

Former East Lancashire Paper Mill

Design and Planning Statement

To support Reserved Matters Planning Application for 400 dwellings and replacement Cricket Club Facilities in accordance with Outline Consent No. 67597



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The Team:

Developer: Morris Homes



Architect: Woods Hardwick



Landscape Architect: Barnes Walker



Civil Engineer: Banners Gate



Ecologist: Tetra Tech



Cricket Club Design: Club Design





1. Introduction



Figure 1.1: Outline Red Line Plan

1. Introduction

1.1 This Design Statement has been produced by Woods Hardwick Ltd on behalf of Morris Homes in support of a Reserved Matters Application pursuant to s73 Application ref: 67597.

1.2 The s73 Planning Permission is subsequent to Application ref: 62969, for which Outline Consent was granted on 19th December 2018, as described below:

Outline application for up to 400 residential dwellings including details of vehicular access (all other matters reserved) and associated works including relocation of cricket pitch, including a pavilion, provision of open space and sports facilities and demolition of existing building and structures.

1.3 The Outline Application was submitted on behalf of Homes England and Bury Council, who owned approximately two-thirds and a third of the Application site respectively at the time of submission.

1.4 The Application Site (see figure 1.1) comprises approximately 22.98 hectares and is located on the former East Lancashire Paper Mill site in Radcliffe, a town in the borough of Bury, Greater Manchester.

1.5 **Condition 3** attached to the Planning Permission sets out two approved drawings as follows:

- Location Plan, ref: SP-05
- Parameters Plan, ref: SP-06A

1.6 The Condition states that development shall not be carried out except in accordance with the approved drawings.

1.7 Figure 1.2 Illustrates the approved Parameters Plan (ref: SP-06A) associated with the s73 Application.

1.8 This drawing has informed the design of the reserved matters proposals.

1.9 In addition, since the original Outline Consent was granted, the scheme design has undergone a number of revisions, in response to the following:

- Places Matter Design Review held on 28 April 2021
- Pre-Application Advice (request submitted on 27 April 2022) from Bury Council received following meeting on 20 July 2022
- A further Places Matter Design Review held on 18 August 2022
- Technical input from appointed consultants including drainage engineers
- Consultation with key stakeholders including Homes England and Bury MBC 'The Millers' Cricket Club

1.10 As the scheme's design has evolved, there has also been an enhanced understanding of the site's constraints subsequent to further site investigations (particularly in relation to drainage, flooding and existing services).

1.11 This Design Statement therefore sets out how the proposals for the site have evolved in response to feedback on design, as well as changing constraints, and will explain how design, landscape and engineering solutions come together to form a cohesive reserved matters scheme that will form an exciting urban extension to Radcliffe.

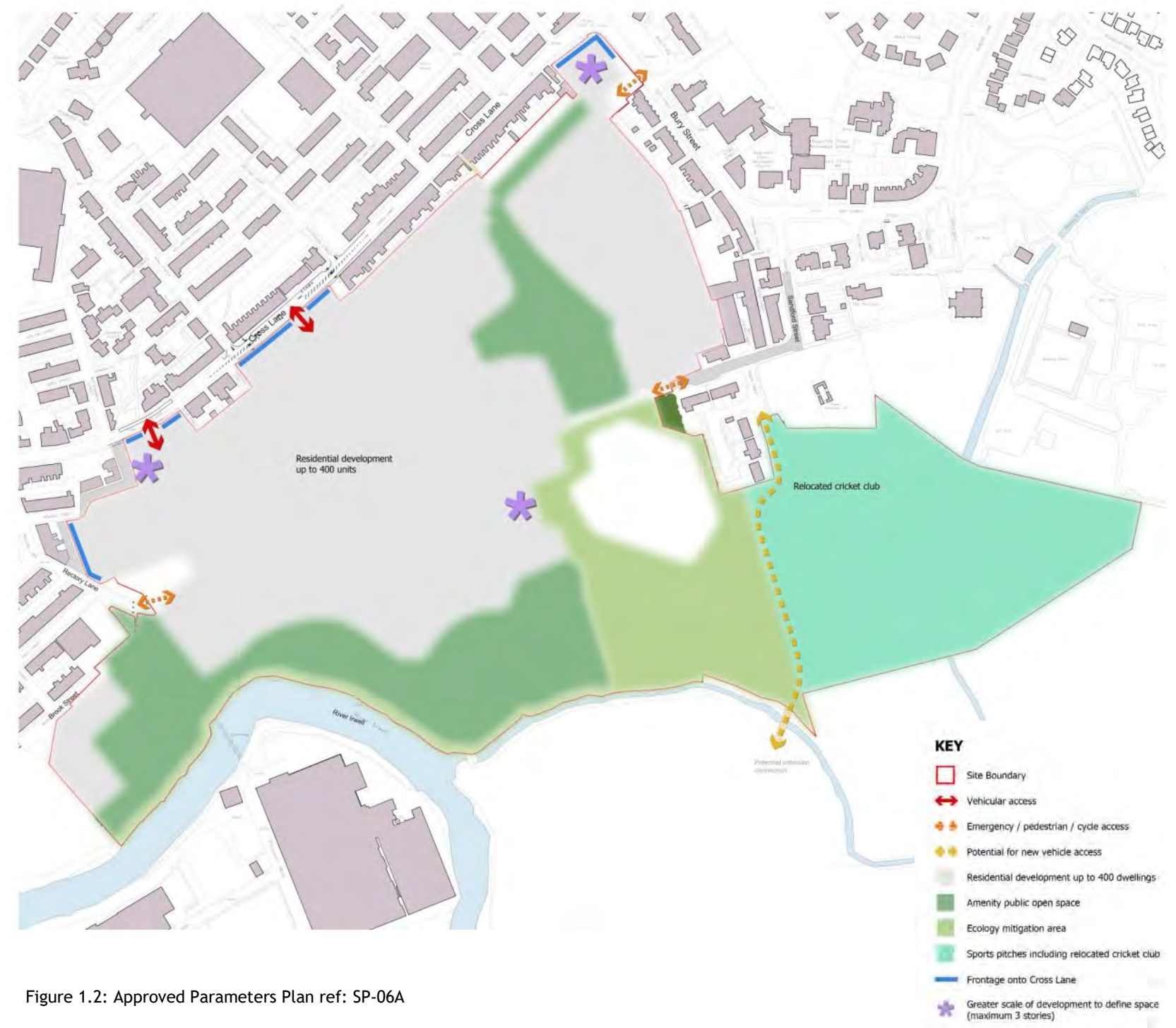


Figure 1.2: Approved Parameters Plan ref: SP-06A



2. The Site

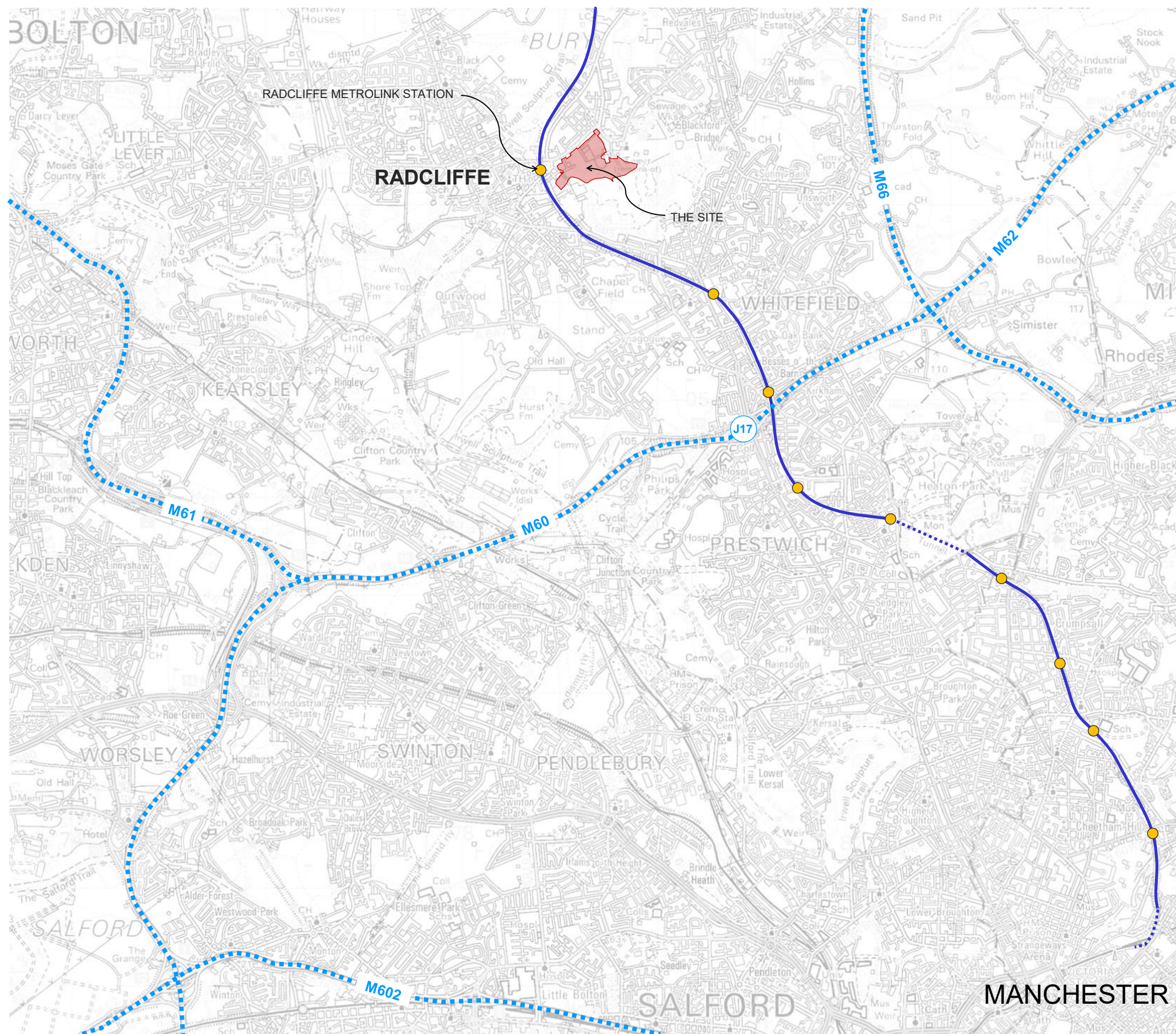


Figure 2.1: The Site in its Wider Context

2. The Site

2.1 The Site is located in the eastern extent of Radcliffe, a market town in the Metropolitan Borough of Bury, Greater Manchester (see figure 2.1).

2.2 The town of Bury lies approximately 2.5 miles to the north-east of the site, and Bolton, approximately 5.5 miles to the north-west.

2.3 Manchester is located approximately 6.5 miles to the south-east of the site.

2.4 The site is within close proximity to Radcliffe Metrolink Station, which provides connections to Manchester city centre, Bury town centre and Altrincham to the south-west of Manchester.

2.5 The site is located approximately 3 miles from junction 17 of the M60, connecting to the wider motorway network.

2.6 Cross Lane forms the north-western boundary to the site, a street comprising predominantly 2-storey red brick terraced housing (see photograph 6 at figure 2.2).

2.7 The River Irwell forms part of the site's southern boundary, as does the edge of the adopted green belt (Bury Unitary Development Plan Policy OL1). The eastern extent of the site is within the Green Belt.

2.8 There are two existing accesses into the site from Cross Lane, at Cock Clod Street and Croft Lane (blue arrows), with potential for further access points at Church Street East (purple arrows).

2.9 Figure 2.2 shows a series of photographs of the site's immediate context.

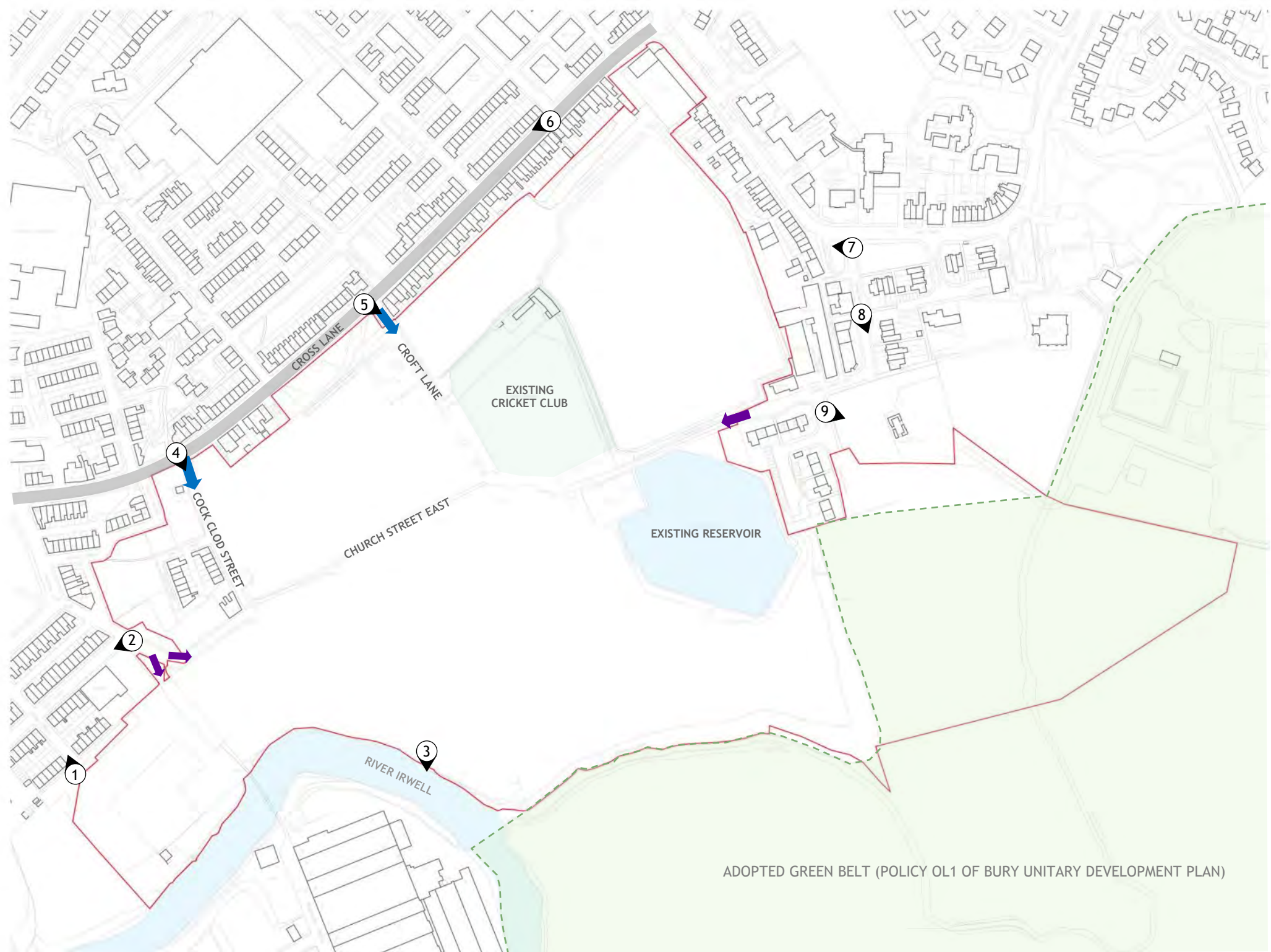
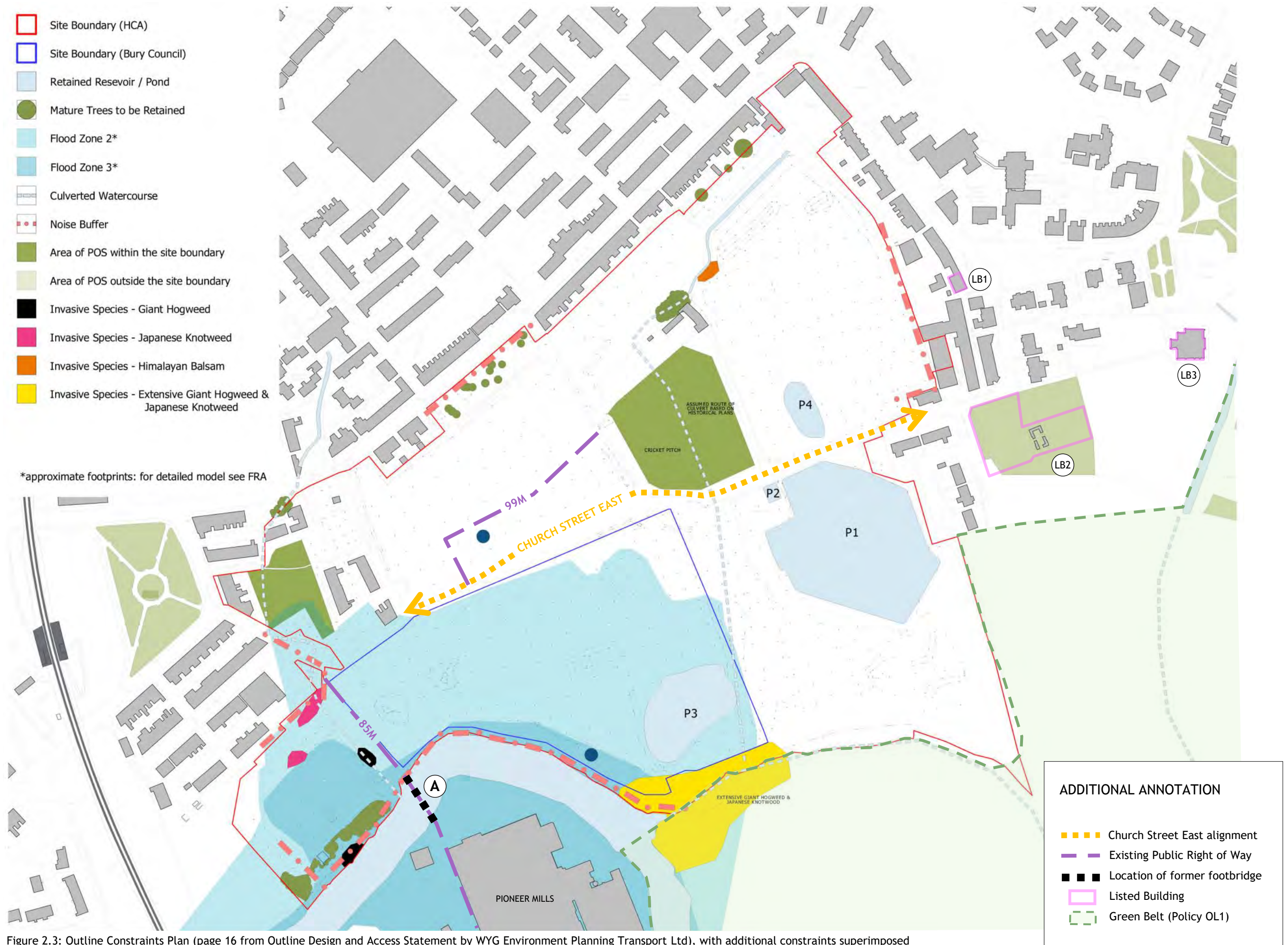


Figure 2.2: The Application Site and it's immediate context





2.10 The Site's Constraints

2.11 Figure 2.3 opposite shows the Constraints Plan as illustrated in the approved Outline Application Design and Access Statement.

2.12 It shows parts of the south-western extent of the site to be located in Flood Zones 2 and 3.

2.13 The site has previously suffered from flooding, in particular, the Boxing Day floods of 2015, which destroyed the footbridge over the River Irwell (labelled 'A' at figure 2.3). Bury Council have an aspiration to provide a replacement bridge in this location, the details of which have been integrated into these proposals.

2.14 The site's former use as a paper manufacturing mill had resulted in a complex network of culverts and large reservoirs across the site (see figure 2.4), most of which have long since been demolished and filled in, with the exception of the lodge off Church Street East and which is being retained, enhanced and utilised as a drainage facility as part of these proposals.

2.15 The approved Outline FRA shows that in addition to the River Irwell, there are a number of manmade ordinary water courses within the site. The approved FRA and its addendum states that Hutchinson's Goit is to be opened up and Crow Tree Farm Brook is to remain culverted, which has since been reaffirmed by the EA despite a slight conflict in the Outline Planning Conditions.

2.16 The approved FRA states that Hutchinson's Goit (created to supply the

paper mills with water from the Irwell), flows as an open channel from the abstraction point 1.5km to the north east of the site. It is culverted under Cross Lane/Bury Street and then under the existing lodge, after which, it finds its own route to the River Irwell. This is to be opened up and provided in a new habitat in a controlled manner as part of the proposals.

2.17 Bealey's Goit forms the southern boundary of the site; it once fed former industries and allowed resultant water to be treated before its return to the river. The Outline FRA states Bealey's Goit no longer follows the route shown on OS mapping, rather, it is diverted back to the Irwell to the east of the site and therefore does not affect the proposals.

2.18 All of the buildings and structures on site were demolished in 2005.

2.19 The existing topography of the site is undulating and there are significant areas of made ground associated with the demolition of the former mill.

2.20 The approved Outline consent and the approved Drainage Strategy and Flood Risk Assessment therein requires the creation of a new functional flood plain along the River Irwell and the new development is to sit at a minimum level to avoid and protect from any further flooding. The existing wall that forms the site boundary along the River Irwell (see photographs at figure 2.5) therefore needs to be removed and replaced with features to prevent future erosion. The outlet feature and spillway for Crow Tree Farm

Brook adjacent to the river also needed to be retained and tied into a new replacement footbridge being provided by Bury MBC.

2.21 At the time of the Outline Application, there were a number of invasive species present on the site, including Giant Hogweed, Japanese Knotweed and Himalayan Balsam. These continue to be treated and a further treatment programme is submitted as part of the Reserved Matters Application.

2.22 There are also a number of services running through the site, along the previous road alignment of Church Street East (shown as a dashed orange line at figure 2.3), including a combined sewer, electricity mains and a sludge main. At the time of the Outline submission, the exact depth and alignment of these services were unknown.

2.23 Existing dwellings around the site's boundaries also pose as a constraint; new dwellings need to be designed to ensure appropriate levels of privacy can be achieved and to retain legacies of the historic relationship with the mill such as the land and railings gifted to the residents on Brook Street.

2.24 Two existing Public Rights of Way are present within the site, footpath 85M (which, prior to the destruction of the footbridge, connected Rectory Lane to Pioneer Mills to the south of the site), and 99M, connecting Church Street East to Croft Lane. The routes of these PROWs have been overlaid onto the Outline Constraints Plan, for information.

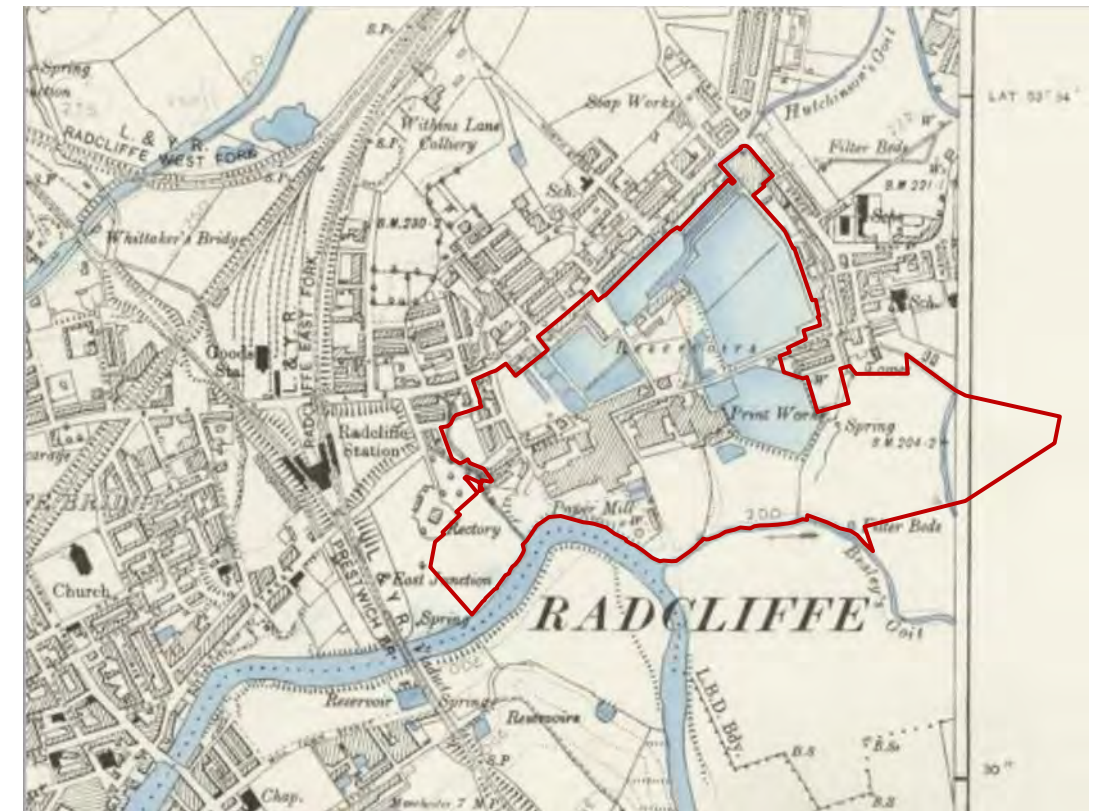
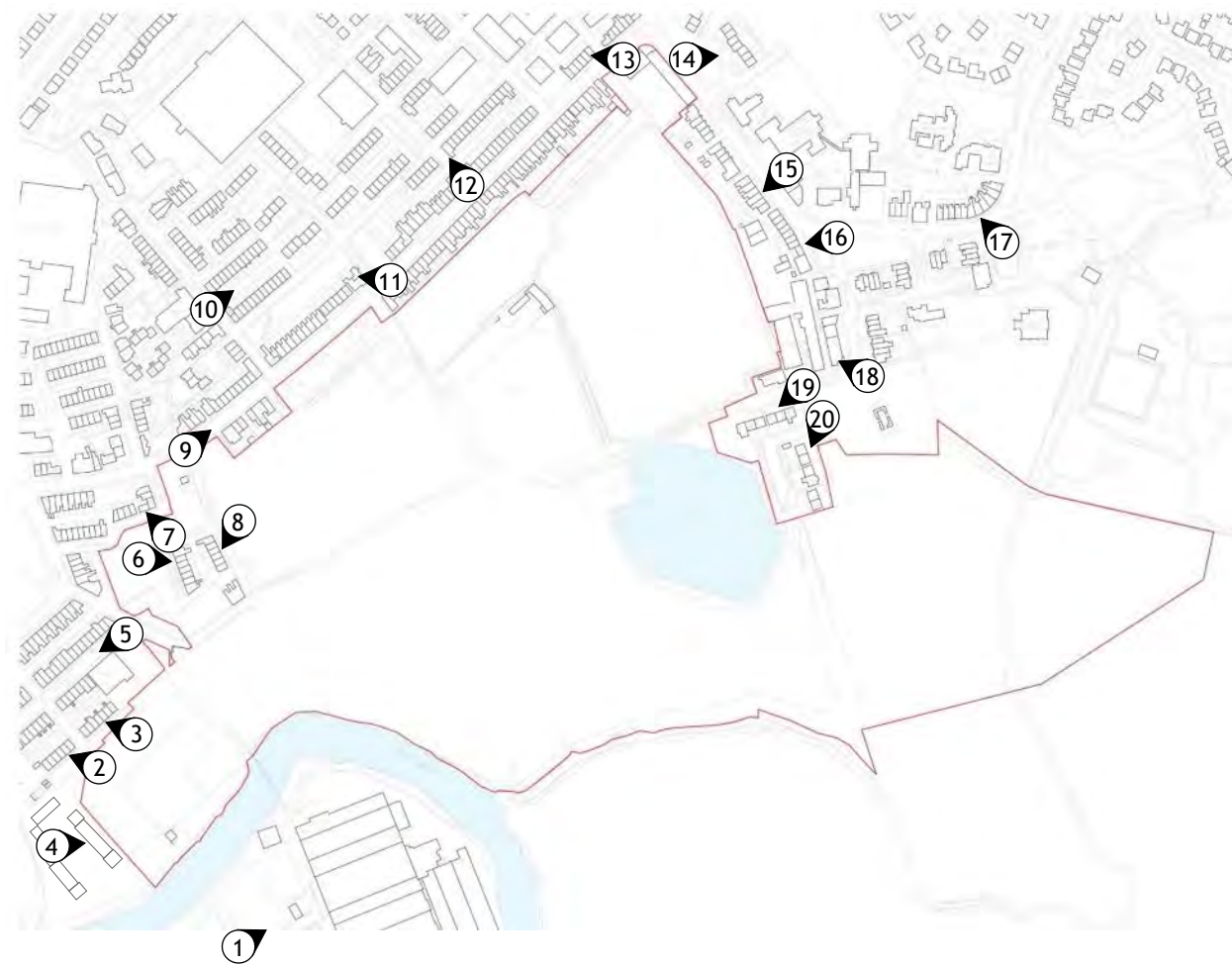


Figure 2.4: Historical Ordnance Survey Map (1895) from Outline FRA (source: nls)



Figure 2.5: Photographs of existing river wall and the crow trees from brook culvert



East Street



Looking north-east along Cross Lane



Houses on Baybutt Street



To the rear of Holland Street from Park Street



Pioneer Mill



Terraced housing on Brook Street



View across to Howard Steet from Cuncliffe Street



Medical Centre on Cross Lane



Terraced housing on Brook Street



New dwellings at Bridgewater View



Houses on Cock Clod Street



Holland Street from North Street

Figure 2.6: Site Context Character Study



Terraced housing on Cross Lane by Withins Street



Dumers Lane/Bury Street



Bealey Row



3-storey apartments at Church St East/Sandford St



Bury Street



Terraced housing at Church Street East



Tithebarn Street/Bury Street



Terraced housing at Tower Street

2.25 Site Context Character Study

2.26 Figure 2.6 illustrates the character of the site's context.

2.27 To the north-west of the site, the existing terraced housing is of a fine urban grain. The buildings are typically 2-storey red brick terraces with gritstone slate roofs.

2.28 Generally, buildings are close to the back edge of the footway; either with a

short front garden (approximately 1-2m) or directly abutting the pavement edge.

2.29 Boundary treatment to the public realm comprises a mixture of low brick walls, metal railings, and open fronts (the latter relating particularly to the 1970s housing at Church Street East).

2.30 There is a variety of differing red brick tones and in some cases, detail to front elevations is incorporated by way of

brick or stone headers (or a combination of both), as well as string courses.

2.31 The neighbouring streets are laid out primarily in a grid form with terraces backing onto one another. This leads to, in some cases, blank side elevations and exposed back alleys; there is an opportunity for the proposals to respect and relate to the existing character of the area, whilst also providing a contemporary response to the proposed urban expansion.





Figure 2.7: Outline Constraints Plan Extract (page 16 from Outline Design and Access Statement by WYG Environment Planning Transport Ltd)

2.32 There are a number of listed buildings to the east of the site (see figure 2.7), namely:

- **Tythe Barn** (labelled LB1)
Grade II Listed
'C17 or earlier, Rubble, partly rendered' barn, converted to use as a garage
- **Radcliffe Tower** (labelled LB2)
Grade I Listed
'Remains of rectangular tower rebuilt in 1403 by James de Radcliffe.'
The Tower and site of hall are also listed as a Scheduled Monument
- **Church of St Mary and St Bartholomew** (labelled LB3)
Grade I Listed
'C14, C15, C17 and C19. Chancel arch of Decorated Period. Two-bay nave probably late Perpendicular...'

2.33 The Heritage Assessment submitted with the approved Outline Application states the most important elements of the setting of Radcliffe Tower and the Church lies in their immediate surroundings and their relationship with one another. As proposed development would not impinge on these relationships, it was concluded there would be no resultant harm to the significance of these heritage assets. Historic England, in their consultation response, agreed with this conclusion.

2.34 The Outline planning consent approves the principle of re-locating the existing 'Millers' Cricket Club onto a new site, equal in size and facilities to the existing club, to the south east corner of the site which sits within the allocated Greenbelt and close to the listed Radcliffe Tower. In doing so Sport

England, English Heritage and the policy section of Bury MBC have already supported and approved this principle, but the final proposals for the Cricket Club required for the Reserved Matters submission needed further consultation with the club themselves and Bury MBC.



Figure 2.8: Photographs of Listed Buildings

- 1) **Tythe Barn**
- 2) **Radcliffe Tower**
- 3) **Church of St Mary and St Bartholomew**

Photographs from historicengland.org.uk

3. The Outline Proposals

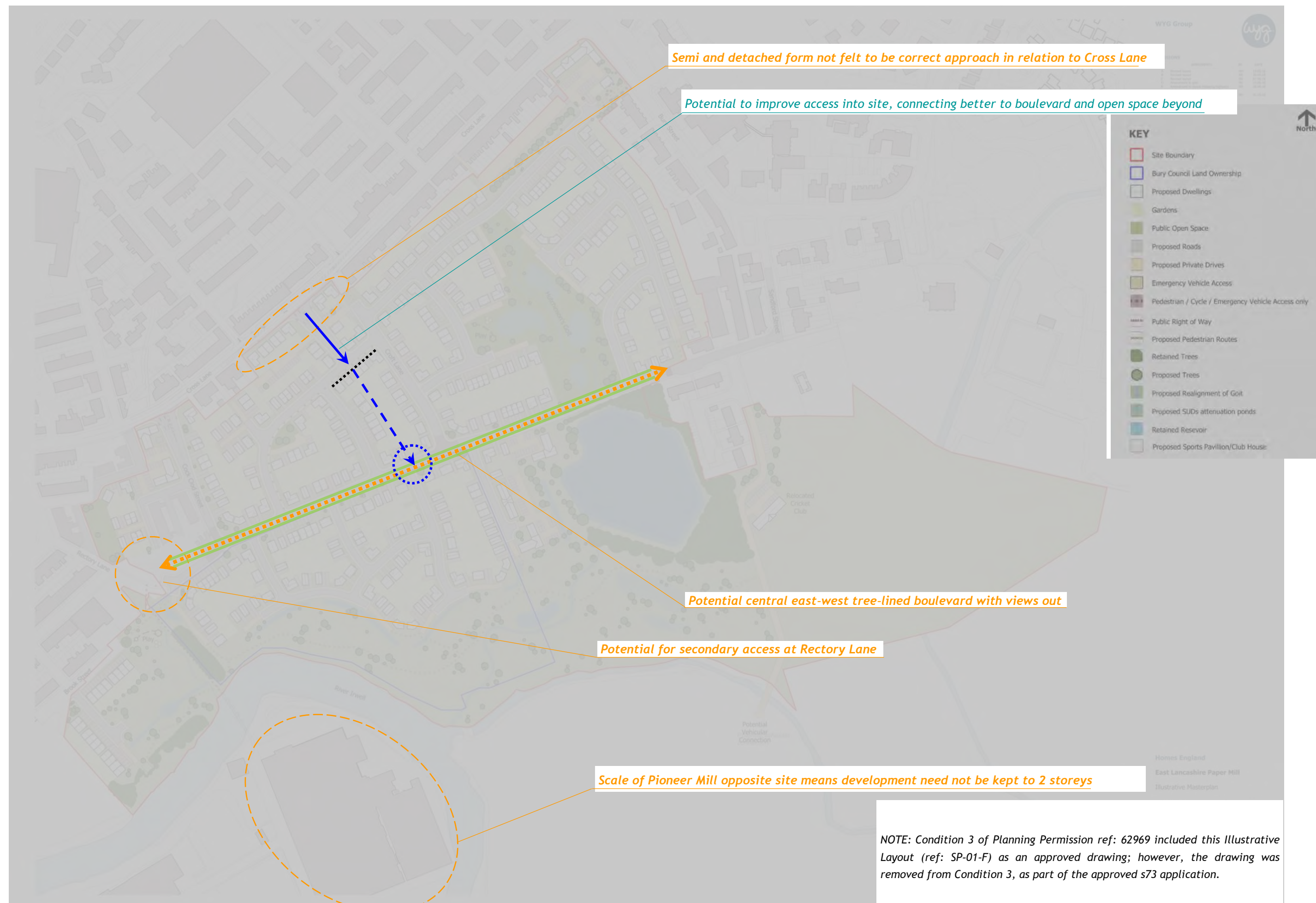


Figure 3.1: Outline Illustrative Masterplan with annotation overlaid

3. The Outline Proposals

3.1 Figure 3.1 shows the Illustrative Masterplan (ref: SP-01-F) that was submitted as part of the original Outline Application (with additional annotation overlaid, as described below).

3.2 The scheme comprised open space in the southern part of the site (to accommodate the flood zone) as well as the retention of the existing lodge and opening up of Hutchinson’s Goit, set in open space.

3.3 Built form was illustrated as a series of perimeter blocks comprising detached and semi-detached 2-storey dwellings.

3.4 Two vehicular accesses were proposed from Cross Lane; one along Cock Clod Street and the second, close to Croft Lane.

3.5 A design review by Places Matter was held on 28th April 2021 to assess the original masterplan and a report issued on 5th May 2022.

3.6 The panel were of the view that the site was a fantastic one, with real opportunity to expand Radcliffe in a vibrant and sustainable way.

3.7 A summary of the comments from Places Matter relating to the original Outline scheme can be seen at paragraph 3.9, with annotation (in orange) to the Outline Masterplan at figure 3.1.

3.8 In addition, our own review of the original Outline scheme highlighted the opportunity to better connect Cross Lane to the central boulevard and open space beyond (see turquoise annotation).

3.9 Summary of Feedback from Places Matter

- Clearly define the contextual and environmental features that will drive the narrative and ‘knit’ this site back into the town
- Landmark buildings to have meaning for where they are placed
- Distinctive nature of cobbled Cock Clod Street should be retained
- Semi-detached houses facing Cross Lane were not felt to be the correct approach
- Assumptions about residential scale seem overly suburban
- Given the scale of former paper mill and the existing Pioneer Mill building to the south of the site, development need not be kept to 2 storeys
- Bring more green space into the heart of the development
- A central boulevard with tree-lined streets and views that flow of these will help create a sense of place
- Pedestrian linkages to the town centre need to be made as attractive and clear as possible
- Potential broken frontages and the lack of variety of house types gives a feeling that place is fractured
- A newer form of terrace could be a branding hook for the site
- Consider Building for a Healthy Life, especially criteria 5 to 8
- Use the fine grain around the site to ‘knit’ the new development back into the town
- Use the river, the lakes and the green spaces to really “sell the lifestyle” that this new place can offer to the people of the town
- Avoid being overly suburban in the approach to its development
- Challenge density, height and typology assumptions
- Don’t allow the existing planning consent to be an obstacle to seeking a great new idea for this fantastic site

3.10 Building for a Healthy Life

3.11 Places Matter advised a review of the scheme ‘through the lens of Building for a Healthy Life’, especially criteria 5 to 8.

3.12 Building for a Healthy Life (BHL) is the latest edition of (and new name for) Building for Life 12. The latest edition no longer sets out the numbered criteria; however, the table below demonstrates how the new sections of the latest document relate to the previously set out criteria.

Building for Life 12 (2018 edition)	Building for a Healthy Life (2020 edition)
Creating a place	Distinctive Places
5. Character	5. Making the most of what's there
6. Working with the site and its context	6. A memorable character
7. Creating well defined streets and spaces	7. Well defined streets and spaces
8. Easy to find your way around	8. Easy to find your way around.

3.13 Therefore, the criteria Places Matter recommend more thought be given to when revising the scheme, are as follows:

- *Making the most of what’s there*
- *A memorable character*
- *Well-defined streets and spaces*
- *Easy to find your way around*

3.14 The following pages illustrate the ‘green’ examples shown for each of the categories above.



What 'green' looks like

- ✓ Taking a walk to really understand the place where a new development is proposed and understand how any distinctive characteristics can be incorporated as features.
- ✓ Using existing assets as anchor features, such as mature trees and other existing features.
- ✓ Positive characteristics such as street types, landscape character, urban grain, plot shapes and sizes, building forms and materials being used to reflect local character.
- ✓ Sensitive transitions between existing and new development so that building heights, typologies and tenures sit comfortably next to each other.
- ✓ Remember the 'four pillars'¹² of sustainable drainage systems.
- ✓ Protecting and enhancing existing habitats; creating new habitats.
- ✓ Interlocking back gardens between existing and new development (where existing back gardens adjoin a site boundary).

¹²These are water quantity, water quality, amenity and biodiversity.



green = go ahead



What 'green' looks like

- ✓ A strong, hand drawn design concept. To find the right solution a number of different ideas and options might need to be explored.
- ✓ Drawing inspiration from local architectural and/or landscape character.
- ✓ Reflecting character in either a traditional or contemporary style.
- ✓ Structural landscaping as a way to create places with a memorable character.
- ✓ Memorable spaces and building groupings.
- ✓ Place names that have a connection to the locality can help stimulate ideas and design thought. A place name like 'Valley View' will always be more helpful on larger, multi-developer developments than generic terms such as 'Parcel R5.1'.



green = go ahead

Figure 3.2: Extracts from BHL showing 'green' examples for 'Making the most of what's there' and 'A memorable character'



Figure 3.3: Extracts from BHL showing ‘green’ examples for ‘well-defined streets and spaces’ and ‘easy to find your way around’



What ‘green’ looks like

- ✓ Streets with active frontages.
- ✓ Well defined streets and spaces, using buildings, landscaping and/or water to enclose and define spaces.*
- ✓ Cohesive building compositions and building lines.
- ✓ Front doors that face streets and public spaces.
- ✓ Apartments that offer frequent front doors to the street.
- ✓ Dual aspect homes on street corners with windows serving habitable rooms.
- ✓ Perimeter blocks.
- ✓ Well resolved internal vistas.
- ✓ Building typologies that are designed to straddle narrow depth blocks.

*Figure ground diagrams can be a useful way to test this.



green = go ahead



What ‘green’ looks like

- ✓ Designing for legibility when creating a concept plan for a place.
- ✓ Using streets as the main way to help people find their way around a place. For instance, principal streets can be made different to more minor streets through the use of different spatial characteristics, building typologies, building to street relationships, landscape strategies and boundary treatments.
- ✓ Navigable features for those with visual, mobility or other limitations.
- ✓ Frame views of features on or beyond a site.
- ✓ Create new legible elements or features on larger developments – further reinforce legible features where necessary through the landscape strategy, building and layout design, hard landscaping and boundaries.
- ✓ Simple street patterns based on formal or more relaxed grid patterns.



green = go ahead

Well defined streets and spaces

53

Easy to find your way around

59



Figure 3.4: Indicative Drainage Strategy submitted with Outline Application, with annotation overlaid

3.15 Outline Application

3.16 In determining the Outline planning approval, the following documents and their findings were submitted to and considered by Bury Council & this provides further planning & technical background to the Reserved Matters (RM) proposals.

3.17 Air Quality Statement by WYG - June 2018.

3.18 There were no conclusions which would have prevented the development and the recommended mitigation measures during the construction phase will be accommodated as part of a Construction Environmental Management Plan (CEMP) i.e. dust management etc. An addendum to this report is to be provided as part of the Reserved Matters application.

3.19 Bat Survey by WYG - August 2017.

3.20 No bat roosts were found on site but foraging bats were recorded around the existing vegetation and over the existing Lodge. The recommended mitigation is to be provided in the landscape proposals accompanying the Reserved Matters application and the Lodge is to be retained and enhanced. An addendum to this report is to be provided as part of the Reserved Matters application along with additional bat surveys for the new Cricket Club site.

3.21 Breeding Bird Survey by WYG, August 2017.

3.22 38 different species of breeding birds were found on site. The recommended on-site mitigation measures for the areas of

scrub to be lost as part of the development is to be provided as part of the landscape proposals accompanying the Reserved Matters application. An addendum to this report is to be provided as part of the Reserved Matters application and that includes an additional Sand Martin survey which shows there is no presence of this bird species in the existing River Wall which has to be demolished.

3.23 Coal Mining Assessment by WYG- June 2017.

3.24 This concludes that this is no evidence of any shallow mine workings.

3.25 Statement of Community Involvement by WYG - June 2018.

3.26 This statement outlines how various means of community engagement were undertaken during the Outline application i.e. letters, public exhibition, posters, advertising, and websites were used to gather feedback and inform the approved indicative Master Plan. Further feedback from residents received during site visits has also been accommodated i.e. retention of railings and landscaping along Brook Street that had been gifted to the residents by the former mill.

3.27 Crime Impact Assessment by WYG - June 2018.

3.28 The report concludes that the approved indicative Master Plan incorporates the principles of Secured by Design. An addendum to this report is to be provided to demonstrate how the Reserved

Matters proposals also incorporate those principles and that the recommendations are being accommodated.

3.29 Design and Access Statement by WYG - June 2018.

3.30 This comprehensive statement explores all aspects of the development site and its surroundings and concludes that the proposal was formulated through a comprehensive understanding of those and demonstrates how the development will adhere to good design principles as set out in current Guidance, such as Buildings for Life. This Planning & Design statement is to be submitted with the Reserved Matters application and it further elaborates on how the Reserved Matters proposals maintain those principles.

3.31 Ecology Appraisal by WYG - September 2018. (New Cricket Club site).

3.32 The conclusions of this appraisal recommended the retention of some of the natural scrub & woodland & the protection of a natural habitat area for protected species. It also recommended further Bat and Breeding Bird surveys. Whilst the scrub & woodland cannot be retained as part as the new Cricket Club proposals, replacement habitat will be incorporated into the new landscape proposals to be submitted with the Reserved Matters application. The protection of the existing natural habitat for the protected species is to be retained in full. The requirement for additional breeding birds and bat surveys is controlled by Condition on the Outline

consent and the reports are to be provided as part of the Reserved Matters application.

3.33 Environmental Impact Assessment Screening Opinion by WYG 21.06.2018.

3.34 The screening opinion considered all aspects of the development including; the site location; Brownfield status; Existing conditions; Proposed development form; Development size; Site capacity; Accumulation effect; Use of natural resources; Production of waste; Pollution and nuisance and Risks to human health etc. It concluded that having considered the scope of environmental issues associated with this site and it's relativity low sensitivity that no impacts have been identified to require an Environmental Impact Assessment. Bury MBC concurred with this and issued the Outline planning consent which established the principle of development that the Reserved Matters proposals now follows.

3.35 Extended Phase 1 Habitat Survey by WYG - December 2016 (Main Site)

This was the initial survey carried out in 2016, and which recommended further investigations, including Breeding Birds and Bat surveys. It also concluded that some areas of the self-seeding scrub and woodland on-site should be retained. The additional Breeding Bird and Bat surveys are described above and were completed and also approved as part of the Outline consent. Again as described above, addendums to these surveys and additional

surveys on the new Cricket Club site are to be provided as part of the Reserved Matters proposals. It is not possible to retain all the areas of the self-seeding habitat because of the need to remediate the site and create new floodplains for the River Irwell, but the existing Lodge and the habitat to the South of this are to be retained and enhanced and replacement habitat is to be provided as part of the landscape details to be submitted with the Reserved Matters application.

3.36 Flood Risk and Drainage Assessment by WYG - June 2018, and subsequent Addendum by WYG - October 2018.

3.37 These are perhaps the most important documents considered and approved as part of the Outline consent and have been subject to substantive consultation and interrogation by The Environment Agency. The assessment provides detailed surveys and a hydrological model before reaching its conclusions that the development as proposed by the Master Plan can proceed. The assessment first identifies that parts of the site are in flood zones 1, 2 & 3 and has suffered flooding in the past from Hutchinson's Goit and the River Irwell. It then goes on to demonstrate how the site can be remodelled to cater for the flooding by creating a functional floodplain whilst providing the development platform at a minimum floor level outside the new floodplain. It also concludes that the surface water from the development can discharge into the existing watercourses but its flow must be restricted and

stormwater must be stored on site utilising sustainable urban drainage features & oversized pipes and underground storage. Finally, it concludes that foul water can be discharged into the surrounding public sewers, which have sufficient capacity.

3.38 At the time of the Outline submission, a number of assumptions had been made in preparation of the indicative Drainage Strategy, relating in particular to:

- The precise location and depth of the existing sludge main running East-West across the site.
- The precise location and depth of the existing combined sewer running along Church Street East.
- The exact alignment of Hutchinson's Goit.
- The precise route of the Goit in the North-East corner of the site.
- The size and location of the flood plain.

3.39 Morris Homes and WYG (now Tetra Tech (TT)) have continued to engage with The Environment Agency in working up the proposals for the Reserved Matters application. The Reserved Matters application will be supported by a further Flood Risk Assessment addendum, which will include a further hydraulic model and it will confirm the following main principles taken from the approved assessment and addendum have been properly catered for and / or amended by agreement.

- Flooding from Hutchinson's Goit is no longer a consideration. The Goit has been fitted with an upstream control mechanism and where the Goit is culverted within the

development site it is to be opened up into a natural landscaped channel forming part of the open space proposals. A new controlled connection will be made into the retained Lodge.

- The existing lodge is to be retained as part of the Reserved Matters proposals as part of the new open space and it will be enhanced with new natural habitats. The approved principle of utilising the Lodge for surface water drainage storage i.e. floodwater from Hutchinson's Goit before the control mechanism was fitted will be utilised as part of the new surface water drainage and storage proposals with an appropriate control mechanism at the inlet and outlet to the Lodge.
- Additional sustainable urban drainage solutions in the form of several attenuation ponds will be provided within the open space proposals so as to minimise underground storage facilities.
- Crow Trees Farm Brook is to remain within its existing culvert crossing the site and its historic stone culvert entrance on the River Irwell retained. The conflict with the approved FRA, and the outline planning conditions have been acknowledged by the Planning Authority and Environment Agency, and they have confirmed that the approved FRA addendum takes president on this matter
- A new functional floodplain is to be provided along the boundary with the River Irwell and this will require the removal of the existing wall that

forms the boundary. Erosion protection measures and detailed landscaping for the new floodplain are to be provided as part of the Reserved Matters proposals.

- As flooding from Hutchinson Goit is no longer a consideration the need for various minimum finished floor levels around the development is no longer a requirement. Therefore a single minimum flood level above the new functional floodplain will be provided.
- New more accurate climate change models are now available for the area of the development therefore the percentage increase in the required capacity has reduced, thus allowing the minimum finished floor level to be set at 65.30 i.e. 600mm below that in the approved FRA and addendum.
- The Environment Agency have completed part of a series of up stream flood defence works and they have provided a new model for the River Irwell. A new hydraulic model based on this data will be provided with the FRA Addendum submitted with the Reserved Matters application. This will also prove the minimum floor levels of 65.40 is outside the new flood zone.



Figure 3.5: Photo of former bridge location

3.40 Heritage Statement by WYG - June 2018.

3.41 This statement highlighted the presence of scheduled monument of Radcliffe Tower and the potential impact of the new Cricket Club on it setting. The proposals have been discussed with the LPA and this demonstrates how the new club has been amended to minimise its impact on the tower.

3.42 Invertebrate Survey by WYG - September 2017.

3.43 The results of the survey concluded that no particularly rare invertebrate species were present but recognised many other varied species. It recommended the retention of some of the natural scrub areas and the existing Lodge as well as new habitat within the open space proposals. The Lodge and some of the identified scrub will be retained as part of the new Reserved Matters proposals and the landscape proposals for the open space will include new habitat areas.

3.44 Noise Assessment by WYG, June 18.

3.45 The results of the Noise Survey concluded the biggest impact was from Cross Lane and recommends mitigation for any new dwellings facing Cross Lane which will include enhanced acoustic glazing. Spectrum Acoustics will provide an addendum to this report to support the Reserved Matters application.

3.46 Phase 1 Geo Environmental Desk Study by WYG, June 16 and

Preliminary Ground Investigation Report by WYG - June 2017.

3.47 The initial desk study recommended a series of further investigations which were then carried out so that preliminary Ground Investigation report could be submitted and approved as part of the Outline consent. This concluded that the site has a low to moderate risk to the end user and that the site can be suitable for development with sufficient remediation and protection measures. The investigation went on to recommend further investigations to conclude the precise remediation and protection measures. The additional investigations are controlled by conditions on the Outline consent and prevent any commencement of development until they are concluded to the satisfaction of the LPA. They are not required as part of any Reserved Matters proposals however Morris Homes have carried out some of the additional investigations and initial findings suggest the provision of the capping layer protection system across the site and that a gas trench system may not be required

3.48 Planning Statement by WYG, June 2018.

3.49 The exhaustive statement considered all aspects of the proposed development against all the adopted policies of Bury MBC, with particularly emphasis on its Environmental Impact Assessment, its impact on the Greenbelt and the replacement Cricket Club facilities. It concluded that; the proposed development is an appropriate use given the surrounding context; Is within the defined urban area and; It is within close proximity to the local services and public transport and is

compliant with all local and national planning policies. It went on to refer to the conclusions of all the other submitted documents and statements and their positive conclusions. The Reserved Matters proposals have been the subject of a further a pre-application discussions with the LPA and this Design Statement provides the commentary on how the Reserved Matters proposals have further considered adopted Local Policy with particular attention on the new Cricket Club facilities and their impact on the Greenbelt.

3.50 Agronomy Report by PSD - July 2018.

3.51 The Agronomy Report provides an investigation into the existing soil types in the area of the new Cricket Club and provides a specification for the construction and laying of the new pitch. Morris have employed the services of Club Design who are an English Cricket Board accredited designer and consultant. The report has been utilised by Club Design and the Reserved Matters proposals will include detailed specifications and designs for the new facilities. The design of the new Cricket Club, including the Clubhouse layout etc. has been agreed with the Cricket Club and a letter confirming their support will be submitted with the Reserved Matters application.

Transport Assessment by WYG - June 18.

3.52 A full and detailed Transport Assessment was completed in sufficient detail to allow access to be approved as part of the Outline consent. The assessment including details of all the proposed access junction arrangements and all the offsite highway improvements, and these are further controlled by specific conditions on the Outline planning consent

referring to approved details. The Reserved Matters application will be accompanied by a further specific highway details as well as further details relevant to Condition 40: SCOOT and CCTV system for Cross Lane and Condition 41: Parking Strategy. Transport for Greater Manchester have agreed that they will install the SCOOT and CCTV system at a cost to Morris Homes, and Bury MBC have confirmed that the residents parking scheme for the parking strategy is no longer required due to the installation and spare capacity of the new local Metrolink car parks.

3.53 Travel Plan Framework by WYG - September 2018.

3.54 --An amendment and addendum to the approved Travel Plan Framework in the form of a more specific travel plan relevant to the Reserved Matters proposals will be submitted with the Reserved Matters application.



4. The Pre-App Scheme



Figure 4.1: Constraints and Opportunities Plan informing Pre-App Scheme

4. The Pre-App Scheme

4.1 Following the grant of the Outline Planning Permission, Morris Homes were invited by Homes England to submit a sifting brief for the site.

4.2 As a starting point, the team walked the site to gain an understanding of the site's constraints, opportunities and character of the area.

4.3 Figure 4.1 opposite illustrates the Constraints and Opportunities identified, that helped shape the evolution of the masterplan and subsequent illustrative layout.

4.4 The information submitted with the sifting brief in August 2021 included a revised masterplan that was based on the principles set out in *Building for a Healthy Life*, as recommended by Places Matter (see figure 4.2).

4.5 The plan illustrates how the 4 criteria relating to 'distinctive places' have been met, in particular:

- Making the most of what's there

The scheme incorporates, is designed around, and makes the most of the existing water features on and around the site, such as the River Irwell, Hutchinson's Goit and the existing lodge.

- A memorable character

The masterplan accommodates structural landscaping to create places with a memorable character, as well as memorable spaces and building groupings.

- Well-defined streets and places

The masterplan framework sets out parcels

of built form that enclose streets and spaces and form edges to open space

- Easy to find your way around

The natural features will become landmarks within the scheme to help with wayfinding, and landmark buildings incorporated throughout the scheme to further aid navigation through the new extension to the town.

4.6 The plan also illustrates a refinement of the proposed movement network. A main access route taken from Cross Lane comes into the heart of the scheme, connecting to the main east-west route along Church Street East, with connections to the southern open space beyond.

4.7 Morris were successful with the sifting brief and were invited by Homes England to tender later that year.

4.8 In preparation, an illustrative layout was designed in more detail, fully addressing the comments the Places Matter Design Review Panel had put forward based on the original Outline masterplan.

4.9 Since the Outline Planning Permission was granted, there were also further amendments to the Indicative Surface Water Drainage Layout, as a consequence of revised hydraulic modelling undertaken in 2020/21. These revisions were also taken on board as the design of the illustrative masterplan evolved.

4.10 The following pages show the illustrative layout and how the design has responded to the initial feedback from Places Matter.

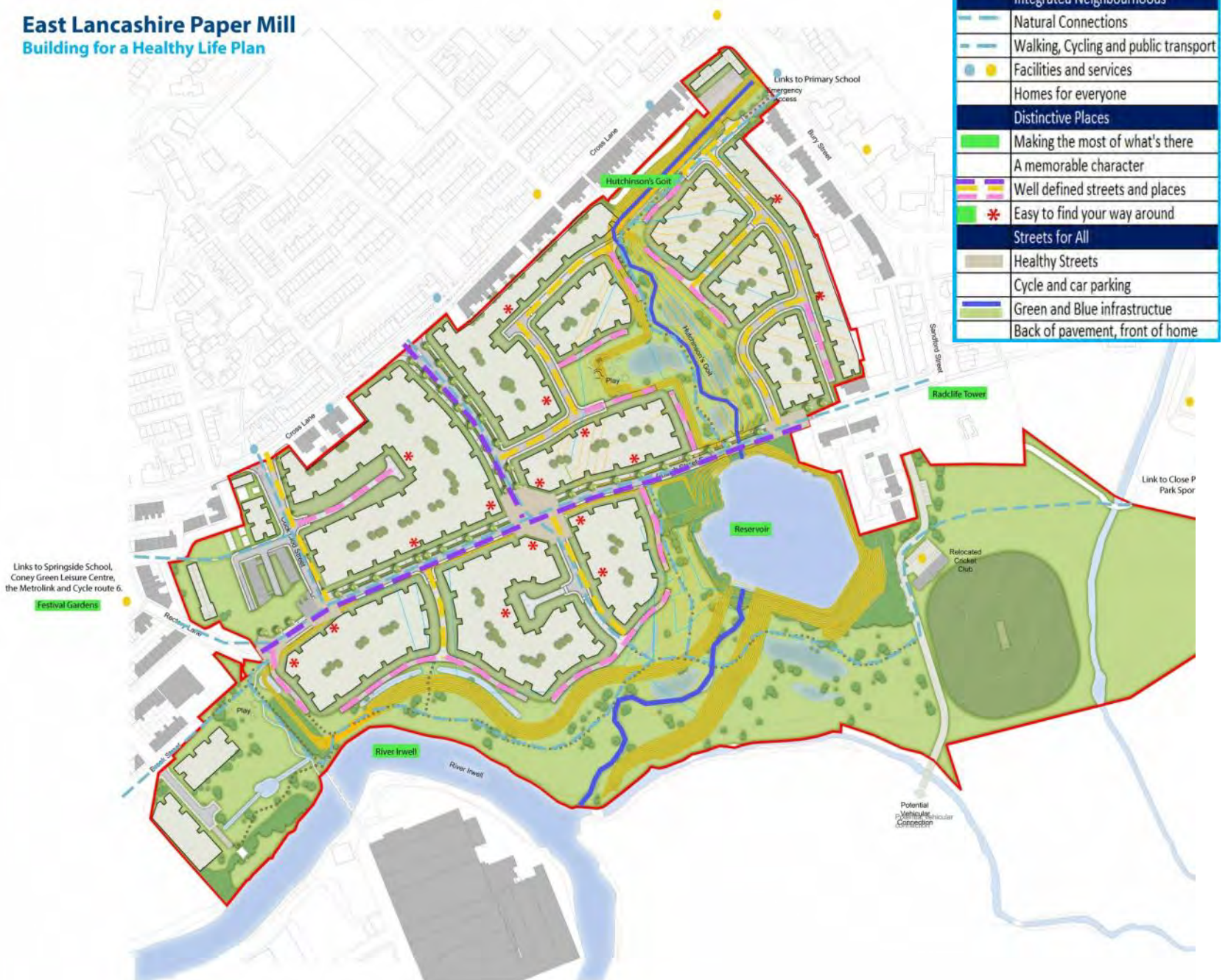


Figure 4.2: Building for a Healthy Life Plan

East Lancashire Paper Mill Plan 2



Figure 4.3: Illustrative Layout submitted for Pre-Application Advice

4.11 The Pre-App Layout

4.12 Figure 4.3 shows the illustrative layout submitted to Bury Council for Pre-Application advice in April 2022.

4.13 The Pre-App submission followed Morris' final stage tender submission to Homes England in January 2022, as well as the approval of s73 Application ref: 67597 to vary the Conditions attached to the original Outline consent, in March 2022.

4.14 The layout follows the broad principles as set out in the Approved Parameters Plan (see figure 4.4 below), in terms of accesses and extent of residential development and open space, and relocation of the cricket club.

4.15 Significantly, the Pre-App Layout aimed to create an urban (rather than suburban) extension to the town, following the advice from Places Matter.

4.16 Proposed density was intensified and storey heights increased to 3 storeys in places, particularly along the southern extent of development, opposite Pioneer Mill (see figure 4.5).

4.17 A tree-lined main access route was introduced connecting to the central east-west corridor (also tree-lined) to allow for better legibility as well as bringing green space into the heart of the scheme (see figure 4.6)



Figure 4.4: Approved Parameters Plan ref: SP-06A



Figure 4.5: Plan highlighting frontages overlooking and framing open space to the south



Figure 4.6: Plan highlighting newly-introduced tree-lined central boulevard and main access route



Figure 4.7: Illustrative perspective drawing showing view along Church Street East with landmark building at the central core



Figure 4.8: Illustrative perspective drawing showing landmark buildings at site entrance on Cross Lane

4.18 Figures 4.7 and 4.8 show two hand-drawn visuals that were submitted as part of the Pre-App. They illustrate how 3-storey landmark buildings are located, with meaning, in key locations.

4.19 Figure 4.9 shows the Movement Plan that also formed part of the submission. It illustrates how the scheme is designed to have a clear movement network, legible to all users.

4.20 Paragraph 4.21 reflects upon the initial feedback from Places Matter and sets out a checklist to show how the Pre-App scheme has responded to the feedback on the Outline scheme.

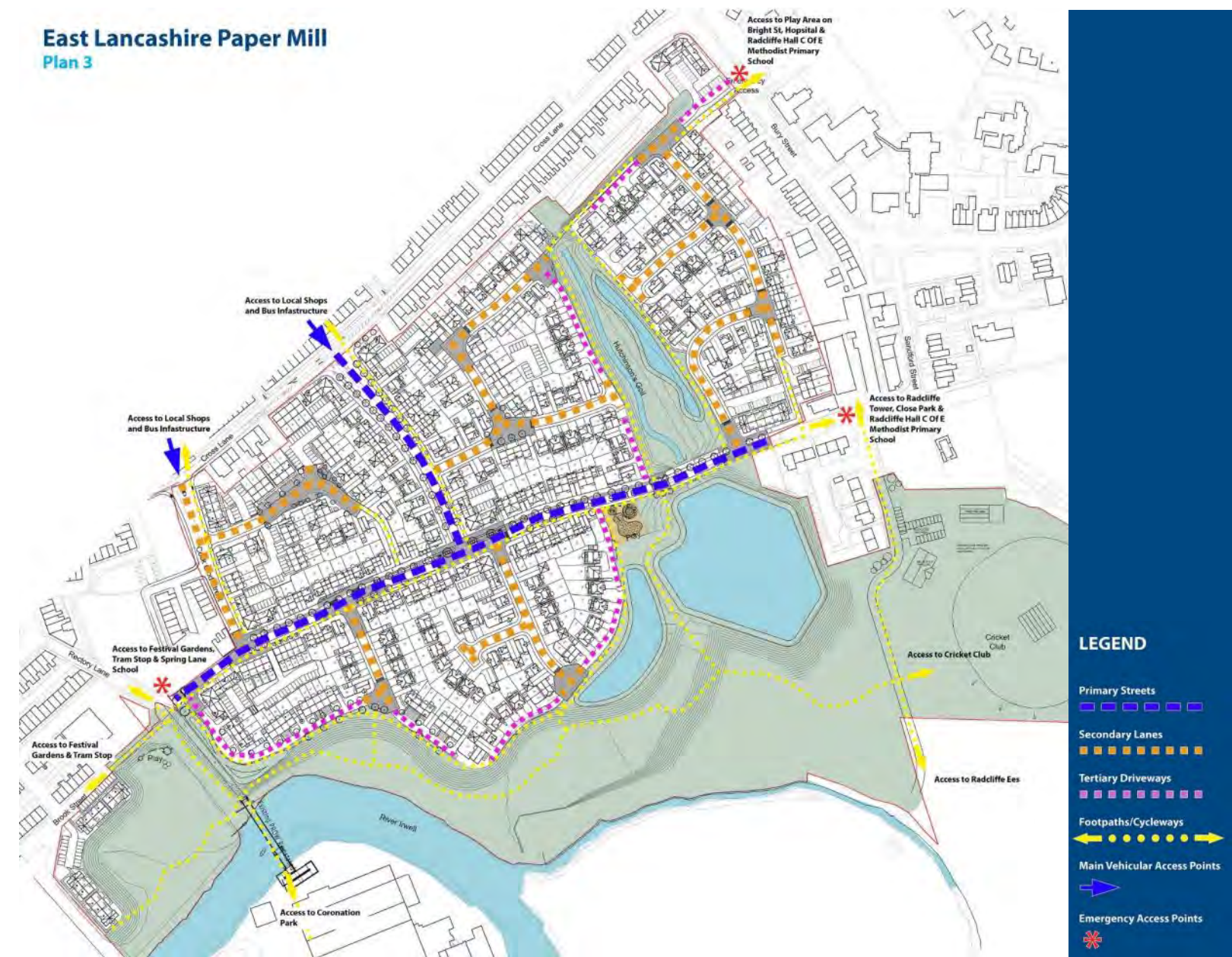


Figure 4.9: Movement Plan for Pre-App submission

4.21 Response to Places Matter Panel Review

- Clearly defined contextual and environmental features that will 'knit' the site back into the town ✓
- Landmark buildings have meaning for where they are placed ✓
- Semi-detached houses facing Cross Lane replaced with terraced housing to relate better to surrounding context ✓
- Residential scale reconsidered; 3-storey dwellings, apartment blocks and terraced housing introduced to proposals ✓
- Scale of former paper mill and the existing Pioneer Mill building considered and 3-storey terraces introduced to overlook the River Irwell in the southern part of the scheme ✓
- More green space brought into the heart of the development ✓
- A central boulevard and tree-lined streets introduced, with views outward to help create a sense of place ✓
- Pedestrian linkages to the town centre designed to be attractive and as clear as possible ✓
- Scheme designed to have more continuous frontages and a greater variety of house types to give a stronger feeling of place ✓
- Contemporary terrace forms have been designed in response to the character of the area ✓
- Building for a Healthy Life criteria 5 to 8 have been readdressed ✓
- Scheme designed taking into account the fine grain around the site, to 'knit' the new development back into the town ✓
- Revised scheme avoids being overly suburban, and density, height and typology assumptions have been reconsidered ✓
- Outline Illustrative Layout removed as an approved drawing from Condition 3 as part of s73 consent allowing freedom to improve scheme design and take on board Places Matter comments ✓

Landscape Strategy

The development site is set within a substantial green and blue landscape infrastructure framework and the close relationship that the site has with the River Irwell and Radcliff Ees provides an opportunity to create a development with a mature established landscape characteristic, integrated and connected to the existing and proposed green infrastructure assets found within the local area. Existing wetlands and scrub would be supplemented with additional planting using native species linking areas of established habitat to form a mosaic of native habitats providing a rich, varied and ecologically diverse naturalistic landscape for informal recreation & leisure.



Newly Planted Trees

Tree lined streets and green links within the development planted with a range of native and ornamental trees in-keeping with the residential character of the local area will be used to provide a robust green infrastructure, promoting biodiversity and complementing the many existing trees that will be retained and protected. New trees have been included as informal groups and singles to compliment the groups of mature and semi-mature trees retained across the site and to strengthen the structural integrity and definition of the new landscape framework as a whole.



Hedgerows

Hedgerows have been used to define space, provide screening, soften boundary treatments and provide a unifying element throughout the development. Native hedgerows will act as wildlife corridors increasing connectivity throughout the development and non-native ornamental evergreen hedge species have been proposed for the private garden boundaries away from areas of POS to provide year-round structural definition and screening.



Ornamental Shrub Planting

Ornamental shrub planting is to be used to bring colour, character and diversity to the individual gardens and street scene throughout the development. Large 25 litre specimen shrubs with loose canopy forms will be introduced where space allows providing an established and varied ornamental character. Contemporary shrub beds will be planted along verges, boundary walls and gable sides to bring form, texture and colour to the principal access routes.



Native Woodland

New belts of native woodland and understorey planting will be introduced to the boundaries of the development to create a substantial landscape buffer and to frame areas of open meadow grass and mown margins. New planting will connect physically with existing tree groups and incorporate retained scrub vegetation, linking isolated elements of vegetation and improving habitat connectivity.



Native Wildflower Meadow & Amenity Grassland

The native wildflower meadows and grassland areas will be specified primarily to provide a visual and ecological transition between the shorter grass and hedgerows / tree belts providing a sward with a greater diversity of species than short grass, with a predominance of wildflowers, thus providing a species rich habitat / hunting ground for local bird and bat populations. Amenity grassland is included to create areas of short mown grass for informal recreation with easy pedestrian access for the users of the site.



Attenuation Pond & Wetland Planting

Areas of native species-rich wetland meadow would be introduced to reinstate the historic Hutchinson's Golt as a principle element of the sustainable drainage strategy creating a visual and ecological transitional corridor running across the site, enhancing landscape character and biodiversity. The attenuation ponds will provide natural water storage and drainage. They will be planted with native wetland meadow species suitable for seasonally wet soils, based on the vegetation of traditional water meadows. Mown grass around the swales enhances the visual impact and definition of these features, contrasting with the tall grasses and wetland species to the internal banks and bases. A network of raised timber walkways will run throughout the wetlands providing access to people of all abilities encouraging outdoor recreation for the residents and the wider community.



Church Street East

This space will form a central focal point to the development. The contemporary design will establish a pedestrian orientated linear open space. Feature strips combining planting and street furniture will form focal points providing pedestrian orientated communal gathering places.

Distinctive paving patterns and attractive materials will be used to create a hardwearing and long-lasting surface treatment that indicates a hierarchy of footpaths and cycleways, encouraging sustainable travel within the local community.

Tree planting will include large species suited to urban environments such as Acer platinoides and Sorbus aria, to provide structure, shelter and shade within the open space. Smaller species such as Prunus and Amelanckier will also be used to provide seasonal interest and attractive foliage. The linear planting beds will include a mixture of attractive sensory perennial and herbaceous species to provide texture and colour throughout the seasons.



Figure 4.10: Extracts from the Landscape Strategy by Barnes Walker submitted as part of the Pre-App



Figure 4.11: Illustrative perspective drawing showing 3-storey dwellings fronting the open space overlooking the River Irwell

4.22 Following the request for Pre-Application advice, a further Places Matter Design Review was held, on 18th August 2022.

4.23 The Panel viewed the Pre-App scheme as a 'positive, strong layout for the site' and were taken by the enthusiasm shown by the design team.

4.24 There was a discussion focused on the character of the town and a reiteration that the scheme must be an *urban*, rather than suburban, extension to Radcliffe.

4.25 It was felt that car parking was overly-dominant and the Brook Street area

needed further work to create a more positive relationship with the existing dwellings opposite. This coupled with the discovery following discussions with local residents that a strip of land and railings along Brook Street had been gifted to the residents by the former mill.

4.26 The Landscape Strategy (see extracts at figure 4.10) was also discussed, so too were the intentions to bring the Sheffield 'Grey to Green' approach to the main east-west corridor (more on this later in the document).

4.27 The Panel supported the principle of

the 3-storey crescent piece (see figure 4.11 above); however, it was felt there were a large number of garage doors at ground level and that ideally, there should be principal rooms facing the street instead.

4.28 The Panel also encouraged 'the pushing of boundaries' with respect to carparking provision, to bring to life the ambitions for the central green corridor.

4.29 Paragraph 4.30 gives a summary of the key points raised by the Panel which have been considered as the scheme design evolves further, towards reserved matters submission.

4.30 Summary of Feedback from Places Matter on Pre-App Scheme

- Heading in the right direction but still too much car parking
- Panel was not supportive of crescent piece as there were a lot of garage doors shown on the frontages
- Sheffield 'Grey to Green' approach to the East/West 'main street' of the neighbourhood
- Opportunities to go to 4 storeys, particularly along 'main street'
- Focus efforts on illustrating the connections and routes to facilities within easy walking and cycling distance
- More definition to brand identity
- Avoid any sense of suburban drift

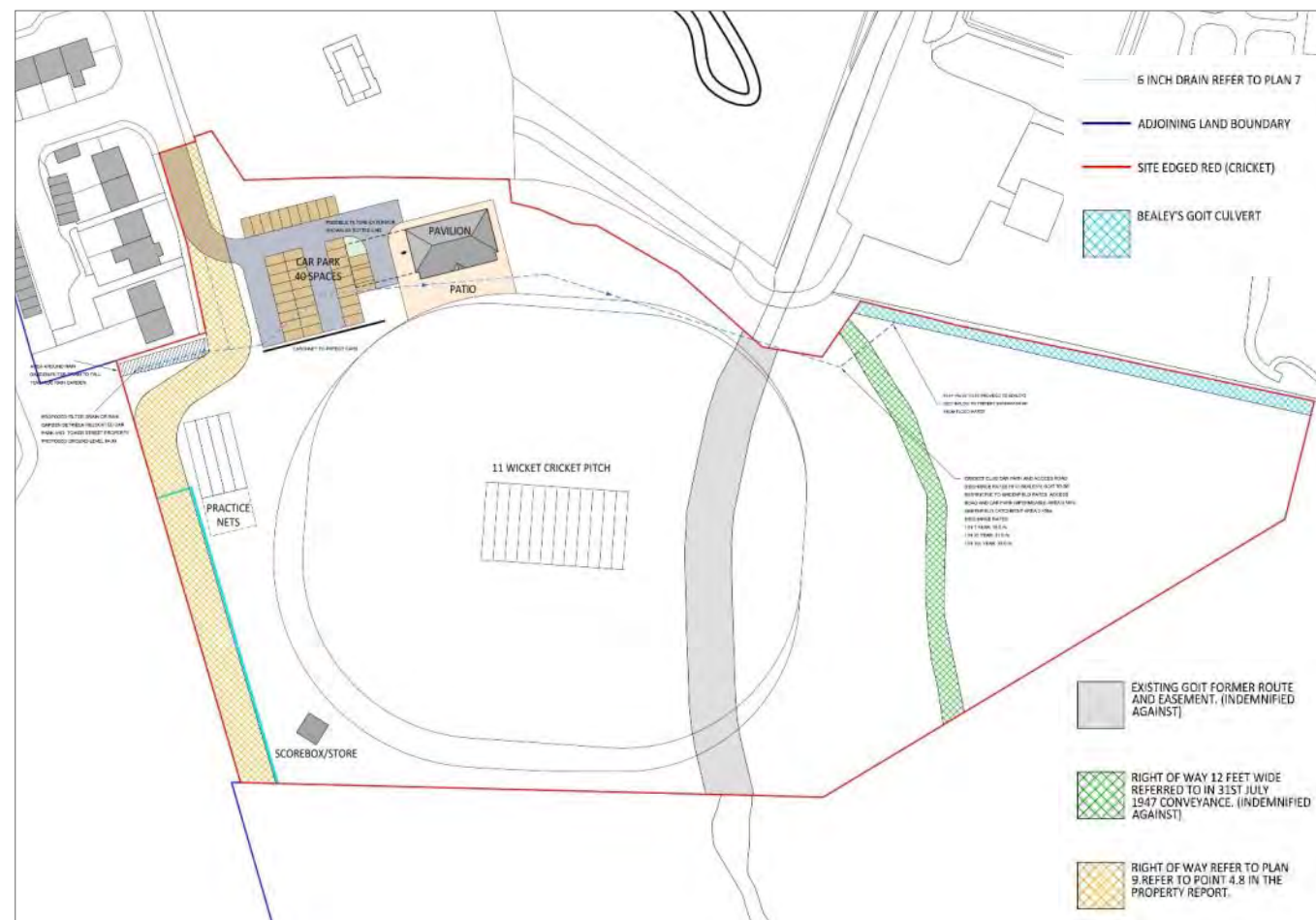


Figure 4.12: Initial Proposals for Cricket Site by Club Design (drawing ref: 1149-002-A)

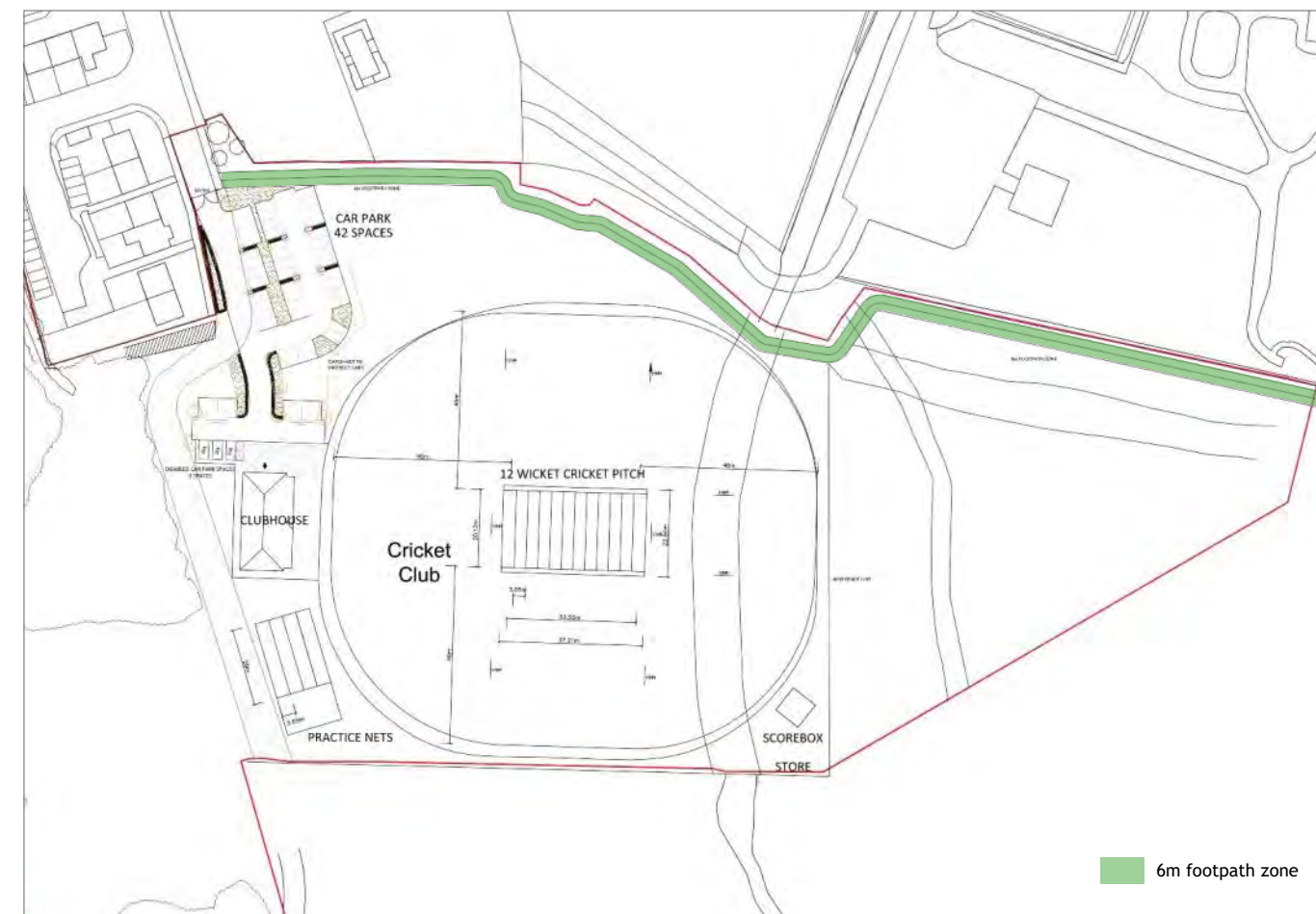


Figure 4.13: Final Proposals for Cricket Site by Club Design (drawing ref: 1149-002-A)

4.31 As part of the pre-application process more detailed proposals were drawn up for the replacement 'Millers' Cricket Club on the site approved in the south east corner of the development. The services of 'Club Design', a Sport England and England Cricket Board accredited designer, was employed and both the 'Millers' Cricket Club themselves and the Planning department of Bury MBC were consulted.

4.32 It was re-affirmed by Bury MBC that the principle of the replacement Cricket Club facilities on the south east corner site in the Greenbelt was approved in the Outline consent; however, because of the Greenbelt status of the site, the

replacement facilities could not be any larger or provide any alternative uses to those found in the existing club and grounds. It was also established that a new public footpath adjacent to the new ground was required to link to the existing park, and that the relationship to the existing Radcliffe Tower was important.

4.33 Initial proposals were drawn up by Club Design (see figure 4.12) and presented to the club and Bury MBC Planning department. The Planning department felt that the club facilities placed on the northern boundary had a detrimental effect on Radcliffe Tower and that the footpath link on the Southern boundary was too remote from the park.

4.34 The cricket club provided more detailed comment, particularly about the internal arrangement and size of the new clubhouse and its provisions for mixed teams and had aspirations for a bigger clubhouse.

4.35 Revised proposals for the replacement facilities were presented with the new club house (see figure 4.15) and car park etc on the western boundary and the footpath link on the northern boundary (see figure 4.13). The Greenbelt restrictions were re-iterated to the Cricket Club and a compromise on the overall size and layout to the clubhouse which complies with the Greenbelt restrictions was agreed and a letter of support provided.

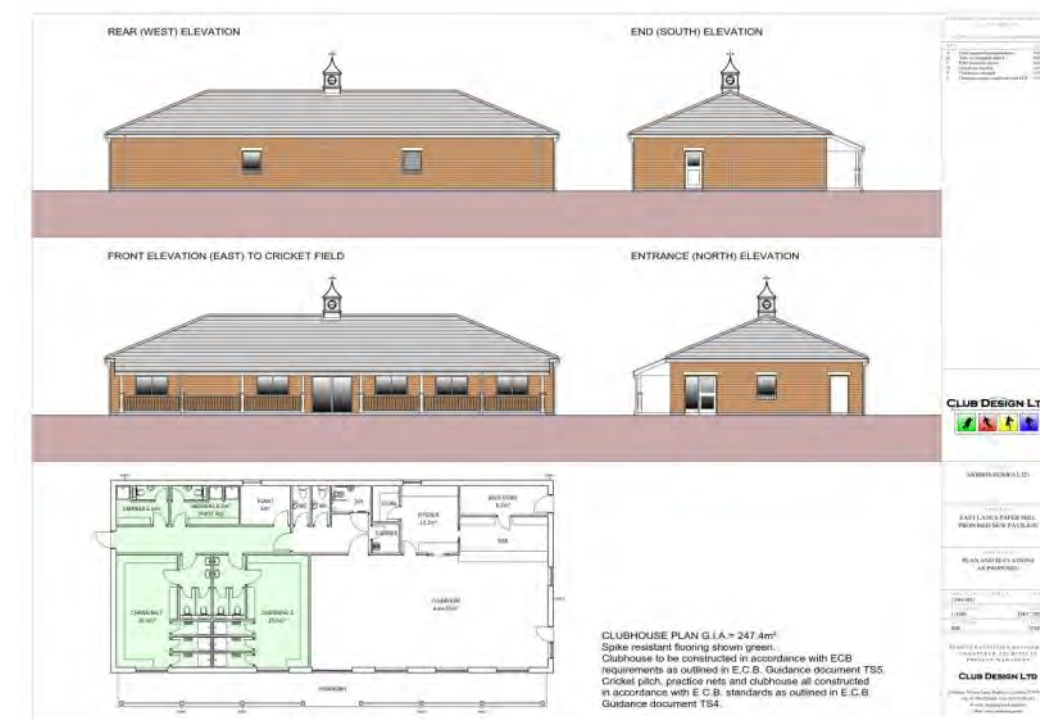


Figure 4.14: Final Cricket Club Proposals by Club Design (drawing ref: 1149-001F)

5. The Reserved Matters Proposals

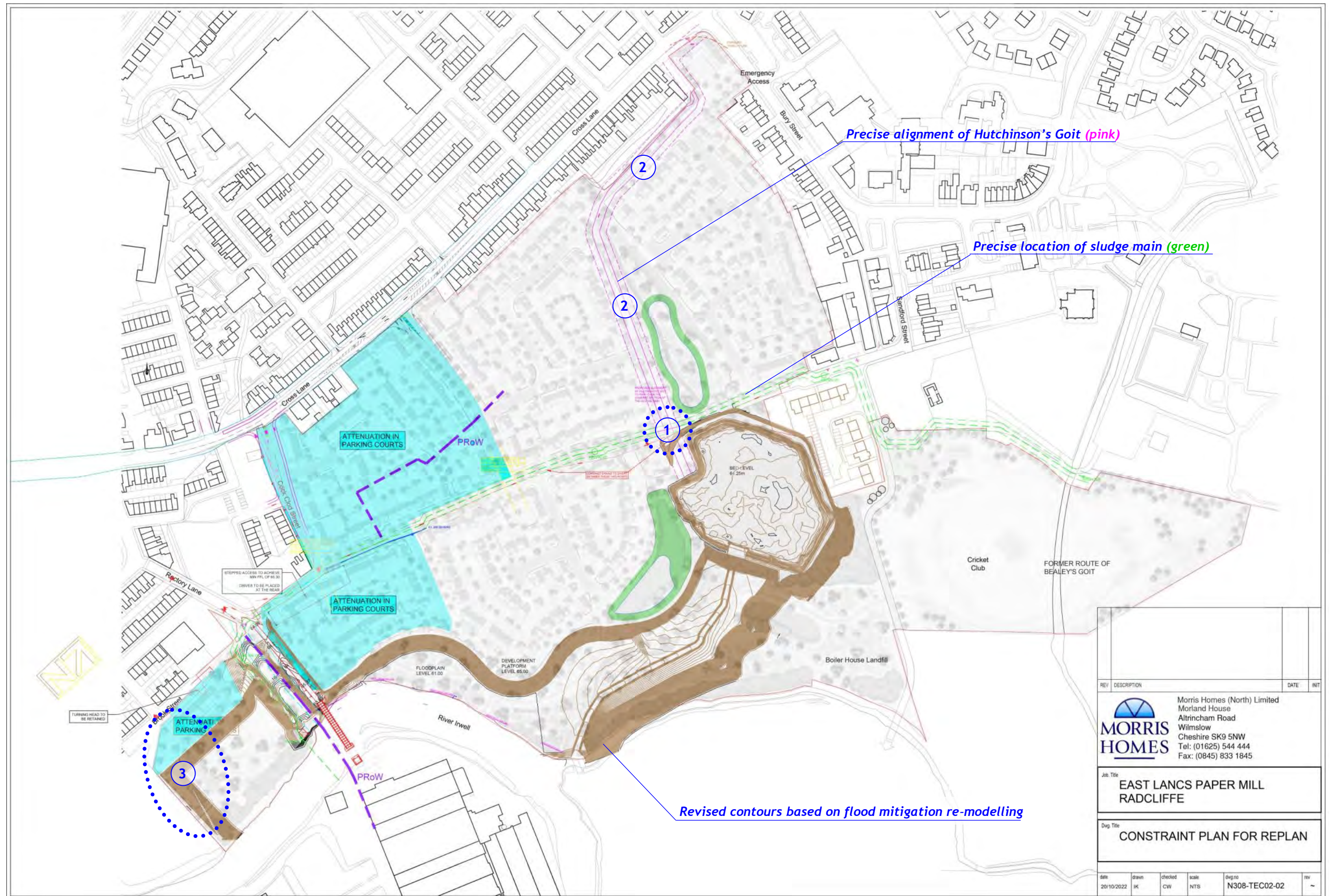


Figure 5.1: Revised Constraints Plan with Pre-App Scheme Overlay and annotation

5. Reserved Matters Proposals

5.1 Updated Site Constraints

5.2 Running parallel to the ongoing refinement of the scheme design and feedback from Places Matter were further site investigations to establish some of the elements that were unknown at the time of the Outline approval.

5.3 Figure 5.1 illustrates the revised constraints summarising the results of these further investigations, overlaid onto the Pre-App layout to demonstrate how the updated constraints effected the proposals.

5.4 In particular, investigations were carried out in relation to the existing sludge main crossing the site.

5.5 Following discussions with United Utilities (UU), the precise location and depth of the sludge main and combined sewer in Church Street East were established.

5.6 It came to light that there is not enough space to install new drains alongside the sludge main and combined sewer (and this would not be permitted by UU in any event).

5.7 As a result, a new drainage strategy has been designed, utilising oversized pipes, storage tanks and additional attenuation basins to avoid Church Street East. The revised strategy had a knock-on effect on the proposed levels and flood modelling.

5.8 The Outline scheme also included the de-culverting of Hutchinson's Goit;

however, the position of the Goit was unknown at the Outline stage, and only an indicative crossing point was shown across Church Street.

5.9 As part of the investigations into the sludge main, it was found that the line and level of the sludge main clashed with this indicative Goit crossing point.

5.10 However, the investigations also revealed a localised point where the sludge main had already been lowered (see area labelled (1) at figure 5.1), thus providing the ideal location for the Goit to cross, without the need for a costly diversion.

5.11 The exact location of the Goit culvert in the north-east corner of the site was also previously unknown.

5.12 Trial hole investigations were carried out to find that the precise alignment of the Goit clashed with proposed areas of development as shown on the Pre-App layout (see areas labelled (2) at figure 5.1).

5.13 The proposed scheme therefore required amendments in order to suit the updated constraints relating to the Goit and sludge main.

5.14 The approved Outline FRA addendum also made some assumptions about the size and location of the new flood plain and the retention of the Crow Tree Farm culvert and provision of a the new footbridge by Bury Council had not been adequately

accommodated. The flood mitigation therefore required re-modelling.

5.15 The flood mitigation re-modelling has had an effect on the developable platform, particularly in relation to the parcel adjacent to Brook Street (see area labelled (3) at figure 5.1).

5.16 Furthermore, the existing turning head on Brook Street was not accommodated in the Outline or Pre-App layout; the re-modelling of the flood mitigation/site contours, coupled with the recommendation from Places Matter that the proposals in this area be refined, provide an opportunity for the existing turning head to be incorporated.

5.17 Furthermore, during a site visit, residents of Brook Street indicated they would like to see the strip of landscape to the south of Brook Street retained, as they had maintained this patch over the years.

5.18 This request was taken into account as the design of the scheme has evolved.

5.19 Additional topographical and condition surveys were undertaken on the existing wall forming the boundary with the River Irwell. These reaffirmed the need to remove the wall to cater for the new flood plain whilst retaining the culvert entrance and spillway to the Crow Tree Farm Brook. The condition of the existing wall was found to be extremely poor and without foundation and the ground behind the wall unsuitable for long-term retention.



Figure 5.2: Brook Street Google Aerial View showing existing turning head dashed white



Figure 5.3: Google Street View showing landscape strip south of Brook Street

Figures 5.2 and 5.3 sourced from Google Maps

[13 Brook St - Google Maps](#)

Figure 5.5: Further Constraints Plan



Figure 5.6: Final Sketch Proposals Extract

5.20 Following completion of the revised sketch proposals, further remodelling and drainage designs/calculations were carried out by the appointed consultants and further discussions with the lead Flood Authority and Environment Agency were had. The original Outline approved FRA and Drainage Strategy and addendum was also re-visited.

5.21 The further re-modelling and drainage/design calculations now proved that the attenuation basins were less effective in their new position alongside the opened-up Hutchinsons Goit and that they would be more effective opposite the central development parcel and adjacent to the new footbridge crossing point (see figure 5.6).

5.22 The lead Flood Authority and local Water Authority expressed a preference for natural open water attenuation features over underground tanks.

5.23 It was established that the use of natural attenuation features over underground tanks would generate less cut and fill material and less waste material needing to be taken off site to land fill.

5.24 In re-visiting the Outline approved

FRA and Drainage Strategy and addendum it was established that the retained lodge could be utilised for some of the drainage attenuation whilst maintaining a sustainable water level for the existing ecology, whilst at the same time, without causing any flood risk. This can be achieved by simply altering the inlet and outlet facilities.

5.25 After establishing these new revised constraints a further Constraints Plan could be established which could then be overlaid onto the previous proposals (see figure 5.5). This established new development parcels whilst maintaining the design aspiration principles already established.

5.26 New sketch proposals were produced based on these new constraints in (see figure 5.7).

5.27 Having reaffirmed that the existing wall along the river wall needed to be removed (with that principle already established in the approved FRA and addendum) proposals for a new wall system and erosion protection system were produced to retain the Crow Tree Farm Brook culvert entrance and spillway (working in conjunction with the new footbridge being provided by Bury MBC) and create the new flood plain.



Figure 5.7: Final Sketch Proposals



Figure 5.8: Proposed affordable housing distribution

5.28 Revised Layout

5.29 Subsequent to the clarification of the site constraints, the updated flood mitigation modelling, as well as comments from Places Matter on the Pre-App scheme, a re-plan of the proposals was sketched out, to form the basis of the Reserved Matters proposals.

5.30 The main changes to the Pre-App proposals are summarised as follows:

1. Brook Street area redesigned to:
 - Accommodate revised site contours as a result of updated constraints
 - Accommodate existing turning head as well as landscape strip at residents' request
 - Relate better to the existing street scene, as recommended by Places Matter
2. Area around Hutchinson's Goit
 - Redesigned to accommodate correct alignment of Goit
 - Goit de-culverted to provide an open channel
 - Dwellings fronting onto water feature, i.e., 'making the most of what's there'
 - Extent of adoptable road abutting open space reduced, in favour of private drives, to provide a softer edge to the open space

5.31 Amount

5.32 The Reserved Matters scheme comprises 400 dwellings, in line with the Planning Permission.

5.33 The proposed mix of dwellings comprises the following:

PRIVATE HOUSING

- 53 x 2-bed apartments
- 13 x 2-bed terraced houses
- 44 x 3-bed terraced houses
- 62 x 3-bed semi-detached houses
- 55 x 3-bed detached houses
- 71 x 4-bed detached houses

AFFORDABLE HOUSING (25%)

- 54 x 1-bed apartments
- 37 x 3-bed terraced houses
- 9 x 4-bed terraced houses

5.34 Figure 5.8 highlights the proposed even distribution of affordable housing, in orange.

5.35 A high proportion of proposed dwellings are in the form of terraced housing. This is in response to the existing scale and character of Radcliffe, as well as the feedback from Places Matter - both requiring an urban, rather than suburban approach to development.

5.36 The following pages illustrate how the Reserved Matters proposals have evolved since the Outline scheme, to create an urban extension that knits back into the town of Radcliffe.



Figure 5.9: Diagram illustrating proposed built form and green/blue space of Outline scheme, in context



Figure 5.10: Diagram illustrating proposed built form and green/blue space of intermediate Reserved Matters Scheme



Revised Reserved Matters Scheme

Figure 5.11: In comparison with figure 5.9 - Diagram illustrating proposed built form of final Reserved Matters scheme: an urban, rather than suburban approach to development



Figure 5.12: Proposed Reserved Matters Layout, with annotation

5.37 Proposed Built Form

5.38 Figures 5.9 - 5.11 overleaf show a comparison of diagrams illustrating the proposed built form of the Outline scheme (figure 5.9), the intermediate Reserved Matters proposals (figure 5.10) and the final Reserved Matters proposals (figure 5.11).

5.39 The comparison clearly illustrates how the Reserved Matters proposals have taken on board the comments from Places Matter.

5.40 In particular, the Reserved Matters scheme takes a more urban approach than the Outline proposals, with more continuous frontages that enclose and define streets and spaces.

5.41 This will result in a less fragmented street scene and, in addition, will create a smoother transition between the existing edge of the town to the proposed extension of the town.

5.42 Whilst taking into account these large-scale amendments required in response to the broader design principles (including scale, density and character, as highlighted by Places Matter), as well as in response to the updated constraints, the opportunity has also been taken to refine some of the more detailed aspects of the scheme.

5.43 In particular, such areas of refinement are labelled at figure 5.12 and listed as follows:

- Two-storey terraced houses incorporated along Cross Lane, thus in-keeping with the existing character (and as advised by Places Matter)
- Bespoke dwelling designed to better relate to the proposed new junction of Cock Clod Street with Cross Lane
- Garages omitted from crescent area and replaced with habitable rooms at ground level, overlooking the open space (as advised by Places Matter)
- Corner turning dwelling introduced for a smoother transition between 3-storey crescent dwellings to 2-storey detached dwellings
- Proposed building line around open space designed to be more angular, rather than spread-out and sweeping, thus echoing the existing character of the area

5.44 The scheme has evolved since Planning Permission was granted; however, the Reserved Matters Scheme follows the broad principles as set out by the approved Parameters Plan (figure 5.13).

5.45 Figure 5.14 shows the Reserved Matters scheme overlaid onto the Parameters Plan; the only slight difference being the shape and extent of the green space associated with Hutchinson's Goit and south of Brook Street (resulting from the re-modelling of the site's contours and confirmed location of the Goit).



Figure 5.13: Approved Parameters Plan

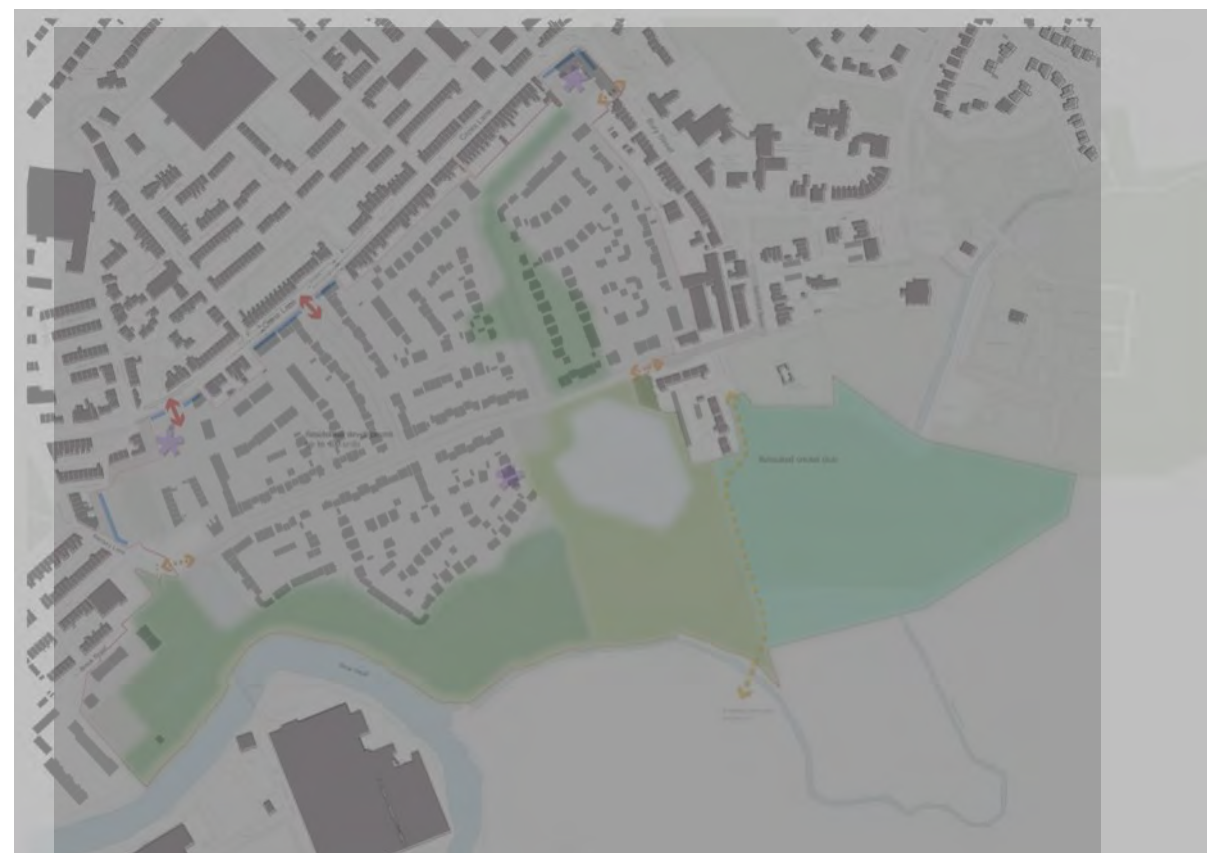


Figure 5.14: Reserved Matters Proposals overlaid onto Approved Parameters Plan

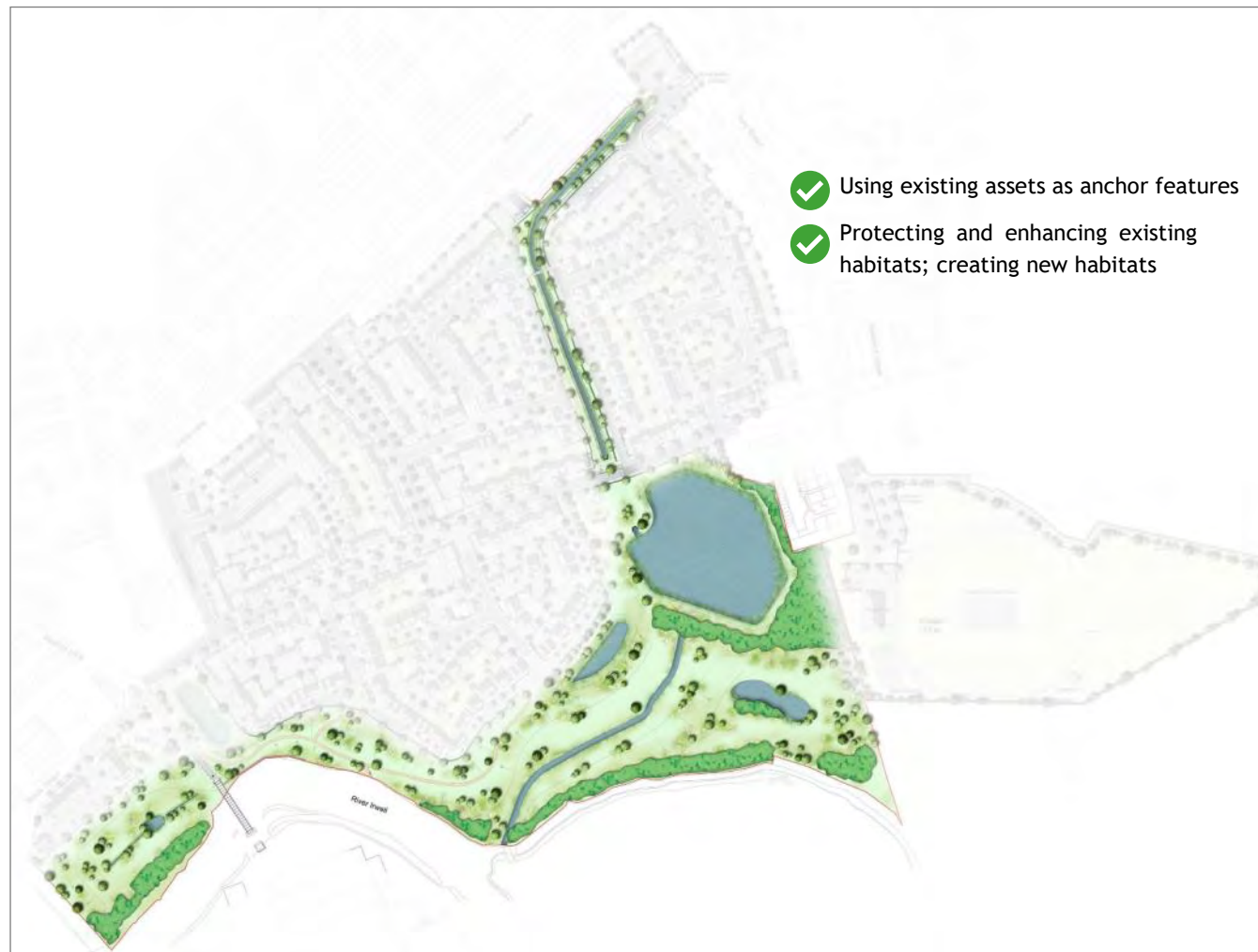


Figure 5.15: Proposed Elevations/sections with proposed details of new river wall (drawing ref: SK01/RS/02)

5.46 Figure 5.15 shows the proposed details for new river wall (drawing ref: SK01/RS/02).

5.47 The following pages (figures 5.16-5.20) illustrate how the Reserved Matters scheme has been designed with the principles advocated by *Building for a Healthy Life*.

Making the most of what's there



- ✓ Sensitive transitions between existing and new development so that building heights, typologies and tenures sit comfortably next to each other

- ✓ Interlocking back gardens between existing and new development (where existing back gardens adjoin the site boundary)

Figure 5.16: Diagrams illustrating how the scheme's design 'makes the most of what's there'

A memorable character



- ✓ Memorable spaces and building groupings

- ✓ Reflecting the existing character in a contemporary style

Figure 5.17: Diagrams illustrating how the scheme's design creates a memorable character

Well defined streets and spaces



Figure 5.18: Diagrams illustrating how the scheme's design creates well defined streets and spaces

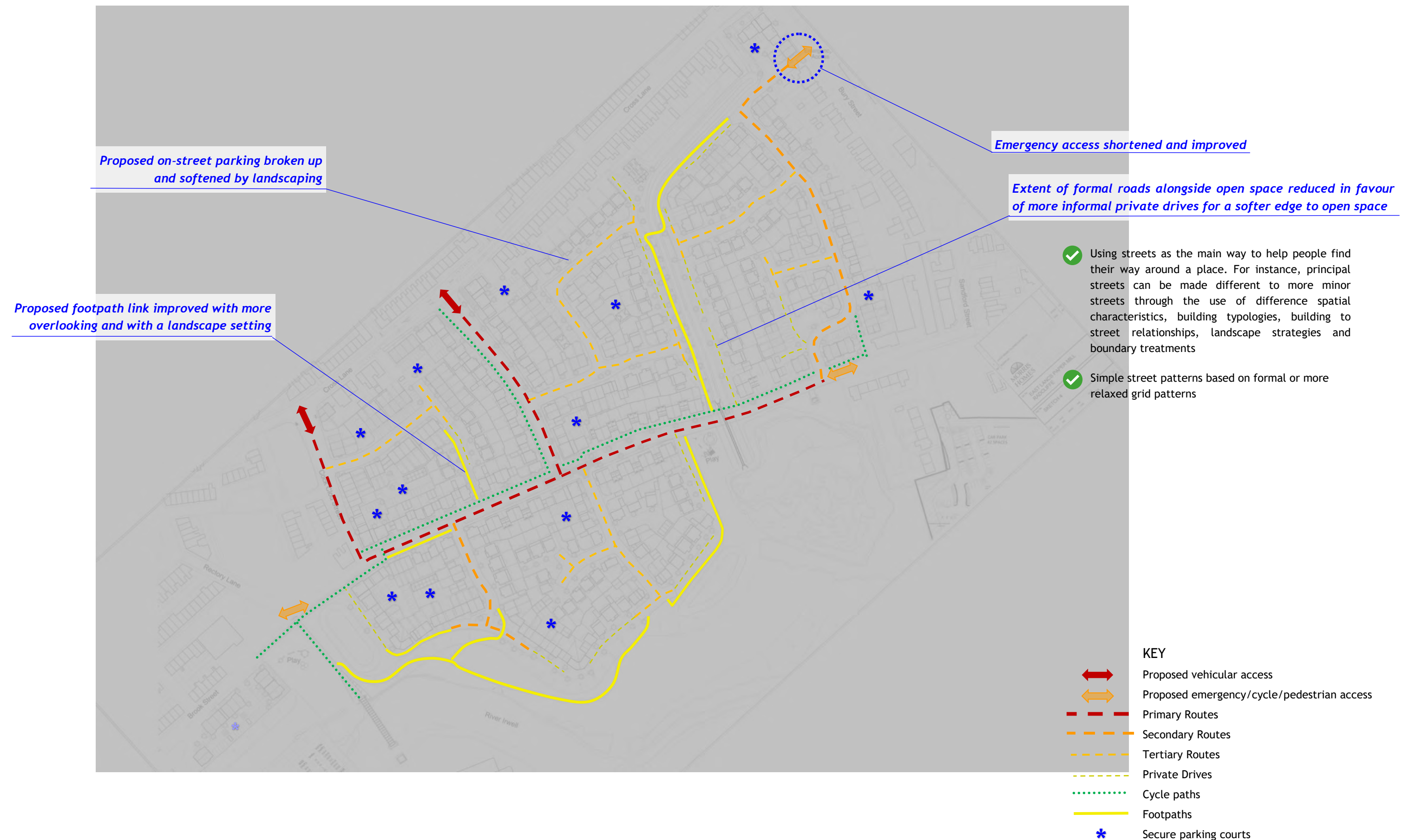


Figure 5.19: Plan showing proposed movement hierarchy and areas refined since the Pre-App scheme

5.48 The diagrams on the preceding pages (figures 5.16-19) illustrate how the design process has taken into account the ‘green’ examples as shown in *Building for a Healthy Life*.

5.49 In particular, ‘making the most of what’s there’ (figure 5.16), ‘a memorable character’ (figure 5.17) and ‘well defined streets and spaces’ (figures 5.18).

5.50 Figure 5.19 illustrates the proposed movement hierarchy of the Reserved Matters scheme, and includes annotation to explain how aspects relating to the movement network have been refined since the Pre-App scheme.

5.51 The primary routes (including the central main access route from Cross Lane and the east-west route along Church Street East) are characterised by tree-lined verges - creating tree-lined boulevards that bring landscape into the development.

5.52 The extent of formal roads alongside open space has been reduced since the Pre-App scheme in favour of informal private drives, for a softer edge to the open space.

5.53 Secure parking courtyards have also been introduced to reduce the extent of car-parking in the street scene.

5.54 Figure 5.20 illustrates the proposed placement of landmark buildings, comprising 3-storey apartment blocks and 3-storey terraced housing.

5.55 These have been placed to frame entry points into and view out of the development, as well as to frame open space.

5.56 The landmark buildings will act as legible features to help with wayfinding.



Figure 5.20: Landmark Building Locations



Figure 5.21: Landscape Proposals

5.57 Landscape

5.58 Barnes Walker have produced a Landscape Masterplan as part of the Reserved Matters proposals (see figure 5.21 overleaf).

5.59 The wider proposed landscaping has been updated to suit the alignment of Hutchinson’s Goit, while the proposals for the east-west corridor have been further refined.

5.60 The landscape proposals for the open space areas also incorporate the creation of new habitat features for local ecology and protected species.

5.61 In particular, the proposals for Church Street East have been designed to reflect the ‘Grey to Green’ approach as seen in Sheffield, and as discussed at the latest Places Matter Review.

5.62 Figure 5.22 illustrates the proposals for the tree-lined Church Street East. The proposals include rain gardens and bioswales, as well as pedestrian orientated linear open space.



Figure 5.22: Landscape Proposals - Church Street East



Figure 5.23: Selection of Street Scenes



Figure 5.24: Selection of proposed elevations

5.63 Appearance

5.64 Figure 5.23 overleaf illustrates a selection of street scenes that form part of this Reserved Matters Application.

5.65 Street scene A-A shows, firstly, how the comments from Places Matter have been taken on board (garage doors omitted) and secondly, how the scale and density of this area has been increased since the Outline proposals, in response to the scale of Pioneer Mill opposite.

5.66 The street scenes demonstrate how the scheme aims to create new forms of terraced housing, introducing gable ends to the street for a varied roofscape, for example.

5.67 Street scene E-E illustrates how the Cross Lane frontage has been designed to respect the scale of the existing terraces.

5.68 It is envisaged a variety of red brick tones and slate-coloured tiles would be used for construction, to reflect the character of the existing area.

5.69 Render has been deliberately avoided as an inappropriate means to break up a street scene; instead, articulation in the built form and fenestration from building to building has been utilised.

5.70 Proposed building set backs have been designed to reflect the character of Radcliffe - particularly along Cock Clod Street and Church Street East, where dwellings are designed to be typically 1.5-2.5m from the back edge of the pavement.

5.71 Proposed boundary treatment also reflects what can be seen in the area, for example, metal railings and low brick walls.

5.72 Figure 5.24 shows a selection of proposed elevations that also form part of this application.

5.73 The drawings illustrate how the dual aspect dwellings have been designed to address the public realm in 'corner-turning' locations.

5.74 Whilst the materials palette reflects the character of the town, the proposed building forms offer a contemporary architectural approach to the town's extension.

5.75 Vertical stack bond is proposed in places to give variety and detail to elevations.



Figure 5.25: Illustrative perspective drawing showing revised 3-storey dwellings fronting the open space overlooking the River Irwell

5.76 Figures 5.25 - 5.27 show the illustrative perspective drawings that have been submitted as part of the Application.

5.77 The drawings have been revised to show how the scheme has evolved since the Pre-App scheme.

5.78 Figure 5.25 illustrates the 3-storey crescent, now with habitable rooms at ground level.

5.79 Figures 5.26 and 5.27 illustrate that careful consideration has been given to the placement of landmark buildings, as well as how the Reserved Matters scheme takes a more urban, rather than suburban approach to development.



Figure 5.26: Illustrative perspective drawing showing revised view along Church Street East with landmark building at the central core



Figure 5.27: Illustrative perspective drawing showing landmark buildings at site entrance on Cross Lane

6. Summary



6. Summary

6.1 Summary

6.2 This Design Statement has traced the evolution of the scheme from Outline stage to the Reserved Matters proposals, to show how feedback from the Places Matter Design Panel Reviews has been taken on board.

6.3 In particular, the Statement shows how the *Building for Life* criteria relating to creating places has informed the detailed design of the scheme.

6.4 The Statement also outlines how the site investigations carried out subsequent to Planning Permission have uncovered a revised set of constraints, particularly in relation to drainage and existing services and how the evolving design has responded to such constraints.

6.5 This Design Statement has therefore set out how the Reserved Matters proposals for the site have evolved in response to feedback on design, as well as changing constraints, and explains how design, landscape and engineering solutions come together to form a cohesive scheme that will form an exciting urban extension to Radcliffe town.

Building for a Healthy Life: Checklist

Making the most of what’s there

- *Taking a walk to really understand the place where a new development is proposed and understand how ant distinctive characteristics can be incorporated as features* ☒
- *Using existing assets as anchor features, such as mature trees and other existing features* ☒
- *Positive characteristics such as street types, landscape character, urban grain, plot shapes and sizes, building forms and materials being uses to reflect local character* ☒
- *Sensitive transitions between existing and new development so that building heights, typologies and tenures sit comfortably next to each other* ☒
- *Remember the “four pillars” of sustainable drainage systems* ☒
- *Protecting and enhancing existing habitats; creating new habitats* ☒
- *Interlocking back gardens between existing and new development (where existing back gardens adjoin a site boundary)* ☒

A Memorable Character

- *A strong, hand drawn design concept. To find the right solution a number of different ideas and options might need to be explored* ☒
- *Drawing inspiration from local architectural and/or landscape character* ☒
- *Reflecting character in either a traditional or contemporary style* ☒
- *Structural landscaping as a way to create places with memorable character* ☒
- *Memorable spaces and building groupings* ☒
- *Place names that have a connection to the locality can help stimulate ideas and design thought. A place name like ‘Valley View’ will always be more helpful on larger, multi-developer developments than generic terms such as ‘Parcel R5.1’* ☒

Well defined streets and spaces

- *Streets with active frontages* ☒
- *Well defined streets and spaces, using buildings, landscaping and/or water to enclose and define spaces* ☒
- *Cohesive building compositions and building lines* ☒
- *Front doors that face streets and public spaces* ☒
- *Apartments that offer frequent front doors to the street* ☒
- *Dual aspect homes on street corners with windows serving habitable rooms* ☒
- *Perimeter blocks* ☒
- *Well resolved internal vistas* ☒
- *Building typologies that are designed to straddle narrow blocks* ☒

Easy to find your way around

- *Designing for legibility when creating a concept plan for a place* ☒
- *Using streets as the main way to help people find their way around a place. For instance, principal streets can be made different to more minor streets thought the use of different spatial characteristics, building typologies, building to street relationships, landscape strategies and boundary treatments* ☒
- *Navigable features for those with visual, mobility or other limitations* ☒
- *Frame views of features beyond the site* ☒
- *Create new legible elements or features on larger developments - further reinforce legible features where necessary through the landscape strategy, building and layout design, hard landscaping and boundaries* ☒
- *Simple street patterns based on formal or more relaxed grid patterns* ☒

