

# Northern Gateway Development Framework

## Consultation Statement

November 2024

# 1. Introduction

- 1.1 Bury and Rochdale Councils are jointly preparing a Northern Gateway Development Framework (NGDF) Joint Supplementary Planning Document (SPD).
- 1.2 The draft NGDF has been prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.3 Regulation 12(a) requires the Councils to produce a consultation statement before adoption of the SPD. This statement must set out who was consulted, a summary of the issues raised, and how these issues were incorporated into the SPD.
- 1.4 Regulation 12(b) requires the Council to publish the documents (including a 'consultation statement') for a minimum of 4-week consultation, specify the date when responses should be received, and identify the address to which responses should be sent.
- 1.5 Regulation 13 stipulates that any person may make representations about the draft SPD and that the representations must be made by the end of the consultation date referred to in Regulation 12.
- 1.6 Regulation 12 states that when seeking representations on an SPD, documents must be made available in accordance with Regulation 35. This requires the Council to make documents available by taking the following steps:
  - Make the document available at the principal office and other places within the area that the Council considers appropriate; and
  - Publish the document on the Council's website.
- 1.7 This Consultation Statement sets out the extent of the consultation and engagement undertaken on the draft NGDF, highlights the issues raised and how the document was amended to reflect the issues raised.

## 2. Engagement during the preparation of the draft NGDF

- 2.1 The role of the draft NGDF is to effectively bridge the gap between the allocation of the site in Places for Everyone (PfE) and the subsequent detail of the development that will emerge through planning applications on the site.

- 2.2 The preparation of the draft NGDF and its supporting evidence has enabled key issues to be identified and addressed to the satisfaction of all parties at an early stage in the planning process. Fundamentally, the draft NGDF establishes the parameters against which future planning applications will be considered and identifies the necessary infrastructure required to support the development of the site.
- 2.3 The draft NGDF has been prepared jointly by Bury and Rochdale Councils (hereafter collectively referred to as ‘the Councils’) with technical input from the Northern Gateway Development Vehicle (NGDV) as the main site promoter and input from other landowners/stakeholders, including National Highways and Transport for Greater Manchester (TfGM). This engagement helped to identify and understand expectations and key issues around the delivery of the site during the early stages of preparing the draft NGDF.
- 2.4 The following table sets out the key issues raised during the internal engagement and how these have been addressed in the draft NGDF.

Issue	How was this incorporated into the draft SPD
How will the proposed residential scheme at Castle Road be linked to wider employment development?	Reflected in draft SPD which identifies a new active travel route running east-west through the Castle Road residential scheme which will provide the key connection point for new and existing communities to access the employment opportunities in the wider site and also the high-quality parkland.
What are the proposals for Pike Fold Golf Club?	PfE Policy JPA1.1 requires existing recreation facilities (including Pike Fold Golf Course) to be retained and enhanced. In this context the Development Framework Plan presented in the NGDF assumes that Pike Fold Golf Course and the adjacent playing fields will be retained. Notwithstanding this, there may be an opportunity in the future for development to come forward on the Golf Course and playing fields, subject to alternative re-provision.
How will development be phased within the allocation?	Reflected in draft SPD which identifies that development is expected to come forward in a series of phases alongside necessary infrastructure provision and a flexible approach which is responsive to opportunities. This approach does not restrict the potential for later phases to be accelerated where opportunities arise, or where infrastructure allows certain phases

	to be advanced, early than currently envisaged.
Concerns that some areas would be excluded from the masterplanning process	Reflected in draft SPD which requires a comprehensive approach to development

### 3. Screening Assessments

#### Strategic Environmental Assessment (SEA) Screening

- 3.1 A Screening Statement has been prepared to determine whether a Strategic Environmental Assessment (SEAA) would be required for the draft NGDF. The Councils consulted Natural England, Historic England and the Environment Agency over a four-week period (30<sup>th</sup> July 2024 – 28<sup>th</sup> August 2024) in order to seek their views on the conclusions of the SEA Screening Assessment.
- 3.2 Responses were received from all three bodies, all of whom agreed with the Councils that the above assessment would not be required to accompany the SPD.

#### Habitats Regulations Assessment (HRA) Screening

- 3.3 The Greater Manchester Ecology Unit (GMEU) were consulted on 30<sup>th</sup> July 2024. GMEU agreed with the Councils conclusion that the draft NGDF would not require a full HRA.

### 4. How to view and comment on the Draft SPD

- 4.1 The draft NGDF SPD was approved for consultation by Rochdale Council's Cabinet on 29<sup>th</sup> October 2024 and Bury Council's Cabinet of the 6<sup>th</sup> November. An eight-week period of consultation will commence on **Friday 15<sup>th</sup> November 2024**, running until **Friday 10<sup>th</sup> January 2024**.

#### How to view the documents

- 4.2 In Bury, during this consultation, all relevant documentation will be available on the Council's website, copies of the document will be made available for inspection electronically at Bury Town Hall between the hours of 8.45am and 5.00pm (Monday-Friday) and at local libraries and the Tottington Centre during their normal working hours (see [www.bury.gov.uk/libraries](http://www.bury.gov.uk/libraries) and [www.tottingtoncentre.co.uk](http://www.tottingtoncentre.co.uk) for details). Paper copies of the draft NGDF and comments forms will also be available in these locations.
- 4.3 In Rochdale, during this consultation, all relevant documentation will be available on the Council's website, copies of the document will be made available for

inspection electronically at all local libraries during their normal working hours (see [Local libraries and customer service centres | Rochdale Borough Council](#)) for details. In addition, paper copies of the draft NGDF and comments forms will be put in the four main borough libraries – Heywood, Littleborough, Middleton and Rochdale.

- 4.4 Contacts on Bury Council's and Rochdale Council's development plans consultation databases were notified directly of the consultation. The Councils will also be hosting two drop-in events, where Planning Officers will be able to answer any questions on the draft NGDF between 3.30-7.30pm on:
- Wednesday 4<sup>th</sup> December – Unsworth Academy, Unsworth
  - Tuesday 10<sup>th</sup> December – The Old Police Station, Heywood

## How to comment on the documents

- 4.5 The easiest way to comment is on line via Bury Council's website [www.bury.gov.uk/spd](http://www.bury.gov.uk/spd) or Rochdale Council's website [The Northern Gateway - Heywood and Pilsworth | Rochdale Borough Council](#). Both of these will include a link to the consultation portal.
- 4.6 Responses by email are requested to be sent to [northerngateway1@bury.gov.uk](mailto:northerngateway1@bury.gov.uk)
- 4.7 Alternatively, responses can be returned by post to the following address:  
Strategic Planning  
Rochdale Borough Council  
Floor 3, Number One Riverside  
Smith Street  
Rochdale, OL16 1XU
- 4.8 Those requiring further information on the draft NGDF are asked to contact a member of Bury's Strategic Planning and Infrastructure team on 0161 253 5550 or a member of Rochdale's Strategic Planning Team on 01706 924252 or email [northerngateway1@bury.gov.uk](mailto:northerngateway1@bury.gov.uk)