulation Assessment (HRA), and Habitat Management and Monitoring Plan (HMMP) has been completed by E3P which will enable the Council to undertake a HRA in line with pre-application comments received from GMEU.
- 6.43 As such the proposals are in accordance with Core Strategy Policy G7, PfE Policy JP- G8, NPPF Policy N6 and the Environment Act 2021.

Energy and Sustainability

- 6.44 An Energy and Sustainability Statement has been produced by AES Sustainability Consultants, it details the proposed strategy for energy and CO2 reductions to be employed at the development.
- 6.45 The report states that a 'Fabric First' approach should be used, which prioritises improvements to the fabric of the dwellings to avoid unnecessary energy demand. Other recommended measures include improvements in insulation specification, efficient building services a reduction in thermal bridging, EV charging points, air source heat pumps, and further passive design measures to enable relevant standards to be met. The report concludes that following the approach described reduces the calculated as-design emissions by circa 66% over Part L 2021 requirements.
- 6.46 As such the proposal is in accordance with Core Strategy Policy G2 and PfE Policy JP-S2.

Flood Risk and Drainage

- 6.47 A Flood Risk Assessment (FRA) has been carried out by Townsend Water Engineering Ltd which considers flood risk implications as a result of the proposed development. The entirety of the site is within Flood Zone 1, which reflects a low level of flood risk from fluvial sources, and the site is at low risk of surface water flooding. The FRA also specifies low risk of groundwater flooding, and that the site will be drained via soakaways. A Sustainable Urban Drainage (SuDS) plan has been provided as well as the completion of the SuDS North West Proforma in line with validation requirements.
- 6.48 The proposed development therefore is in accordance with Core Strategy Policy G8 and NPPF Policy F4.

Ground Conditions

- 6.49 A Preliminary Risk Assessment (PRA) was undertaken by LKC in respect of the site to identify a number of potential pollutant linkages, principally relating to human health risks from contaminants. A number of geotechnical constraints have also been identified, including slope stability, ground stability hazards associated with compressible ground, and unknown made ground depth, soil strength, groundwater conditions and sulphate content.
- 6.50 On this basis, the report concludes that a viable contamination and geotechnical risk exist, requiring further assessment, though it is considered that sufficient information is available to allow conditional approval of a planning application for the proposed residential end use.
- 6.51 The report recommends that a Phase 2 intrusive investigation, comprising boreholes and/or trial pits, be carried out in accordance with current guidance (including BS10175, BS5930, CIRIA C665, RB17 and BS8485), targeted at areas of identified contamination and geotechnical concern and agreed with the local authority, together with associated gas monitoring and groundwater sampling as required, in order to inform a detailed contamination and geotechnical assessment and remediation strategy for the site.
- 6.52 A Coal Mining Risk Assessment (CMRA) was prepared by LKC as the site falls within a designated 'Coal Mining Development High Risk Area. 'Coal Mining Development High Risk Areas' are areas, based upon Mining Remediation Authority records, where the potential land instability and other safety risks associated with former coal mining activities are likely to be greatest.
- 6.53 Subject to the recommended site investigation set out in Section 4.2 of the CMRA, and, where necessary, mitigation, LKC conclude that the site is capable of being made safe and stable and of meeting the requirements of national planning policy with regard to development on unstable land.
- 6.54 A Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy was prepared by LKC which provides recommendations for remediation. This report and executive summary suggests recommendations including gas monitoring and gas protection measures. With appropriate monitoring, and remediation, the site meets the requirements of Core Strategy Policy DM1.

Landscape Management

- 6.55 A Landscape Management Plan has been prepared by TBA landscape architects which sets out the long-term management and maintenance requirements for the landscaping associated with the proposed residential development.
- 6.56 The key landscape elements relevant to the Landscape Management Plan include: new tree planting; native and ornamental shrub planting; native and ornamental hedgerows; amenity grass areas; wildflower meadow areas; and footpaths and public open space.
- 6.57 The management requirements set out in the plan include: replacement of dead, diseased or damaged trees and shrubs; regular inspections of trees and hedgerows; routine watering, weeding, pruning and mulching during establishment periods; protection of nesting birds by avoiding tree and hedge works between March and August unless ecological checks are undertaken; monthly litter picking and landscape inspections; fortnightly mowing of amenity grass areas during the growing season; twice-yearly cutting of wildflower meadows (March and September), ongoing hedge and shrub maintenance to retain a tidy appearance and provide screening benefits; maintenance of footpaths to ensure public safety and accessibility.
- 6.58 As such the proposals are in accordance with Core Strategy P2.

Noise

- 6.59 A Noise Impact Assessment has been produced by E3P, this report looked to determine the key noise sources in the immediate vicinity of the site, and to assess their impact, if any, upon proposed residential receptors and to specify mitigation measures where required.
- 6.60 A road traffic sound measurement survey for the Rochdale Bypass was undertaken during a typical weekday period, and a 3D noise model was constructed to assess road traffic sounds across the site and incident upon facades. The assessment found that standard specification glazing will be sufficient to control road noise internally, and open windows will be sufficient to mitigate overheating. The report concluded that no adverse impact is predicted day or night at the receptors due to road traffic sound.
- 6.61 As such the proposed development is in accordance with Core Strategy Policy C6 and NPPF Policy P3.

Summary of Planning Assessment

- 6.62 A comprehensive assessment of the proposed development has been undertaken across all relevant technical disciplines, including highways and access, drainage and flood risk, ecology, arboriculture, landscape, residential amenity, noise, ground conditions, and against the relevant planning policies set out in the Rochdale Core Strategy, Places for Everyone and other relevant material considerations.
- 6.63 The supporting technical evidence demonstrates that the proposed, fully affordable residential development can be accommodated on the site without giving rise to any unacceptable impacts and that all identified matters can be appropriately mitigated through the proposed design and, where necessary, planning conditions.
- 6.64 Consequently, the application is considered to accord with the relevant provisions of the development plan and national planning policy, and there are no technical, environmental, or planning grounds that would warrant the refusal of planning permission.

7. Affordable Housing Statement

- 7.1 The proposed development is for 44 affordable dwellings, landscaping, associated car parking and access. Affordable housing is defined within Annex B of the NPPF as:

“Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions.”

- 7.2 As set out in Policy H08 of the NPPF, development proposals should meet or exceed up-to-date development plan requirements for the proportion and mix of affordable housing tenures, relevant to the location including the minimum proportion of Social Rent.
- 7.3 An agreed proportion of the affordable dwellings shall be made available to eligible applicants for Affordable Rent and/or Social Rent, as defined within the Capital Funding Guide (or any successor guidance), with such proportion to be approved by the Council (not to be unreasonably withheld or delayed).
- 7.4 The remaining affordable dwellings shall be made available to eligible applicants for Shared Ownership (using the Homes England model lease from time to time), as defined within the Capital Funding Guide (or any successor guidance), with such proportion to be approved by the Council (not to be unreasonably withheld or delayed).
- 7.5 MCI will appoint a Registered Provider who will own and manage the affordable dwellings in perpetuity (unless disposed of under statutory obligations).
- 7.6 Each low cost rented dwelling shall initially, and at all subsequent times upon a vacancy arising, be allocated to a person who are adjudged by the Council or Registered Provider (whichever the case may be) to be in need of affordable housing. Such allocations shall be made in accordance with the criteria set out in the Council's allocation scheme, local lettings policy and nominations agreement between the Council and Registered Provider, or any successor policy or agreement.
- 7.7 The intermediate tenure dwellings shall be disposed of on a shared ownership basis (using the Homes England model lease from time to time), or by equity mortgage, or by re-sale price covenant or by any other method of part-equity disposal approved by Homes England guidance or any successor thereto, unless otherwise agreed in writing by the Council.
- 7.8 The affordable dwellings will be delivered under a JCT Design and Build Contract between MCI Developments Limited (as contractor) and the Registered Provider.
- 7.9 An affordable housing phasing plan can be secured through a suitably worded standard condition. The proposed wording for this condition is set out below.

Notwithstanding any details contained within the application, no dwelling hereby approved shall be occupied until such time as a scheme for the provision of affordable housing on the site, in line with the definition contained in Annex 2 of the National Planning Policy Framework (or any future guidance that replaces it), has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall subsequently be provided in accordance with the approved scheme and retained as such thereafter. For the avoidance of doubt, the scheme shall include the following:

a) The arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing;

b) The arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing, including the proposed mechanism for the recycling of subsidy to deliver additional affordable housing in the future;

c) The occupancy criteria to be used for determining the identity of prospective and successive occupiers of the affordable housing, and the means by which such occupancy shall be enforced

This condition shall cease to apply (and shall be of no further effect) to any dwelling in respect of which the full equity has been acquired by the individual owner/purchaser and/or their mortgagee OR any dwelling in respect of which a statutory or voluntary right to buy or acquire has been exercised.

This condition shall not be binding on a mortgagee or chargee (or any receiver (including an administrative receiver) appointed by such mortgagee or chargee or any other person appointed under any security documentation to enable such mortgagee or chargee to realise its security or any administrator (howsoever appointed) including a housing administrator (each a Receiver)) of the whole or any part of the dwellings being erected pursuant to this planning permission or any persons or bodies deriving title through such mortgagee or chargee or Receiver.

Reason: For the avoidance of doubt and to ensure the delivery of a 100% fully affordable residential development.

8. Planning Balance

- 8.1 Upon review of the planning assessment and relevant planning policies, the planning balance is set out in this chapter which weighs wholly in favour of the proposed development.
- 8.2 As presented within the accompanying Design and Access Statement prepared by JDA Architects and plans sought for approval, the site is capable of delivering 44 high quality designed, fully affordable dwellings which would contribute strongly towards housing targets within the Borough.
- 8.3 The current Local Plan for Rochdale was adopted in October 2016, therefore the policies are considered out of date. The 2026 NPPF, states that development plan policies (or parts of those policies) which are materially inconsistent with NDMPs should be given very limited weight.
- 8.4 The Site falls within the settlement boundary of Rochdale and therefore Policy S4 applies to the determination of these development proposals. Policy S4 states that development proposals within settlement boundaries should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the NDMPs.
- 8.5 Policy S4 sets out circumstances which the benefits of approving development are likely to be substantially outweighed by adverse effects which include (but are not restricted to) situations where the development proposal would have an impact on the allocation or safeguarded land, existing recreational land and facilities, Local Green Space, areas of particular biodiversity and geodiversity, Protected Landscapes and development within residential curtilages.
- 8.6 The proposed development is for the erection of 44 new affordable homes, with landscaping, new and safe vehicular access, public open space, appropriate provision of car and cycle parking and enhanced pedestrian connectivity.
- 8.7 This development will result in a visual improvement from what is currently on site (brownfield, previously developed land), and will enhance the housing offering in this highly sustainable location.
- 8.8 The new residential community would benefit housing delivery at the site in a highly sustainable location, on the edge of Rochdale town centre which is a Principal Town. The development of the site conforms with making effective use of land, and delivers a 100% affordable housing scheme which is a substantial benefit for existing residents seeking alternative and accessible housing choice. All dwellings will also be built to M4(2) accessible standards and accord with NDSS, accommodating an appropriate and policy compliant level of accessibility.
- 8.9 This is considered a substantial benefit for existing and incoming residents seeking alternative housing choice across the Borough, coupled with social, economic and environmental benefits that the scheme would provide.
- 8.10 In accordance with Policy S4, assessments relating to highways, ecology, arboriculture, and other technical matters have been prepared and submitted as part of this application. The assessments (as mentioned in Chapter 6 above) indicate that there are no adverse effects that cannot be addressed through incorporating mitigation measures set out in the conclusions of these technical reports.
- 8.11 It is considered that there are no adverse impacts of the development that would significantly and demonstrably outweigh the benefits of which are detailed below:

Environmental Benefits

- The proposed development would provide a biodiversity net gain of 10% as a minimum, in accordance with national requirements, in the form of either on-site or off-site contributions.

- The proposals will result in the provision of new landscaped areas, private gardens, public open space, wildflower planting and tree planting, which is an improvement from the site's current derelict state.
- The proposals have been designed to respect the dense vegetation to the rear of the site, ensuring a permanent green buffer is in place towards Rochdale Canal.

Social Benefits

- The proposals would result in the delivery of much needed affordable homes within the Borough, and provides a highly sustainable development, which would contribute positively towards the identified housing land supply deficit, and realises brownfield development potential.
- The proposed development would include the creation of new public open space, pedestrian connections to the existing highway and north east of the site, and enhancements to landscaping.
- The site is located near existing public and active transport corridors, which promotes sustainable transport modes between the site, town centre locations and the wider region.
- The site considers crime prevention, safety and surveillance through considerate design which has been reviewed in the accompanying Crime Impact Statement. This ensures a high level of safety is provided for new and existing residents, and is a significant improvement when comparing the proposed development against the site's current state.

Economic Benefits

- The proposed development will generate both on-site and off-site employment opportunities, including higher skilled and lower skilled jobs during the construction and development process.
- A residential development of up to 44 affordable dwellings, would generate significant additional Council tax receipts, following the schemes completion and occupation.
- Additional residents in the locality will support the vitality of existing businesses and contribute to their long-term viability.
- As a result of the proposed development, there will be direct and in-direct construction spend in the locality.

Technical Constraints

- 8.12 With regards to technical constraints, a full summary of the technical outcomes has been provided within this Statement, as well as evidenced in supporting documentation. It has been demonstrated that there are no technical constraints which would prevent development of the site, and appropriate mitigation measures such have been advised.

Summary

- 8.13 The site is located in Rochdale, adjacent to existing residential communities and established infrastructure including roads and public transport networks which would suitably facilitate a residential development to come forward on the site. The site has been noted on the Council's latest SHLAA as a brownfield development opportunity to accommodate up to 70 dwellings (SH 0681). Development of the site therefore accords with Policy C1, C3 and SD1 set out within the current adopted Core Strategy.

- 8.14 The Site itself is not considered to be a protected area or asset and therefore the development of the Site does not conflict with Policy N6 of the NPPF, as there are no strong reasons for refusal. A planning balance exercise has been carried out with regards to Policy S4 to ascertain the full scope of environmental, social and economic benefits of the proposed development.
- 8.15 The benefits set out above clearly demonstrate that the proposals should be afforded significant weight, and a presumption in favour of sustainable development should be considered at the forefront of the development of these proposals.
- 8.16 Furthermore, Section 38 (6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that development proposals be determined in accordance with the Development Plan unless material considerations indicate otherwise. Table 7 below sets out the scheme's planning balance when considering the weight of the benefits and harms as a result of the proposed development.

Table 7. Planning Balance

Benefit	Weight	Harm	Weight
<i>Provision of affordable housing designed to a high quality standard</i>	Significant	<i>Low quality vegetation clearance</i>	Limited
<i>Provision of a deliverable site that will supply dwellings in the next 5 years in line with the Council's SHLAA</i>	Significant		
<i>Visual and landscape improvements by regenerating a derelict, underutilised brownfield site</i>	Significant		
<i>Economic benefits in terms of local employment opportunities during construction phase of development</i>	Moderate		
<i>A minimum of 10% biodiversity net gain (delivered on-site or off-site)</i>	Moderate		
<i>Retention and enhancement of green spaces</i>	Limited		

9. Summary and Conclusions

- 9.1 This Planning, Affordable Housing Statement and Statement of Community Involvement has been prepared by Savills (UK) Ltd for MCI Developments, who are seeking full planning permission for a residential development of 44 affordable dwellings (Use Class C3) at Land of Greenfield Lane, Rochdale.
- 9.2 The proposed development is located in an established settlement, within walking distance to the defined Rochdale Town Centre boundary. There are nearby sustainable transport links, and local facilities and services nearby meaning that the site is considered a highly sustainable location.
- 9.3 The site was once a former mill, now underutilised and a derelict brownfield site, presenting an opportunity for a residential development to come forward. The proposed development has been carefully designed, with both the site's existing constraints and opportunities considered throughout the design process. In addition to this, public consultation with both the local community and the Council, and consultees has been carried out and all feedback has been considered in the preparation of these proposals.
- 9.4 The site has been identified as a brownfield development opportunity in the Council's latest SHLAA (SH 0681), to accommodate 70 dwellings over 6 – 10 years of the plan period. The Applicant is putting forward this planning application for a fully affordable scheme of 44 dwellings, which will contribute positively towards meeting housing needs across the Borough whilst also providing a varied mix of housing tenure, typologies and types, in a highly sustainable location.
- 9.5 Regeneration of this derelict site will provide a substantial suite of economic, environmental and social benefits. There are no technical constraints which would prevent a residential development of this scale to be delivered on site.
- 9.6 It is requested that full planning permission should be granted without delay as directed by the NPPF, Policy S3 and Policy S4.

Appendix A Draft Heads of Terms

Land off Greenfield Lane, Rochdale

Policy DM2 (Delivering Planning Contributions and Infrastructure) states that the Council will seek the following contributions for new residential development, unless on site / other provision is made:

- Highways and public transport improvements (if required)
- On-site open space (if required)
- Public art and other matters (if required)
- BNG off-site contribution

As the proposals are for a 100% affordable housing scheme, no contribution is required.

These requirements for these planning obligations are subject to meeting the 3 tests, as set out within the Community Infrastructure Levy (CIL) Regulation 122, to use funds from both the levy and section 106 agreements. The 3 tests include (a) necessary to make the development acceptable in planning terms; (b) directly related to the development; and (c) fairly and reasonably related in scale and kind to the development.

Appendix B Consultation Letter

01 May 2026



Larna Smith

E: larna.smith@savills.com

Dear Resident / Business Owner,

Belvedere
12 Booth Street
Manchester M2 4AW
savills.com

NOTIFICATION OF PRE-APPLICATION PUBLIC CONSULTATION: FULL PLANNING APPLICATION AT LAND OFF GREENFIELD LANE ROCHDALE OL11 1TJ FOR A PROPOSED RESIDENTIAL DEVELOPMENT

Savills (UK) Limited is instructed by M.C.I. Developments (the Applicant) to prepare and submit a full planning application for a residential development at Land off Greenfield Lane OL11 1TJ (Formerly Dicken Mill), Rochdale (the site). The draft proposed description of development is set out below:

"Full planning permission for the erection of 44 dwellings, car parking, landscaping and associated works."

Attached to this letter is a **Site Location Plan** and **Draft Site Plan** which shows the layout and positioning of the 44 dwellings on site, car parking spaces per plot, internal roads, pedestrian footpaths and landscaping.

The Applicant are working proactively with Rochdale Borough Council, and local community by hosting a public consultation which has commenced as of today and will close in 3 weeks from the date of this letter.

We are obtaining views and comments via email and postage.

Please quote the site name (Land off Greenfield Lane, Rochdale) when lodging feedback via either consultation methods below:

Email: consultation@savills.com

Post: Larna Smith. Planning North. Savills, Belvedere, Booth Street, Manchester M2 4AW

Your views and comments are welcomed to help us gain a further understanding of the key issues that we will need to address as part of our emerging planning application. Following this public consultation and detailed review of the feedback received, we expect to submit a full planning application shortly thereafter. We look forward to hearing from you.

Yours sincerely,

A handwritten signature in black ink, appearing to read "L. Smith", written in a cursive style.

Larna Smith
Associate



Contact

Jonathan Ainley
Director
jainley@savills.com

Larna Smith
Associate
larna.smith@savills.com

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS.
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The Savills logo, featuring the word "savills" in a lowercase, sans-serif font, with the 's' in a darker shade of red than the rest of the word. It is positioned within a light yellow rectangular box.