

UPDATE REPORT



FOR DEVELOPMENT CONTROL COMMITTEE MEETING OF 2nd September 2025

B6. 2024/0501 – Land at Rochdale Road/Bamford Road

- 1) A further 5 objections have been received since the publication of the report. 3 of these were additions to original comments made therefore the total number of objections is now 30. The majority of the material planning considerations raised within these objections have previously been raised and addressed within the report. These include the fire risk from lithium batteries, the location of the site within the green belt and environmental concerns. An additional concern has been raised regarding the proposed route of the construction traffic. This route has been assessed as part of a consultee request with Rochdale MBC who have advised they have no objection to the proposed route. The additional comments received do not change the recommendation for the application.
- 2) Section 1 of the recommendation has been updated to remove reference to the need for a financial contribution to be made towards green belt compensation. The additional biodiversity gains above the mandatory 10% increase are sufficient to compensate for the loss of the green belt.

Section 1 of the recommendation now therefore reads as follows:

“(1) To complete a suitable Section 106 Agreement to secure:

- *The significant on-site enhancements to biodiversity”*

B7. 2025/0183 – Land to the North of Doals Farm

Clarification regarding the Housing Allocation Site (H38) and the density of dwellings proposed for the site.

The application site forms part of the H38 Housing Allocation Site contained within the Rossendale Local Plan 2029-2036. A map showing the allocation site is provided below:

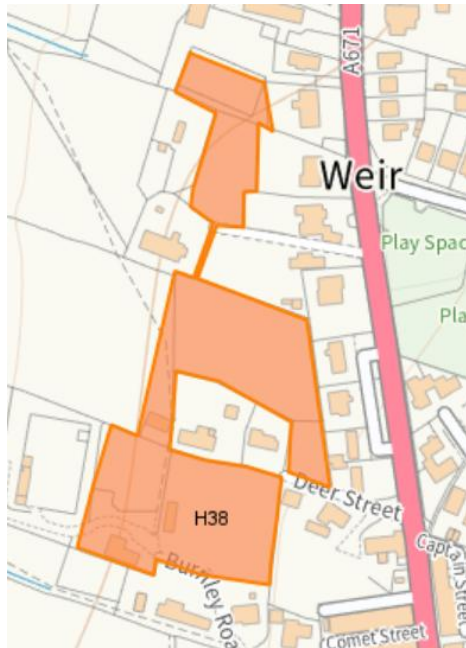


Figure 1: Map showing H38 Housing Allocation Site

The site area as a whole for H38 is 1.23ha. It is understood that during the allocation of the site it was only considered that 0.46ha of the site would likely be developable owing to matters such as land ownership. The local plan designates the site for 10 dwellings with the density being 22 dwellings per hectare.

The application currently under consideration relates to the central portion of the site only. The applicant seeks permission in principle for the development of between 3 and 9 houses on this section of land. The site area is 0.4ha therefore should the maximum number of dwellings (9) be constructed on the land, the density of houses would be 22.5 dwellings per hectare. This is only slightly above the density levels as designated within the SPD. Owing to this and based solely on the site area, it is considered that the site would be able to accommodate a maximum of 9 dwellings in principle without resulting in the overdevelopment of the plot.

The recommendation that the application should be approved therefore remains the same.

Mike Atherton
Head of Planning