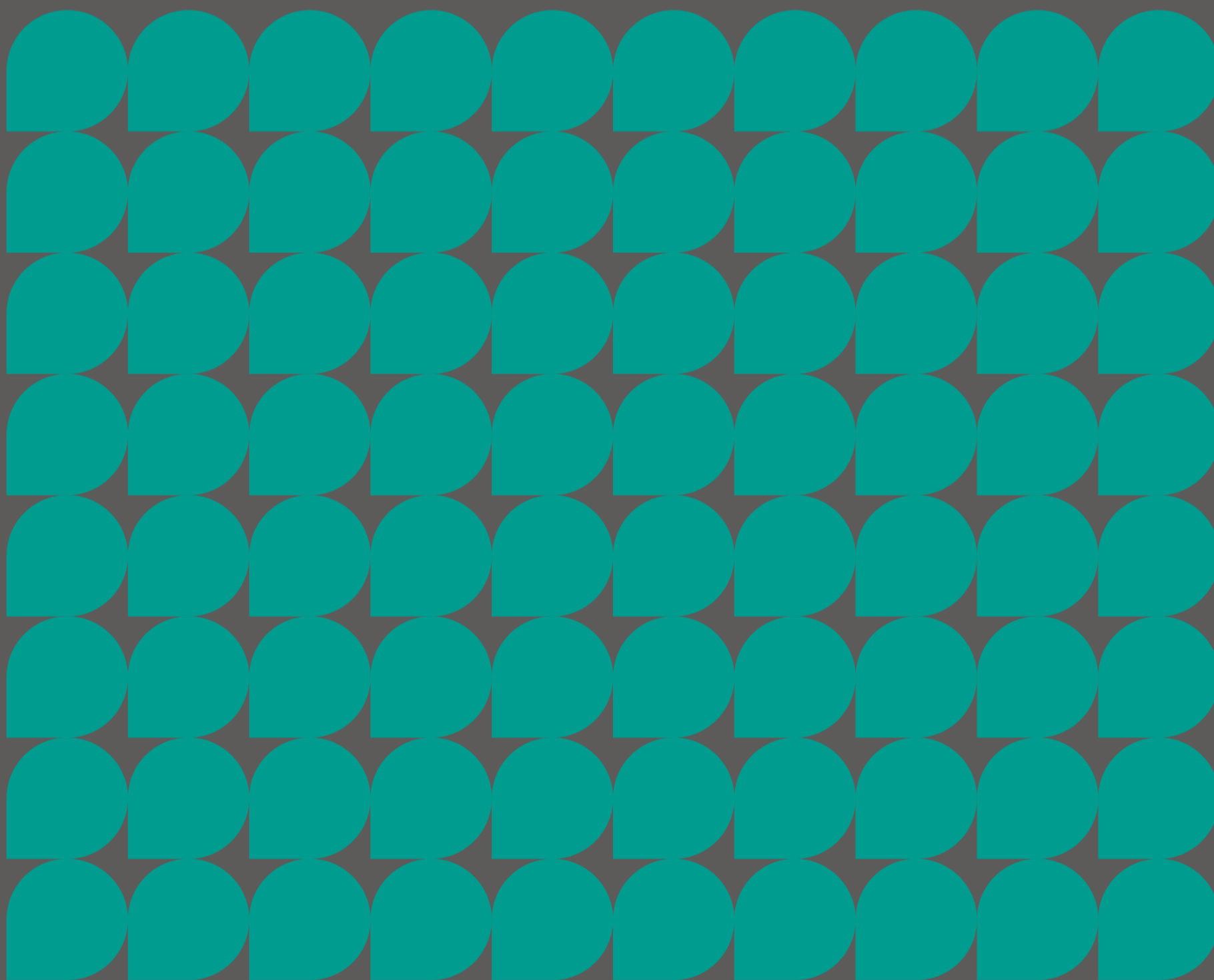


Places for Everyone

Rochdale Omission Sites Issues Summary

February 2022



Omission Sites - Rochdale

A summary of the issues raised in relation to Omitted Sites in Rochdale and the relevant respondents to PfE 2021 is set out below:

Row	Site name	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
OSR.1	Land at Saxons Farm (1,200 homes or 200,000sqm floorspace)	<p>The site is formed of two parcels, northern and southern, separated by the M62.</p> <p>The northern parcel forms part of JPA1.1 (Northern Gateway – Heywood / Pilsworth) and is not currently attributed a land use on the Illustrative Development Framework Plan ('IDFP').</p> <p>The landowner is seeking a residential (or employment) allocation for the northern parcel (as part of JPA1.1) for the following reasons:</p> <ul style="list-style-type: none"> • The parcel is well contained or surrounded by existing or planning urban development; • The parcel is well located to access the proposed new local centre and other facilities shown within the IDFP; • The parcel is under single ownership, available and unconstrained for development; • The parcel can provide a noise buffer to mitigate noise impacts on the wider Northern Gateway allocation; • The parcel can help meet housing needs and boost housing land supply as well as range and choice to attract companies (if used for employment); • The parcel is has independent vehicle access to Manchester Road; and • The parcel is unaffected by heritage, ecological, landscape or flood risk constraints and is in part brownfield. 	<p>The northern part of the site is included within JP Allocation 1.1. The landowners interest in bringing this site forward, has come forward at a time after the masterplanning work has progressed.</p> <p>The site is still within the wider allocation and would therefore be removed from the Green Belt as a result of this allocation.</p> <p>In terms of the southern part of the site, the Site Selection Site Selection Topic Paper 03.04.01 sets out the process used to consider the suitability of sites that had been put forward as potential locations for development. This included the identification of Areas of Search to inform whether a site could be considered to be a reasonable alternative. Most of this site falls outside of the identified Areas of Search and, as such, is not considered to be reasonable alternatives for meeting the overall vision, strategy and objectives.</p>	Mr D Court (Frost Planning)

Row	Site name	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
		The southern parcel is put forward to support development within the Northern Gateway, by for example providing offsite ecological and public open space mitigation to maximise development within the allocation.		
OSR.2	Broad Lane, Rochdale (200 homes)	<p>Site was formerly located in the western corner of the Kingsway South allocation.</p> <p>The site should be removed from the Green Belt and allocated for residential purposes on the basis that:</p> <ol style="list-style-type: none"> 1 It would assist in the delivery of sustainable development; 2 Exceptional circumstances exist to justify the release of land from the Green Belt and it does not fulfil Green Belt purposes; and 3 There are no insurmountable constraints to its development and it is wholly deliverable within the next five years, <p>See representations for full summary.</p>	The site at Kingsway South was previously identified in the 2019 draft GMSF as part of a wider allocation. However sufficient land has been identified to meet the housing and employment needs on other more suitable and sustainably located sites in the borough.	Taylor Wimpey (Lichfields)
OSR.3	Whittle Quarry, Heywood	<p>The site forms part of JPA1.1 (Northern Gateway – Heywood / Pilsworth) and is currently shown on the Illustrative Development Framework Plan ('IDFP') as partly green infrastructure and employment land.</p> <p>The landowner is seeking the removal of the green infrastructure element of their site (as shown on the IDFP) as this will reduce the developable area of the site. A balanced distribution of green infrastructure across the wider allocation and landownerships is sought.</p>	As noted the site falls within the allocation and is included within the indicative masterplan. This indicative masterplan is considered to represent an appropriate approach to the delivery of this allocation, including the provision areas for green infrastructure. The issue in relation to any impact on land values is a matter outside the scope of the PfE plan.	Casey Group (Steve Grimster)
OSR.4	The Mount, Heap Brow, Heywood	<p>The site comprises a number of commercial buildings and associated external storage and is in active use as an employment site.</p> <p>Landowner is seeking an allocation for employment purposes. The site is within the Green Belt but is considered built-up and urbanised in character.</p> <p>The site has established boundaries in the form of planting and fencing although the Green Belt designation restricts the continued operation of the site.</p>	<p>New site not previously submitted and considered as part of the site selection process. Most of the site falls outside an area of search.</p> <p>Sufficient land has been identified to meet the housing and employment needs in the borough. See Housing Topic Paper 06.01.03 and Employment Topic Paper 05.01.04.</p>	Collop Gate Properties (Emery Planning)
OSR.5	Turner Brothers	Extensive brownfield site being promoted for residential-led redevelopment.	New site not previously submitted and considered as part of the site selection process. This site has been vacant/underused for a number	EON Plant Ltd (Pegasus Group)

Row	Site name	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
	Factory, Rooley Moor Road, Rochdale (500 homes)	Allocation / development of the site can deliver: <ul style="list-style-type: none"> • Remediation of a site with longstanding issues; • Around 500 dwellings (including affordable housing); • Land for community / retail uses to support adjacent local centre; and • Open greenspace and landscape and ecological enhancements. <p>The site promotion is supported by a Deliverability Statement that sets out why the delivery of the site is considered achievable.</p>	of years. The former use of the site means that there are constraints in relation to land remediation that do impact on the viability/deliverability of the site. For these reasons the site has not been included in the councils housing land supply.	Thornham St John's Neighbourhood Forum (Gordan Tilstone)
OSR.6	Land south west of M62 J19, Langley Lane, Middleton (500 homes)	Green Belt site being promoted for residential led development (circa. 500 homes) as an urban extension north of Langley Lane, with green infrastructure to the northern boundary / M62 (to the south of the M63 from JPA1.1 Northern Gateway allocation. Vehicular access would be from Langley Lane and Hollin Lane.	As set out in Appendix 5 of the Site Selection Topic Paper 03.04.01 this site was submitted as part of the call for sites exercise but was not considered to meet Area of Search criteria. It was therefore not considered beyond stage one of the site selection methodology and not considered as a reasonable alternative site.	Persimmon Homes North West (Mosaic Town Planning)
OSR.7	South East of Lister Road, Manchester	We are keen to supply extra homes as appropriate and this site is available for housing.	New site not previously submitted and considered as part of the site selection process. The site falls outside an area of search. Sufficient land has been identified to meet the housing and employment needs in the borough. See Housing Topic Paper 06.01.03 and Employment Topic Paper 05.01.04 .	AA Homes & Housing Ltd