

Report to Planning and Licensing Committee



Date of Meeting	3 December 2020
Portfolio	Councillor Blundell Cabinet Member for Planning, Development & Housing
Report Author	Mark Caine
Public/Private Document	Public

Application: 20/00607/FUL	Township: Pennines	Ward: Wardle & West Littleborough
Applicant: Russell Homes Ltd		Agent: Mr Dan Ingram, Barton Willmore
Site Address: Land Off New Road, Littleborough, Rochdale		
Proposal:	Residential development of 100 dwellings together with associated access, earthworks, landscaping, public open space, and on-site infrastructure (including the capping of artesian well).	

SITE LOCATION



DELEGATION

- 1.1 The application falls to be determined by the Planning and Licensing Committee as it comprises major development, is a departure from the development plan and more than 10 objections have been received.

PROPOSAL SUMMARY

- 2.1 Residential development of 100 dwellings together with associated access, earthworks, landscaping, public open space, and on-site infrastructure (including the capping of artesian well).

RECOMMENDATION

- 3.1 It is recommended that the Planning and Licensing Committee resolves it is minded to **GRANT planning permission subject to completion of a Section 106 agreement to secure:**
- (i) **The provision of affordable housing on site in accordance with the approved plans and the affordable housing scheme;**
 - (ii) **A financial contribution towards the provision of additional primary school places calculated by the pupil yield of the development multiplied by the relevant basic need funding allocation (currently £308,000.25 but the final calculation shall be based on the multipliers in place at the relevant time);**
 - (iii) **A financial contribution towards the provision of additional secondary school places calculated by the pupil yield of the development (0.1 per dwelling) multiplied by the relevant basic need funding allocation (currently £154,000.1 but the final calculation shall be based on the multipliers in place at the relevant time);**
 - (iv) **A financial contribution towards the provision of outdoor sport and recreation facilities at Littleborough Sports Centre in accordance with the Council's SPD: Provision of Recreational Open Space in New Housing;**
 - (v) **A scheme for the provision, implementation and management of a Local Area of Play (LAP).**

REASON FOR RECOMMENDATION

- 4.1 Although there would be an increase of 4 dwellings since the previous permission for 96 houses on the site (Ref: 19/00262/FUL), revised plans show that the proposed development would still sympathetically integrate itself into the existing urban grain of the surrounding area. The site layout has been reconfigured due to Environment Agency (EA) guidance and requirements to cap the borehole for contamination and safety reasons. As a consequence of this the previously approved artesian stream feature is proposed to be infilled.

The revisions made are considered to maintain an attractive relatively green and spacious modern housing scheme, with ample public open space and connections to neighbouring developments. Sufficient separation distances and relationships between proposed and existing properties would also be provided to ensure that the

living conditions of neighbouring residents and future occupiers would not be unduly affected.

The previously approved ground works and re-profiling of levels have been completed on site. An email has been received from the EA which confirms that the levels are agreed in line with the submitted FRA (which are identical to the previously approved site levels). The EA has also confirmed that they are now completing the review of the modelling received to allow them to update the Flood Risk Maps in due course. On the balance of probabilities, the LPA are therefore satisfied that the area of the site in which the proposed houses are to be sited no longer lies within FZ2. In these circumstances, the carrying out of a flood risk sequential test is therefore considered to be unreasonable and unnecessary.

In light of the above, the proposed development would therefore accord with Policies DM1, DM2, C4, C7, G6, G7, G8, P2, P3, T1 and T2 of the Core Strategy, and guidance contained in the National Planning Policy Framework.

SITE & BACKGROUND

This application relates to an irregular shaped piece of land that is located to the southern side of the A58 New Road in Littleborough. The site is characterised by open agricultural land, which contains a number of mature trees and falls away steeply from the New Road highway.

The application site covers areas of land to the rear of the existing residential properties on New Street. Stubley New Hall and the Grade II* Listed Stubley Old Hall bound the northern side of the site, with more recent residential development to the east. More agricultural land and buildings at New Street Farm lie adjacent to the south and western boundaries of the site, which is also in close proximity to the edge of the River Roch.

Groups of mature trees within the site and on the opposite side of the boundary with Stubley Old Hall are protected by Tree Preservation Orders (TPO). Public rights of way also run adjacent to the site, along New Street and Stubley Mill Road, and Stubley Lane.

The majority of the site lies outside of the Defined Urban Area and is allocated as Protected Open Land and Greenspace Corridor, with the exception of a small part of the site at the northern end adjacent to the A58, which lies within the Defined Urban Area.

The majority of the application site (to the north) falls within flood zone 1 and is therefore at a low risk of flooding (less than 1 in 1000 or 0.1% annual probability of river or sea flooding in any year). However some central and southern areas of the site lie within Flood Zones 2 and 3 and are therefore considered as areas at risk of flooding.

The site has a long planning history and is currently under construction, implementing the planning permission for 96 houses that was gained in January 2020 (19/00262/FUL).

PROPOSAL

Permission is sought for the construction of 100 houses together with associated services, drainage, access arrangements and car parking, and include the capping of the artesian well.

The site layout has been reconfigured due to Environment Agency (EA) guidance and requirements to cap the borehole for contamination and safety reasons. As a consequence of this the previously approved artesian stream feature is proposed to be infilled.

Amendments

Amendments were secured to the scheme to delete 2 houses (102 were originally proposed). Revised plans now show a mix of detached and semi-detached properties that are predominantly of two-storeys in height, however there are 16 two and a half storey houses proposed. These are now predominantly situated on corner locations, or fronting the areas of public open space.

The proposed development comprises a mix of 56 x 4 bedroom, 23 x 3 bedroom, and 21 x 2 bedroom properties, including 15 affordable houses and a centrally located formal Local Area of Play (LAP).

Vehicular access is proposed to be provided via a spine road off the New Road highway. This runs from north to south across the application site and connects to two other roads within the development. The proposed housing is to be laid out in a cul-de-sac

arrangement and is to be predominantly open plan, with softly landscaped frontages and a variety of stone, brick, timber and railing boundary treatments.

The proposed dwellings have been designed to feature in-curtilage parking to a minimum of 2 spaces per dwelling, predominantly located to the side or front of the dwelling, by driveways fronting integral garages or driveways to the side of the properties. Whilst a number of trees are proposed to be removed to make way for the development, the landscaping scheme shows these to be compensated through new replacement tree planting. This also shows an abundance of informal green open space to the south, with walkways and connections across it. However the previously approved artesian watercourse is now proposed to be capped and infilled.

As with the previously approved scheme (19/00262/FUL) it is proposed that the central area of the site which is currently located within Flood Zone 2 would be subject to flood compensation works and that this would in effect become Flood Zone 1 through “cut and fill” and the re-profiling of this area. As a result of these works some of the proposed housing would be situated in this area. Flood Zone 2 would also effectively be relocated to the southern end of the site. However, no development other than that associated with the sustainable drainage system (SuDS) pond and open space is proposed to take place in this part of the site.

ENVIRONMENTAL IMPACT ASSESSMENT SCREENING OPINION

In accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 the Council has conducted a screening opinion. This was in order to establish whether the proposed development was likely to have significant effects on the environment to warrant the carrying out of an Environmental Impact Assessment (EIA) and the submission of an Environmental Statement by the developer. It was concluded that the proposed development does not warrant the submission of an EIA.

DEVELOPMENT PLAN

Rochdale Unitary Development Plan (UDP) 2006:

G/D/1	Defined Urban Area
EM/7	Development and Flood Risk
EM/8	Protection of Surface and Ground Water
NE/2	Designated Sites of Ecological and Geological/Geomorphological Importance

Rochdale Core Strategy (CS) 2016:

C4	Providing affordable homes
P2	Protecting and enhancing character, landscape and heritage
P3	Improving design of new development
G6	Enhancing Green Infrastructure
G7	Increasing the value of biodiversity and geodiversity
G8	Managing water resources and flood risk
G9	Reducing the impact of pollution, contamination and land instability
T2	Improving accessibility
DM1	General development requirements

Supplementary Planning Documents:

Guidelines and Standards for Residential Development (2016)

RELEVANT SITE HISTORY

20/00806/ANM -Application for non-material amendment to planning permission 19/00262/FUL for the proposed substitution of house types from Orrell to Turner on plot 88 – Refused permission – 7 September 2020.

20/00848/SO – Screening Opinion in respect of proposed residential development comprising 100 dwellings with associated access, landscaping, public open space and infrastructure works – EIA not required – .02 September 2020.

19/00262/FUL – Residential development of 96 dwellings together with associated services, access arrangements and car parking including the demolition of the existing building on site – Granted permission – 10 January 2020.

19/00259/SO – Screening Opinion in respect of proposed residential development comprising 100 dwellings with associated access, landscaping, public open space and infrastructure works – EIA not required – 9 April 2019.

17/01458/REM - Approval of reserved matters for layout, scale, appearance and landscaping for the construction of 53 dwellings, together with associated open space, landscaping and highway infrastructure pursuant to outline planning permission 15/00830/OUT – Granted permission – 4 September 2018.

15/00784/SO – Screening Opinion in respect of the proposed development of up to 110 dwellings. EIA not required – confirmed by Secretary of State 21.12.15.

15/00830/OUT - Outline application (including access) for erection of up to 110 dwellings with associated services, drainage, landscaping, access arrangements and car parking and including demolition of existing building on site – Granted permission 30 March 2017.

CONSULTATION RESPONSES

Strategic Planning -

It is concluded that the Sequential Test is not passed in this instance. The submitted Sequential Test does not refer to the 2019 SHLAA, the assumption of including only those sites with planning permission as 'readily available' is too narrow, Nixon Street (SH 2230) should not be discounted.

OFFICER COMMENT – note that the sequential test is deemed not to be required (paras 28-31 of this report).

Greater Manchester Archaeological Advisory Service – Should consent be granted they wish to see the same condition (21-15/00830) for a Written Scheme of Investigation to secure the implementation of a programme of archaeological works subject to a minor wording alteration to the 'reason' stated for the condition. Revisions in the National Planning Policy Framework meaning that instead of 'NPPF paragraph 141' this should now read NPPF 2019 paragraph 199.

Highways And Engineering – No objections to the proposal. The application has previously been agreed from a S38 point of view. They have no further comments to add other than that they would expect a self-enforcing 20mph zone backed by a TRO to be introduced.

Lead Local Flood Authority/Drainage – No objections to the proposal, subject to planning conditions to ensure that the drainage is carried out in accordance with the approved plans and FRA, and for a sustainable drainage management and maintenance plan and a phased scheme of cut and fill to be submitted to and approved by the LPA.

Although the Stream feature was to be an attractive stream water feature, the Drainage Officer now accepts that this is an artificial, not a natural stream, and therefore the borehole should be dealt with now, by the developer of the site. He also agrees that the removal of the borehole from the drainage system is a necessary measure to comply with the Environment Agency guidance in respect of preventing pollution of groundwater and the flow of water between different aquifer units.

Env Health - Noise/Odours - No comments received to date

Rights Of Way Officer - If the development is not going to impact on the rights of way surrounding the site the routes must be open and available at all times, they must not be obstructed or damaged prior, during and following the completion of the development, any disturbance of the surfaces must be reinstated to a standard agreeable to the Council's Rights of Way Officer.

Conservation And Design - The inclusion of a housing development upon this site will have a neutral impact upon the setting of 4 Laws Terrace 18, 20 & 22 New Road and it will result in less than substantial harm to the setting of Stubble Old Hall and Stubble New Hall (NPPF, paragraphs 196 & 197).

The use of close-boarded timber fencing within this area is not particularly sympathetic to the character of the adjacent heritage assets and a higher quality more traditional boundary should be utilised such as a hedgerow, which would also increase buffer density.

In terms of the proposed layout there are no comments or concerns raised.

To conclude, upon the provision of a more considered planting buffer this application is likely to be supported for approval.

Canal And River Trust – No objections to the proposal.

The Coal Authority – No objection to the proposed development. However consideration should be given to measures to encourage use of the towpath for sustainable active travel consistent with paragraph 108 of the NPPF. Measures could include improved legibility through appropriate signage, and improvement to towpath access and we would welcome the opportunity to discuss the matter further.

Network Rail - No comments received.

United Utilities - No comments received.

Natural England (North West Planning) – No objections to the proposal as it will not have a significant adverse impact on designated sites.

Environment Agency - Are satisfied that the FRA demonstrates that the proposed development will not be at an unacceptable risk of flooding or exacerbate flood risk elsewhere. We note the revisions to the proposed compensatory flood plain storage shown on drawing no. 40-28/C in Appendix L. The proposed development must proceed in strict accordance with this FRA and the mitigation measures identified as it will form

part of any subsequent planning approval. Any proposed changes to the approved FRA and / or the mitigation measures identified will require the submission of a revised FRA as part of an amended planning application.

We are aware that the compensatory storage and cut and fill operations proposed for the existing planning permission are being undertaken on site. In order to ensure compliance with the proposed compensatory storage provision they have recommended a condition for the submission and LPA approval of a topographical survey of the flood plain compensation area.

They also confirm that the borehole on site appears to have been decommissioned in line with the Environment Agency guidance note 'Good Practice for Decommissioning Redundant Boreholes & Wells' 2012.

Gtr Manchester Ecology Unit (GMEU) – Is disappointed by the proposal to cap the artesian well and remove the north-south water course from the scheme design. This site does (or did) support locally important wetland habitats and the water course was a useful compensatory feature for the losses to wetland.

Open and running water can be important wildlife habitats and the loss of the open water course through the site does represent a loss of ecological potential.

GMEU Trees - No objections as the amendments do not change the impact of the development on trees, so their response is the same as for the previous applications.

GMP - Design For Security - No comments received.

Historic England – No objections to the proposal.

Transport for Greater Manchester – In view of the small increase in dwellings from the previously approved application, they have no comments to make.

Env Health - Air Quality - No comments received to date

Strategic Housing – Are satisfied with the proposed residential development meeting the on-site affordable housing requirement of 15% (16 units). The mix of 2 and 3 bedrooms is acceptable as there is a housing need within the Pennines Township for all types of house sizes. The proposed housing unit provided for affordable housing will be tenure blind and again this is supported by us.

GM Fire Service - No comments received to date.

Notwithstanding the responses above, the submission of amended details and the reduction in the number of proposed dwellings to 100 has required additional consultation and publicity to be carried out. The relevant responses to this will be reported at the planning committee meeting via the update report.

MEMBER REPRESENTATIONS

Councillor Beresford has submitted a written objection to the proposal. His main concerns relate to the plan to cap the artesian well which will increase the risk of flooding in this place. The initial application was for more houses which was previously required to be reduced on the site. Raising the number of properties will also increase concerns around pressure on local infrastructure.

REPRESENTATIONS

Site notices were erected around the site and letters of notification were sent to the surrounding neighbouring properties. As a result of the notification procedure 11 letters of objection have been received from local residents. The contents of these can be summarised as follows:

- More houses are not needed
- How can permission be granted previously based on less houses but now they have submitted plans with more houses on?
- Effects views
- Privacy lost and disturbance caused during construction works
- Mud on the surrounding highways from construction vehicles
- Road cannot cope with additional vehicles
- Schools and doctors cannot cope with additional residents
- Capping of artesian well may cause flood risk elsewhere on an already known flood plain near the River Roch.
- Recent rainfall gives the site the appearance of a lake
- Loss of wildlife
- Use of No.11 New Road as a sales office.
- Area of land to rear of 1,3,5 and 7-9 New Road has not been included in the landscape works
- Relocation of affordable housing
- Russell homes originally said that they would resurface New Street but haven't done this due to costs.
- The details are not clear.

As previously noted, the submission of amended details has required additional consultation and publicity to be carried out. The responses to this will be reported at the planning committee meeting via the update report.

ANALYSIS

Principle of Development

1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the application must be determined in accordance with the development plan unless material considerations indicate otherwise. Therefore in determining this application the proposed development should be assessed against the relevant policies of the Adopted Rochdale Core Strategy (2016) (CS); saved policies of the Rochdale Unitary Development Plan (UDP) (2006), the relevant Council Supplementary Planning Documents (SPD), national planning policy, guidance, legislation and other material considerations.
2. The principle of residential development on the site has been established through the previous grants of outline planning permission for 110 dwellings (Ref: 15/00830/OUT), reserved matters approval for 56 dwellings (Ref: 17/01548/REM) and a further full planning permission for 96 dwellings (19/00262/FUL). Nonetheless, careful consideration is still required to be given to the following matters:

Character and appearance

3. Following concerns about the design, appearance and density of the proposed development the layout has now been revised. The reasons for the capping and removal of the artesian well water feature have been covered in the Drainage and

Flood risk section of this report. Whilst regrettable, the reasons for its removal have now been assessed and accepted by the Council's Drainage Officer.

4. The revised plans show a reduction in the number of proposed houses from 102 to 100. The proposed houses are to be laid out in a similar cul-de-sac arrangement as the existing residential developments to the east. They have comparable garden sizes and spacing around them. These factors, in combination with the proposed softly landscaped frontages would provide a relatively green, open layout that would relate well to the local pattern of development whilst also retaining some qualities of its existing spacious character.
5. Although the amount of two and a half storey dwellings has increased, these are now sited on corner locations, offering focal points or facing areas of public open space thereby offering more surveillance and a strong frontage to the south. It is not considered that the increase in these types of units would cause such harm to the character and appearance of the area as to warrant the recommendation of refusal.
6. A variety of stone, brick, timber and railing boundary treatments are to be provided throughout the scheme and low 'trief containment kerbs' also ensure views across the large areas of grassed open space adjacent to the main entrance into the site, therefore reinforcing its green and spacious character. In line with the requirements of the the Council's SPD 'Provision of Recreational Open Space' a Local Area of Play (LAP) is also proposed to be positioned within the heart of the development, where it would be well overlooked by the housing (including a two and a half storey house type), therefore offering natural surveillance.
7. A significant amount of informal public open space with walkways and an attenuation pond are still proposed to be located to the southern side of the site. This would not only provide recreational space for future residents but would ensure that the scheme integrates into its surroundings by creating new connections. Indeed, the landscape plans show the spaces around the water course and pond to be seeded with a wildflower wetland area mix. Heavy Standard trees will also be planted both as individual specimens and within native shrub mixes, species include Oak, Cherry, Lime, Alder, Maple, Beech and Hornbeam.
8. As such, it is considered that the development would comply with CS Policies DM1, P3 and G6 which amongst other matters seeks to protect and enhance character and landscape and improve the design of new development by having regard the scale, massing, height and layout of surrounding buildings.

Historic Environment

9. In considering this planning application the LPA has a statutory duty under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, to consider the impact of the proposal on the setting of the listed building, and to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
10. The Council's Conservation Officer has been consulted and has stated that the use of the proposed close-boarded timber fencing for the plots within the setting of nearby Grade II* Listed Building at Stubble Old Hall is not particularly sympathetic to the character of the adjacent heritage assets and a higher quality more traditional boundary should be utilised such as a hedgerow, which would also increase buffer density.

11. Nonetheless, this boundary treatment and landscaping has been approved under the previous planning permissions on the site. Given that the design and layout of the northern part of the site is not materially different to what was previously granted permission it considered that it would be unreasonable to now request these alterations. Moreover, the Conservation Officer also stated in her consultation response that the inclusion of a housing development upon this site will have a neutral impact upon the setting of 4 Laws Terrace 18, 20 & 22 New Road and it will result in less than substantial harm to the setting of Stubley Old Hall and Stubley New Hall (NPPF, paragraphs 196 & 197).
12. As such the LPA is satisfied that the no further material harm would occur to the significance of the heritage asset as a result of the appearance, scale, layout and landscaping of the proposed development. It would therefore preserve the setting of the Listed Building and not conflict with the provisions of CS Policy P2.

Roch Valley & Pennines Township Green Infrastructure Plan

13. CS Policy G6 requires, amongst other things for Green Infrastructure Action Plans for each Township to inform and support area based masterplans and initiatives, development proposals and associated developer contributions, regeneration programmes and environmental management schemes.
14. The submitted design and access statement (DAS) sets out that the application site is within character area 3 'Roch Valley Corridor' of the Pennines Township Green Infrastructure (PTGIP). The characteristics of this area comprise a mix of urban and rural uses within a historic landscape that is dominated by the transport routes of the Rochdale Canal, Calder Vale Railway line, the A58 and the River Roch, particularly as the valley narrows towards Summit.
15. The PTGIP'S objectives for this character area are to:
 - Develop a comprehensive approach to maximising green infrastructure benefits through area regeneration and appropriate development opportunities.
 - Develop the Roch Valley River Park linking to the rest of the Borough and beyond with coordinated signage, routes and interpretation of the landscape including built and natural heritage.
 - Improve the number of functions performed by existing green spaces, particularly maximising opportunities for the management of flood risk, biodiversity and recreation.
 - Ensure that the areas tourism potential is developed without compromising its existing facilities, infrastructure and management if the public realm.
 - Explore opportunities for biodiversity improvements along the Roch Valley, particularly where it meets the River Beal and improve woodland management by encouraging take-up of FC grants and promoting Woodland Certification.
 - Ensure that opportunities to support flood risk management through use, adaptation and creation of green infrastructure will support management of fluvial and other flood risks, such as from surface water through appropriate flood storage or sustainable urban drainage assets. Work with the

Environment Agency, United Utilities and other stakeholders such as developers to achieve this where required.

16. Whilst some of these objectives are not applicable to a new residential development, the submitted DAS is considered to demonstrate that the proposal, through the inclusion of a substantial amount of open space and footpath and cycle links, would maximise green infrastructure benefits. Flood Risk mitigation, SuDS, appropriate planting, habitats and areas of play have been provided on-site to improve the functions of existing greenspaces, to enhance biodiversity and support flood risk management.
17. As an urban development in a historic landscape setting, the proposed development is considered to reflect the specific characteristics of the Roch Valley and the Council's objectives for it as set out in the PTGIP. As a consequence it also complies with CS Policy G6.

Living conditions and pollution

18. The amended plans demonstrate that satisfactory intervening distances, will be achieved between the proposed dwellings and the habitable windows of existing neighbouring properties along New Street. Following planning officer concerns a cross section plan has been submitted to illustrate the distance and relationship between the proposed house on plot 9 and 23 New Street. This shows an approximate 18.8 metres separation distance between the side elevation of this property and the rear elevation of No 23. This significantly exceeds the advised SPD space standard of 14 metres and is therefore acceptable.
19. The buildings that are located on both sides of the easterly arm of the access road fall slightly short of the SPD's minimum space standards. However, this is only by approximately 1-2 metres and considered to have a negligible impact on the living conditions of future residents. These distances are therefore considered to ensure that existing local or future residents would not experience any significant loss of light, outlook or privacy.
20. The relationship and approximate 16.5 metre separation distance between plots 77 and 78 and the side ground floor windows of 73 Saw Mill Way is similar to that previously approved under 19/00262/FUL. The ground floor kitchen window within No. 73 is not considered to serve a habitable room, and in these situations the SPD advises that a 14 metre distance between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room should be applied. As a result of the factors above the relationship between these properties is considered to be acceptable and would not result in an undue loss of privacy or outlook to the residents of No. 73 or future residents of the proposed houses.
21. Furthermore, proposed ground floor level and finished floor level plans have also been submitted with the amended scheme. These show that the topography of the site, whilst being altered for flood risk mitigation purposes, would not be significantly

different from the levels of existing properties surrounding the site. The proposed levels in combination with the separation distances referred to above are considered to ensure that the living conditions of existing local or future residents would not experience any significant loss of light, outlook or privacy.

22. A noise impact assessment (NIA) has been submitted with this application to quantify the noise levels across the site due to traffic noise from New Road. It has been concluded that mitigation measures are required to ensure that a suitable level external and internal noise is experienced by future residents. The LPA are awaiting the Council's Public Protection Section consultation response and this will be reported via the update report to committee. However they had no objections to the previously approved scheme subject to the NIA's proposed mitigation measures being implemented. It is expected that this view will be maintained and will be secured through a suitably worded planning condition.
23. The Council's Senior Transport Strategy & Projects Officer has also not provided a consultation response. However they previously stated that there were no Air Quality or Public Rights of Way reasons to prevent the proposed development from going ahead, subject to conditions for dust management which can be incorporated into a construction management plan. The small increase of four dwellings is not considered to have a material effect in regards to air quality and suitably worded planning conditions would therefore be attached to any approval in this regard.
24. The LPA is therefore satisfied that the proposal would not cause any significant harm to future residents. It would thereby not conflict with the provisions of CS Policies DM1 and P3, which in combination require development to not adversely affect the amenity of residents, through visual intrusion, overshadowing, loss of privacy, and noise pollution.

Drainage and Flood Risk

25. The majority of the application site (to the north) falls within flood zone 1 and is therefore at a low risk of flooding (less than 1 in 1000 or 0.1% annual probability of river or sea flooding in any year). However some central and southern areas of the site lie within Flood Zones 2 and 3 and are therefore considered in areas at risk of flooding.
26. The exact same arrangement as previously approved under 19/00262/FUL for flood mitigation is proposed and has been completed on the site. This involves undertaking ground works to elevate the central areas of the site whilst providing associated compensatory flood storage for the scheme to the south of the site to ensure that flood risk is not increased downstream. This is facilitated through a 'cut and fill' exercise. By raising the central area of the land it would, in effect, change the status of this part of the site to Flood Zone 1 and move Flood Zone 2 to the south of the site. The applicants state that the ground works have now been completed in accordance with the previously approved scheme and is in situ.
27. The EA has continued to offer no objection to this part of the proposal and are satisfied that there will not be an unacceptable risk of flooding or flood risk will not be exacerbated elsewhere. The Council's Drainage Officer now also accepts that the

water stream feature proposed to be infilled is an artificial, not a natural stream, and therefore the borehole should be dealt with by the developer of the site. He also agrees that the removal of the borehole from the drainage system is a necessary measure to comply with the EA guidance in respect of preventing pollution of groundwater and the flow of water between different aquifer units. Whilst regrettable, the removal of the stream feature is therefore considered to be necessary.

28. Nonetheless, the Council is mindful that following the failure to pass the sequential approach, the previous planning application (19/00262/FUL) was granted permission on the basis of a valid fallback position. Amongst other things, this fallback position included the design and layout of the proposal being high quality and comprising significantly less housing than what was granted under the outline permission (15/00830/OUT) for 110 houses. However the previous fallback position is no longer extant as a material start has taken place on the previously approved scheme (19/00262/FUL) and carries little weight. As a result the proposed 100 dwellings do not pass the sequential approach.
29. In response to this the applicants contend that as the gradient works on the site have been completed in accordance with the previously approved FRA the central portion of the site (where the houses are to be sited) now falls entirely within FZ1 and the requirement to pass the sequential test is therefore unnecessary. However the applicant has not received confirmation from the EA that their Flood Zone Maps have been updated accordingly. This appears to be mainly due to the lack of resources that the EA has had at its disposal during the Covid-19 period rather than for any technical reason.
30. Moreover, the EA has sent an email to confirm their position regarding the modelling and ground level changes on the site. This confirms that the levels are agreed in line with the submitted FRA (which are identical to the previously approved site levels). The EA has also confirmed that they are now completing the review of the modelling received to allow them to update the Flood Risk Maps in due course. This is consistent with the advice that they previously issued in January 2019.
31. On the balance of probabilities, the LPA is therefore satisfied that for all intents and purposes the area of the site in which the proposed houses are to be sited no longer lies within FZ2. As such it now concurs with the applicant's view that it would be unreasonable, in these circumstances, to consider the carrying out of a flood risk sequential test to be necessary.
32. On the basis of the information provided, the proposal would comply with CS Policy G8 which seeks to ensure that new development does not lead to any form of increased flooding locally or further downstream.

Impact on Trees and Ecology

33. A number of trees protected under a Group TPO (G15 and G1) are located on the opposite side of the boundary with Stubley Old Hall and would back on to the rear garden areas of plots 80-100. The relationship between these houses and the protected trees were previously approved under planning consent (19/00262/FUL)

and satisfactory compensatory tree planting was also secured through planning conditions. The number of replacement trees remains at roughly 5 new trees for every tree that is to be lost which includes the removal of four trees in G4 (sycamore, willow and hawthorn), G10 (a sycamore and willow tree) which are located along the New Road frontage, G11 (sycamore and birch tree) which are centrally located and G12 (1 sycamore) which are positioned in close proximity to G15 to the eastern boundary of the site.

34. GMEU Trees has been consulted and has objected to the proposal in this respect. However in respect of the ecological issues on the site they have expressed disappointment for the proposal to cap the artesian well and remove the north-south water course from the scheme design. This is because the site supported locally important wetland habitats and the water course was a useful compensatory feature for the losses of wetland. They have stated that open and running water can be important to wildlife habitats and the loss of the open water course through the site represents a loss of ecological potential.
35. The applicants are in discussions with GMEU to try and overcome their concerns and the outcome of these discussions will be reported at the planning committee meeting via an update report.
36. As such it is considered that subject to conditions outlined above, and a positive consultation response from GMEU in respect of ecology, the proposal would not conflict with CS Policies G6 and G7 which seek, amongst other matters, to recognise and protect trees, and sites and features of biodiversity and geodiversity importance.

Transport and Highways

37. The Council's Highway Section has not raised any objections in respect of the car parking provision, manoeuvrability within the site and highway safety. They have stated that the proposed layout appears to be what has already been agreed under Section 38 of the Highways Act 1980. They have no other further comments to add other than a 20mph zone backed by a TRO should be introduced.
38. Given the small increase in dwellings compared to the previously approved application, TfGM has also confirmed that they have no comments to make.
39. For the reasons provided above, the LPA therefore considers that the proposal accords with CS Policies DM1, T1 and T2 of the CS. It would also satisfy the critical highway test set out in the Framework which is that development should only be prevented or refused on transport grounds where the residual cumulative impacts are severe.

Affordable Housing

40. The affordable housing is proposed to be dispersed throughout the site so that it is not all grouped together within one area of the development. This is consistent with Paragraph 62 of the Framework which makes clear that the preference is for on-site affordable provision to achieve the creation of inclusive and mixed communities.

41. CS Policy C4 highlights the increased need for affordable housing due to an ever-increasing gap between housing costs, particularly for owner occupation, and household incomes. In order to address this need CS Policy C4 seeks affordable housing on all developments of 15 dwellings or more. Indeed, policies C4 and DM2 of the CS and the adopted Affordable Housing SPD identify that, subject to viability considerations, residential developments of over 15 dwellings will be expected to make a contribution towards the provision of affordable housing on site or via an off-site financial contribution in exceptional circumstances. Paragraphs 7.3 and 7.4 of the SPD indicate that an average figure of 15% Affordable Housing will be required on all sites across the Borough.
42. An affordable housing scheme and associated plans have been submitted with the application. These set out the details of the number, location, house type and tenure of the affordable housing (plots 18, 19, 26, 27, 72, 73, 75, 76, 80, 81, 82, 83, 84, 88 and 89). These show a total of 15 houses, comprising 7 affordable rent and 8 shared ownership units.
43. Onward homes have been appointed as the Registered Provider and intend to commit to the 15 affordable dwellings. The Council's Strategic Housing Section has also been consulted and welcome the provision of the much needed new affordable housing in the Pennines Township as opportunities in this part of the borough as generally less frequent.
44. The proposal therefore provides the required 15% of affordable homes, and is subsequently considered to comply with CS Policy C4 in this regard.

Developer Contributions and Obligations

45. CS Policy DM2 requires developers to provide, or contribute towards the cost of providing any physical and social infrastructure that is needed because of proposed development; and or to mitigate the impact of development, through planning obligations and agreements, if the development would otherwise have a negative impact on the delivery of a strategic objective. For the proposed residential development, contributions are sought for requirements including outdoor sports provision and education facilities.
46. These are considered to be required for the provision of financial contributions towards education, outdoor sport and recreation and to secure affordable housing on site. A scheme for a Local Area of Play (LAP), is also considered to be reasonable and necessary for reasons already covered in this report. The financial contributions towards recreational open space, outdoor sports provision and education are required for the following reasons:

Recreational Open Space and Outdoor Sports Provision

47. The Council's SPD 'Provision of Recreational Open Space' requires for developments of 100 or more bedrooms, Local Open Space provision on-site. The area required on site is calculated using the provision standards, specifically 1 hectare per thousand bedrooms. The amount of on-site open space, at 2.64 hectares would exceed this requirement.

48. The submitted plans show that there would be 335 bedrooms provided. As this is under the 400 bedroom threshold for a Locally Equipped Area for Play (LEAP) a Local Area for Play (LAP) should be provided on site.
49. A contribution of £183,954.11 towards off-site Outdoor Sports Provision, calculated in accordance with the Council's standard of 1.1 hectares per 1000 population, is also expected. This would be spent on improvements to Outdoor Sports Provision at Littleborough Sports Centre which would be of direct benefit to the residents of the new development.

Education

50. Amongst other things, Policies C7 and DM2 of the CS require that residential developments provide for social infrastructure including education facilities to meet the demand for additional school places created by such developments.
51. The schools service were consulted on the original scheme for 102 dwellings and advised that the Pennines Township has been under significant pressure for primary school places for some years. There are bulge classes in Littleborough Primary school in Reception year, years 1 and 2. As of the January 2020 census there was insufficient spare places in current year 3, 5 or year 6. In the Secondary school sector there is a current chronic shortage of spaces available. Developer contributions are required for both primary and secondary school places. Rochdale currently has Education contributions set at £12,320.01 for each Primary place and £15,400.01 for each secondary place. This resulted in a total financial contribution of £471,240.35 (Primary contribution = £12,320.01 x 102 x 0.25 (yield factor) = £314,160.25 & Secondary contribution = £15,400.01 x 102 x 0.1 (yield factor) = £157,080.10) is required to be paid.
52. In light of the revised scheme it is envisaged that this requirement will be reduced to a total contribution of £462,000.35 (Primary contribution = £12,320.01 x 100 x 0.25 (yield factor) = £308,000.25 & Secondary contribution = £15,400.01 x 100 x 0.1 (yield factor) = £154,000.1). However this will be confirmed, following the additional consultation with the schools service, via the update report to Committee.

Conclusion

53. For the reasons provided above it is considered that the increase of 4 dwellings on the site (from the previous approval) would still integrate into the existing urban grain of the surrounding area. Revisions made during the course of the application are considered to retain a relatively attractive, green and spacious modern housing development that would reflect the specific characteristics of the Roch Valley and the Pennines Township Green Infrastructure Plan. These mainly focus on the provision of connections, green infrastructure, recreation, biodiversity improvements and flood risk management.
54. Subject to resolving the GMEU's ecological concern, it would therefore not conflict with the requirements of CS Policies DM1, DM2, C4, C7, G6, G7, G8, P2, P3, T1 and T2. As such it is recommended that planning permission be granted.

RECOMMENDATION

It is recommended that the Planning and Licensing Committee resolves it is minded to **GRANT planning permission subject to completion of a Section 106 agreement to secure:**

- (vi) The provision of affordable housing on site in accordance with the approved plans and the affordable housing scheme;
- (vii) A financial contribution towards the provision of additional primary school places calculated by the pupil yield of the development multiplied by the relevant basic need funding allocation (currently £308,000.25 but the final calculation shall be based on the multipliers in place at the relevant time);
- (viii) A financial contribution towards the provision of additional secondary school places calculated by the pupil yield of the development (0.1 per dwelling) multiplied by the relevant basic need funding allocation (currently £154,000.1 but the final calculation shall be based on the multipliers in place at the relevant time);
- (ix) A financial contribution towards the provision of outdoor sport and recreation facilities at Littleborough Sports Centre in accordance with the Council's SPD: Provision of Recreational Open Space in New Housing;
- (x) A scheme for the provision, implementation and management of a Local Area of Play (LAP).

And that the Head of Planning Services is authorised to **GRANT planning permission upon execution of the above S106 agreement subject to the following conditions:**

1. The development must be begun not later than three years beginning with the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan	19103_00	
Proposed Site Layout	19103_01	P8
Presentation Layout	19103_02	P8
Illustrative Street Scene (Sheet 1 of 2)	19103_03	B
Illustrative Street Scene (Sheet 2 of 2)	19103_04	A
Illustrative Site Sections	19103_05	A
Boundary Treatment Layout	19103_06	A
Boundary Treatment Details - Sheet 1 of 2	19103_07	A
Boundary Treatment Details - Sheet 2 of 2	19103_08	A
Affordable Housing Layout	19103_09	A
Proposed Materials Layout	19103_10	A
Storey Heights Plan	19103_11	A
Existing & Proposed Finish Floor Levels	19103_12	A
Hard Surface Treatment Layout	19103_13	
Interface Distance Plan	19103_14	
Illustrative Site Section - Plot 17	19103_15	A
Illustrative Site Section - Plot 20	19103_16	A
Buckley_Floor Plans	HT_01	A
Buckley	HT_02	A
Philips	HT_03	A

Harper	HT_04	A
Talbot (Stone)	HT_05	A
Talbot (Brick)	HT_06	A
Orrell 1 (Stone)	HT_07	A
Orrell 1 (Brick)	HT_08	A
Orrell 3 (Brick)	HT_09	A
Roberts (Stone)	HT_10	A
Roberts (Brick)	HT_11	A
Cromwell (Stone)	HT_12	A
Cromwell (Brick)	HT_13	A
Worrall (Stone)	HT_14	A
Worrall (Brick)	HT_15	A
Bower (Brick)	HT_16	A
Kenyon (Stone)	HT_17	A
Kenyon (Brick)	HT_18	A
Kenyon_SA (Stone)	HT_19	A
Kenyon_SA (Brick)	HT_20	A
Turner 1_Floor Plans	HT_21	A
Turner 1 (Stone)	HT_22	A
Turner 1 (Brick)	HT_23	A
Turner 2_Floor Plans	HT_24	A
Turner 2 (Stone)	HT_25	A
Turner 2 SP (Stone)	HT_26	A
Howarth (Stone)	HT_27	A
Howarth (Brick)	HT_28	A
Ecclestone (Stone)	HT_29	A
Ecclestone (Brick)	HT_30	A
Single & Twin Garage Details	HT_31	A

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

3. Notwithstanding condition 2, no development above ground floor slab level shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4. All planting, seeding or turfing comprised within the approved scheme of Landscaping (Landscaping Plans Full Site Ref: 5612.23 Rev G; Landscaping Plans Phase 1 & 2 (1 of 3) Ref: 5612.20 Rev G; Landscaping Plans Phase 1 & 2 (2 of 3) Ref: 5612.21 Rev G; Landscaping Plans Phase 1 & 2 (3 of 3) Ref: 5612.12 Rev G; shall be carried out in the first planting and seeding seasons following the occupation of 50% of the development; any trees or plants which, within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In order to achieve a satisfactory level of landscaping in accordance with Policies C1, C3, DM1, E5, G6, G7 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework

5. No development shall take place until a Habitat and Landscape Management Plan (HLMP) for all landscaped areas of the site (excluding privately owned domestic gardens) has first been submitted to and approved in writing by the Local Planning Authority. The HLMP shall include: (i) protection measures for all retained trees, waterbodies and greenspace during the course of development; (ii) long term design objectives; (iii) management responsibilities; (iv) maintenance schedules; and (v) a timetable for its implementation. The HLMP shall thereafter be implemented in full accordance with the duly approved details and timetable contained therein.

Reason: In order to ensure adequate protection of existing landscape features of ecological value and to achieve appropriate landscape and biodiversity enhancements as part of the development in accordance with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: To protect existing landscape features from commencement and to secure biodiversity enhancement.

7. No development shall take place until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include details of the following:
 - (i) hours for site preparation, delivery of materials and construction;
 - (ii) the route of access and parking of vehicles of site operatives and visitors;
 - (iii) loading and unloading of plant and materials;
 - (iv) storage of plant and materials used in constructing the development;
 - (v) the erection and maintenance of security hoarding;
 - (vi) wheel washing facilities;
 - (vii) any external lighting of the site.

The duly approved CMP shall be adhered to throughout the construction period.

Reason: In order to ensure that appropriate measures are put in place to limit noise, nuisance and disturbance to the occupiers of neighbouring dwellings during the construction of the development in accordance with policies G9 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure the construction process is managed from commencement and measures put in place to protect the amenity of nearby residents and highway safety prior to commencement of any building or engineering works on site.

8. No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: biodiversity) to include the following has been submitted to, and approved in writing by the Local Planning Authority:
 - a) Risk assessment of potentially damaging construction activities.
 - b) Identification of "biodiversity protection zones".
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be

- provided as a set of method statements), including measures to manage potential silt run-off/protection of the river course
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved CEMP during the construction period.

Reason: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment during the construction phase in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the development will include site clearance, demolition works, ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the amenity of the natural environment and the area in general, prior to commencement of any works taking place.

9. The development hereby permitted and all tree work and protection measures shall be carried out in accordance with the details provided in the Arboricultural Method Statement produced by Mulberry referenced TRE/NL Rev. O. No retained tree shall be cut down, uprooted, destroyed, cut or damaged in any manner, other than in accordance with the approved plans, without the prior written approval of the local planning authority.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3, G6 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework

10. No ground clearance, tree felling or pruning, hedgerow removal or clearance of vegetation in preparation for or during the course of the development hereby permitted shall be undertaken in the bird nesting season (March - August inclusive) unless an ecological survey has been submitted to and approved in writing by the local planning authority which establishes that no part of the site is utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no development including clearance of trees and shrubs shall take place until a methodology for protecting nest sites during the course of the development has been agreed in writing by the local planning authority. Nest site protection shall be provided in accordance with the approved methodology.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

11. The development hereby approved shall be adapted in accordance with the mitigation measures identified within the submitted Noise Impact Assessment carried out by e3p reference:50-136-R1-2 so as to achieve the following internal and external noise levels:-

- 35 dB(A) Leq (1 hour) in the bedrooms with windows shut and other means of ventilation provided between 7 am and 11pm;
- 30dB(A) Leq 5mins in the bedrooms with windows shut and other means of ventilation provided between 11pm and 7am;
- 35 dB(A) Leq (1 hour) in the living room/s with windows shut and other means of ventilation provided between 7 am and 11pm;
- 40dB(A) Leq (1 hour) in other habitable rooms with windows shut and other means of ventilation provided at all times.
- Noise in external amenity areas shall not exceed 55 dB(A). (to a maximum of 59 dB(A) in the garden of plot 5 only)

The sound attenuation works shall be completed before the dwellings are occupied and be retained thereafter.

Reason: In the interests of safeguarding the living conditions of future residents in accordance with policies DM, P3 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

12. The drainage for the development hereby approved, shall be carried out in accordance with the Drg 40-01-P24 Drainage Layout by RSK Engineering Ltd. dated 27.5.20 and Drg 40-28 rev B Proposed Flood Compensation dated 14.2.20 and the RSK Flood Risk Assessment (May 2020) Ref: 880630- R5(04)-FRA. No surface water will be permitted to drain directly or indirectly into the foul water sewer. The development shall be completed in accordance with the approved details.

Reason: To prevent an undue increase in surface water run-off and to reduce the risk of flooding in accordance with Core Strategy Policy G8, saved UDP policies EM/7 and EM/8, the National Planning Policy Framework.

13. Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
 - a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
 - b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development in accordance with Core Strategy Policy G8, saved UDP policies EM/7 and EM/8, the National Planning Policy Framework.

14. Prior to the occupation of any dwellings approved by this permission, an as-built topographic survey of the flood plain compensation area shall be submitted to and approved in writing by, the local planning authority. The survey shall show compliance with the proposed levels shown on drawing no. 40-28/C in Appendix

L of the approved FRA referenced 880630-R5 (04)-FRA produced by RSK, dated November 2020.

Reason: To ensure flood plain storage volume is not reduced as a result of ground level changes in accordance with Policies G7 and G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan and the National Planning Policy Framework.

15. No dwelling hereby approved shall be occupied until a detailed lighting scheme for any external lighting to be installed within all highways, footpaths, public open spaces and landscape buffer zones within that phase, has been submitted to and approved in writing by the Local Planning Authority. Such details shall include the position and height of means of lighting on the building or site and its luminance, angle of installation and any hoods to be fixed to the lights. Development shall be carried out in accordance with the approved details prior to the first occupation of any dwelling.

Reason: In order that the development does not prejudice the favourable conservation status of protected species and in the interests of residential amenity in accordance with the requirements of policies G7 and G9 and of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

16. The development hereby permitted shall be carried out in accordance with the programme of archaeological fieldwork identified in the approved Written Scheme of Investigation which has been produced by Oxford Archaeology North, dated November 2017.

Reason: To record and advance the understanding of the significance of any buried archaeological remains for archival and research purposes in accordance with Policy P2 of the adopted Rochdale Core Strategy and National Planning Policy Framework.

17. Within 6 months of the development being first occupied, a Residential Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall contain measures for promoting a choice of transport modes and a monitoring regime with agreed mode share targets. In addition, the Travel Plan shall set out the monitoring procedures and mechanisms that are to be put in place to ensure that it remains effective and shall be reviewed within a framework approved by the Local Planning Authority. The initiatives contained in the approved Travel Plan shall be implemented within 6 months of the first occupation of any building and shall continue to be implemented thereafter.

Reason: In order to ensure that the development encourages people to travel by sustainable modes of transport in accordance with policy T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

18. No development above ground floor slab level shall take place until a detailed scheme for the design and construction of the internal access roads and footways, including the materials to be used, have been submitted to and approved in writing by the local planning authority. The buildings hereby permitted shall not be occupied until the roads are constructed in accordance with the approved details.

Reason: In the interests of highways safety, in accordance with policies DM1, P3 and T2 of the Adopted Rochdale Core Strategy and the National Planning Policy Framework.

