

Examination of Places for Everyone Joint Development Plan Document

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IN29 Action Points from week 8 hearing sessions: Rochdale allocations

Introduction

Further to the discussions at the hearing sessions in week 8 relating to allocations JPA21, JPA24 and JPA25 in Rochdale, the following actions are required by GMCA. We consider these to be necessary at this stage of the examination to inform our consideration of whether the Plan is sound and/or how it could be made sound by main modifications.

Our ultimate conclusions on whether each of the allocations in the Plan is justified will depend on our consideration of a range of matters including those relating to the amount of development needed, the spatial strategy and Green Belt, as well as site specific issues. We may, therefore, decide in due course that other or different main modifications are required, including to the parts of the Plan that we refer to below. Reasons for any modifications that we do ultimately decide are necessary will be set out in our final report.

We have described each of the modifications in relation to the wording set out in the submitted Plan¹. Some may supersede, or require alterations to, modifications proposed earlier in the examination. We have sought to make this clear where appropriate. Consequential modifications may also be required to other parts of the Plan. We will advise later in the examination when these should be identified comprehensively by GMCA.

These action points seek to reflect the general approach to modifying the allocation policies set out in our note published on 23 January 2023², and take account of the suggested changes proposed by GMCA³ and the discussions at the relevant hearing

¹ SD1.

² IN23.

³ PMM3, GMCA33 and GMCA50 to GMCA52.

sessions. If GMCA consider it essential to make changes to parts of the policy that we have not referred to these can be included in the response for our consideration.

Where changes are required to various parts of an allocation policy, they should be as a single main modification. This should include the whole policy as set out in the submitted Plan with the changes identified in the usual way using strikethrough and underlining. Consequential modifications will also be required to the reasoned justification and these should be set out as (a) separate main modification(s) (unless they are considered to be minor additional modifications).

Where appropriate, GMCA may wish to liaise with relevant representor(s) if they consider this would help to inform their response to a particular action point, for example Historic England about potential modifications to policies relating to the historic environment.

The GMCA responses to the action points in this note should be submitted to the Programme Officer by **midday on Friday 3 March 2023** unless otherwise indicated.

Types and sizes of new homes expected on allocated sites in Rochdale

Policies JPA19 to JPA25 relating to allocations in Rochdale refer to the delivery of “higher value family housing”. There are also references to larger homes; a good mix of house types; balancing out the current offer in the borough; and meeting needs in the local area and attracting and retaining higher income households.

AP119. GMCA to consider how policies JPA19 to JPA25 could be modified to clarify the types and sizes of new homes (rather than referring to the value of homes) that are expected on these allocations, having regard to the nature of the existing local housing stock, local need, and the Plan’s objectives and spatial strategy including the aim of boosting northern competitiveness. This is in addition to also adding reference in each policy to the need to provide affordable homes in accordance with relevant local plan requirements⁴.

JPA21 Crimble Mill

AP120. GMCA to draft a modification to policy JPA21 to include:

- Amendment to part 1 to refer to “... including the provision of new homes in the grade II* listed Crimble Mill building(s) and on adjoining parts of the allocation retained in the Green Belt in accordance with national policy relating to the partial or complete redevelopment of previously developed land in the Green Belt” (or similar), and to refer to affordable homes.
- Re-order part 4 to become part 2 and amend to read “Secure the conversion and long term future of the listed mill buildings as part of comprehensive, high quality development through masterplanning, design codes and a phasing and delivery strategy” (or similar).

⁴ GMCA should also consider whether this action point is also relevant to allocations in other parts of the Plan area.

- Amend part 2 (and re-order to become 3) to read “Protect and enhance the significance of the listed mill building(s) and its/their setting, having regard to the Crimble Mill Historic Environment Assessment 2020” (or similar).
- Amend part 5 (and re-order to become part 4) to read “Reflect and respond to the special qualities and sensitivities of the key characteristics of the [specify] landscape character type in accordance with policy JP-G1 and the adjacent Queens Park, River Roch and wider river valley setting including through the provision of high quality green and blue infrastructure” (or similar).
- An additional requirement relating to the provision of compensatory improvements to the environmental quality and accessibility of remaining Green Belt within and/or in the vicinity of the site in accordance with policy JP-G2.
- Deletion of parts 6, 7, 9 and 10 and replacement with reference to making provision for new and improved sustainable transport and highways infrastructure having regard to the indicative transport interventions set out in Appendix D in accordance with policy JP-C7 and reference to specific walking and cycling routes (based on GMCA50) and improvements to Crimble Lane from the A58⁵.
- Clarification of the requirement in part 11 relating to expansion of the adjacent primary school and contributions for additional school places (based on GMCA50).
- Inclusion of an additional requirement relating to minerals safeguarding areas (based on GMCA50).

JPA24 Roch Valley

AP121. GMCA to draft a modification to policy JPA24 to include:

- Reference to affordable homes in part 1 (GMCA51).
- Clarification of part 3 relating to safeguarding part of the site for flood alleviation (GMCA51).
- Clarification of part 4 relating to surrounding landscape (GMCA51).
- Clarification of part 5 relating to archaeology (GMCA51).
- Deletion of parts 6, 7 and 8 and replacement with reference to making provision for new and improved sustainable transport and highways infrastructure having regard to the indicative transport interventions set out in Appendix D in accordance with policy JP-C7 and reference to specific walking and cycling routes (GMCA51).
- Amendment to part 9 to read “The layout of development should be designed so as not to preclude the future delivery of a potential relief road, incorporating high quality pedestrian and cycle routes, between Smithy Bridge Road and Albert Royds Street (A664) to the west of the site” (or similar).
- Clarification of the requirement in part 10 relating to contributions for additional school places (GMCA51).
- Inclusion of an additional requirement to mitigate recreational disturbance impacts on the South Pennine Moors SAC and SPAs (GMCA51).

⁵ Consideration should be given to whether reference should also be made in the policy to other access points, including from Mutual Street and/or Woodland Road, and whether further clarification should be given in the policy or appendix D to the nature and extent of improvements required to Crimble Lane.

- Inclusion of an additional requirement relating to minerals safeguarding areas (based on GMCA51).

JPA25 Trows Farm

AP122. GMCA to draft a modification to policy JPA25 to include:

- Reference to affordable homes in part 1 (based on GMCA52).
- Deletion of parts 3, 4, 5 and 10 and replacement with reference to making provision for new and improved sustainable transport and highways infrastructure having regard to the indicative transport interventions set out in Appendix D in accordance with policy JP-C7 and reference to vehicular access being from Cowm Top Lane and facilitating safe and attractive walking and cycling routes to the centre of Castleton and Castleton station (based on GMCA52).
- Combine parts 6 and 9 to read “Deliver a well-designed scheme which incorporates good quality green and blue infrastructure that reflects and responds to the special qualities and sensitivities of the key characteristics of the [specify] landscape character type in accordance with policy JP-G1 and has regard to the topography of the site, it’s prominent location adjacent to the M62 and A627(M) motorways, and existing biodiversity and greenspace corridors” (or similar).
- Deletion of part 7 relating to Habitat Regulations Assessment (GMCA52).
- Clarification of the requirement in part 12 relating to contributions for additional school places (based on GMCA52).
- Inclusion of an additional requirement relating to minerals safeguarding areas (based on GMCA52).

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20 February 2023
