

Name \_\_\_\_\_  
 Organisation \_\_\_\_\_  
 Address \_\_\_\_\_  
 \_\_\_\_\_  
 Postcode \_\_\_\_\_  
 Email \_\_\_\_\_  
 Tel. No. \_\_\_\_\_  
 Comments \_\_\_\_\_  
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**Equal opportunities monitoring**

To help us get the views of all groups in the community please fill in the form below. It will not mean we have to rely on our existing supply of 180 hectares of land. We could provide up to 89 hectares more land under Options 3, 4, 5 or 6 to meet the government's requirement for Greater Manchester. This additional land would only be released when needed. Our town centres do not offer the quality and choice of shopping to meet the needs of all residents. Spatial Options 3, 4 and 5 offer different priorities for investment and improvement of town centres.

Do you live in the borough?  Yes  No  
 Are you:  Female  Male  
 Age  under 18  18-60  60 +  
 My cultural / ethnic origin is:

**White**  
 White British  White Irish  
 Other (Please describe)  
**Asian or British Asian**  
 Bangladeshi  Pakistani  
 Indian  Other (Please describe)  
 Kashmiri

**Black or Black British**  
 African  Caribbean  Other

**Mixed Race or Dual Heritage**  
 White Asian  White/Black Caribbean  
 White/Black African  Other (Please describe)

Are you registered disabled? Yes  No

# What are the issues and options?

We have identified **seven main issues** that need addressing if by 2026, Rochdale Borough is to be 'an attractive, vibrant and thriving place where people want to live, work, visit and do business'. We have identified **six spatial options** for development to address these Issues.

**We'd like your views on these issues and spatial options.**

## Issues

### 1. Economy

We need a stronger, more diverse local economy. To achieve this we need to provide enough of the right land for businesses. Spatial Options 1 & 2 would mean we have to rely on our existing supply of 180 hectares of land. We could provide up to 89 hectares more land under Options 3, 4, 5 or 6 to meet the government's requirement for Greater Manchester. This additional land would only be released when needed. Our town centres do not offer the quality and choice of shopping to meet the needs of all residents. Spatial Options 3, 4 and 5 offer different priorities for investment and improvement of town centres.

### 2. Housing

In parts of the borough, the housing market is less successful than in other parts of Greater Manchester. We need to offer a range of good quality housing across the borough to meet residents' needs. We need

to build at least 450 new homes a year to meet government requirements, and Spatial Options 1 and 2 could deliver this. If we want to build more homes to support growth and regeneration this could be achieved through Spatial Options 3, 4, 5 or 6.

### 3. Quality of place

The built environment is poor in places and this damages the image of the borough. To improve the image of the borough, we need to ensure new development is of a high quality. Spatial Options 2 to 6 direct improvement to regeneration priority areas. Spatial Options 3, 4 & 5 direct more investment to some parts of the borough, which could improve the quality of place in those areas.

### 4. Climate change, pollution and natural resources

The borough needs to reduce its impact on, and protect against, climate change and minimise the use of natural resources. The Council must adopt government targets for climate change, but it could choose to go beyond them and set more ambitious targets.

We need to ensure that new development is sustainable by making the best use of natural resources, by being more energy efficient and by reducing pollution. The Spatial Options that deliver the most development may be more likely to have a negative impact on climate change and the use of natural resources.

### 5. Accessibility and sustainable transport

The boroughs transport system does not meet all needs. It is important that existing and new development is accessible by a range of sustainable means of transport such as walking, cycling and public transport to reduce the need to travel by car. Spatial Options 3, 4 & 5 propose new development on sites outside the built area and, along with Option 6, include possible transport improvements to improve accessibility.

### 6. Green infrastructure

This is the green open spaces and countryside, some of which is under pressure from development and over use. We want to create a quality green space network that meets the needs of users. The Spatial Options that deliver the most new development could increase demands on open spaces but might also help improve the network through new spaces and better links.

### 7. People and community

Parts of the borough have high levels of social deprivation and poor health. People need to have good access to quality schools, health, leisure and local facilities. We also need to reduce crime and the fear of crime. Those Spatial Options that focus development on regeneration priority areas give the best opportunity to address social problems and to deliver the right local

facilities in those areas.

## Spatial options

The six spatial options seek to address the main issues and deliver increasing levels of development in the borough, in particular for housing and employment, from low under option 1 to high under option 6.

Each spatial option has a map showing where development would be focused and the location of possible development sites and transport schemes. There's a brief description of what the option could deliver and the key implications of choosing that option. See the full Issues & Options report for more information.

## Tell us which spatial options you think best meet the needs of the borough over the next 15 to 20 years and best address the seven main issues.

You may not like one option but instead like parts of different options. If so, tell us; as our preferred spatial option may use parts of several options.

# Have your say

We would like to hear your views on the seven main issues and six spatial options and their impact on regenerating the borough. It is important that you tell us what you think now; as the final plan will affect what is built over the next 15 to 20 years. To see the Issues and Options report and Background Paper, and for more

information on the possible sites and transport schemes shown on the plans, please visit [www.rochdale.gov.uk/yourviews](http://www.rochdale.gov.uk/yourviews) or use one of the other methods set out below.

**The closing date for comments is Monday 20 October.**

<p><b>How to comment</b></p> <p><b>Fill in</b> the attached comments form and return by Freepost, or</p> <p><b>Visit:</b> <a href="http://www.rochdale.gov.uk/yourviews">www.rochdale.gov.uk/yourviews</a> and comment on line, or</p> <p><b>Email:</b> <a href="mailto:strategic.planning@rochdale.gov.uk">strategic.planning@rochdale.gov.uk</a>, or</p> <p><b>Write to:</b> Strategic Planning Service FREEPOST R08 Rochdale Borough Council Telegraph House Baillie Street Rochdale OL16 1JH</p> <p>Your comments will be logged as a public record on the council's website.</p>	<p><b>Come to a meeting</b></p> <p>You can attend any of the following meetings for a presentation and discussion on the issues and options:</p> <p><b>Rochdale</b> Town Hall, Rochdale 7-9pm Monday 22 September</p> <p><b>Middleton</b> Civic Centre Fountain St, Middleton 7-9pm Thursday 25 September</p> <p><b>Heywood</b> Township Centre, Bamford Rd, Heywood 7-9pm Monday 29 September</p> <p><b>Littleborough</b> Coach House Lodge St, Littleborough 7-9pm Thursday 2 October</p>	<p><b>For the full report</b></p> <p>The full Issues and Options Report, Background Paper and other related documents are available at all Council Information Points and Libraries.</p> <p>You can also download the full Issues and Options Report and Background Paper from: <a href="http://www.rochdale.gov.uk/yourviews">www.rochdale.gov.uk/yourviews</a></p> <p>For specific queries, please call 01706 924210</p>	<p><b>Next Steps</b></p> <p>All the comments received will be carefully considered and used to prepare the next stage of the Core Strategy, which is the 'Preferred Options' document.</p> <p>We are working to complete the Core Strategy by early 2011.</p> <p><b>Consultation on Issues and Options (now)</b></p> <p><b>Consultation on Preferred Options (Feb 2009)</b></p> <p><b>Consultation on pre Submission Core Strategy (Aug 2009)</b></p> <p><b>Submission of the Core Strategy to the government (March 2010)</b></p> <p><b>Independent examination of the plan (July 2010)</b></p> <p><b>Receive government Inspector's binding report (October 2010)</b></p> <p><b>Adopt the Core Strategy (December 2010)</b></p>
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**If you would like the information in this leaflet in Braille, large print or in an alternative language please call 01706 924369**

# have your say

**on the future development of Rochdale Borough**  
 Local Development Framework - Issues and Options Consultation -  
 8 September - 20 October 2008



Rochdale Borough Council is preparing its new plan to guide development in the borough up to 2026.

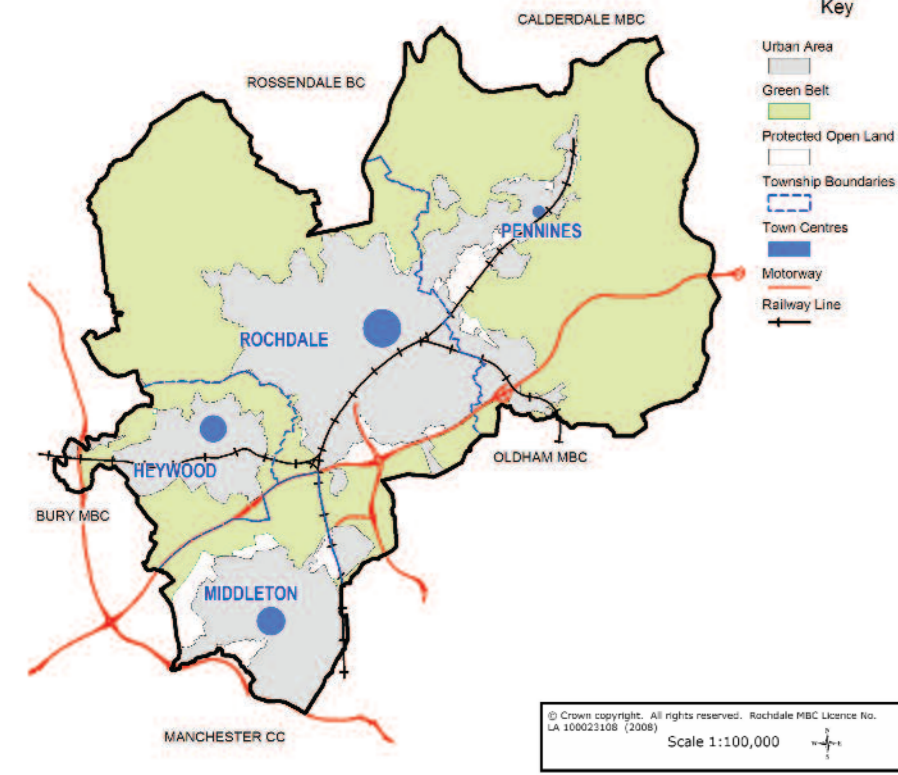
We need to tackle a range of issues if the borough is to prosper and be a place where people want to live, work, visit and do business.

We have produced an Issues and Options report which sets out the main issues facing the borough and six spatial options on where new development could be focused. It offers choices on what and how much development is needed, and where it could go.



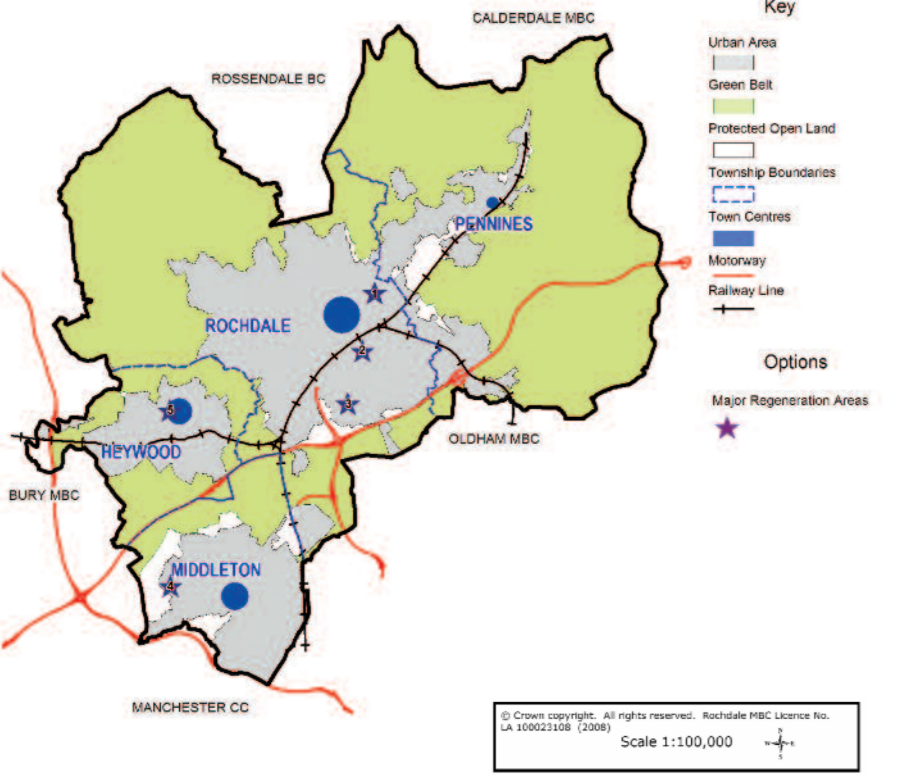


### Spatial Option 1 Dispersed development in the built up area



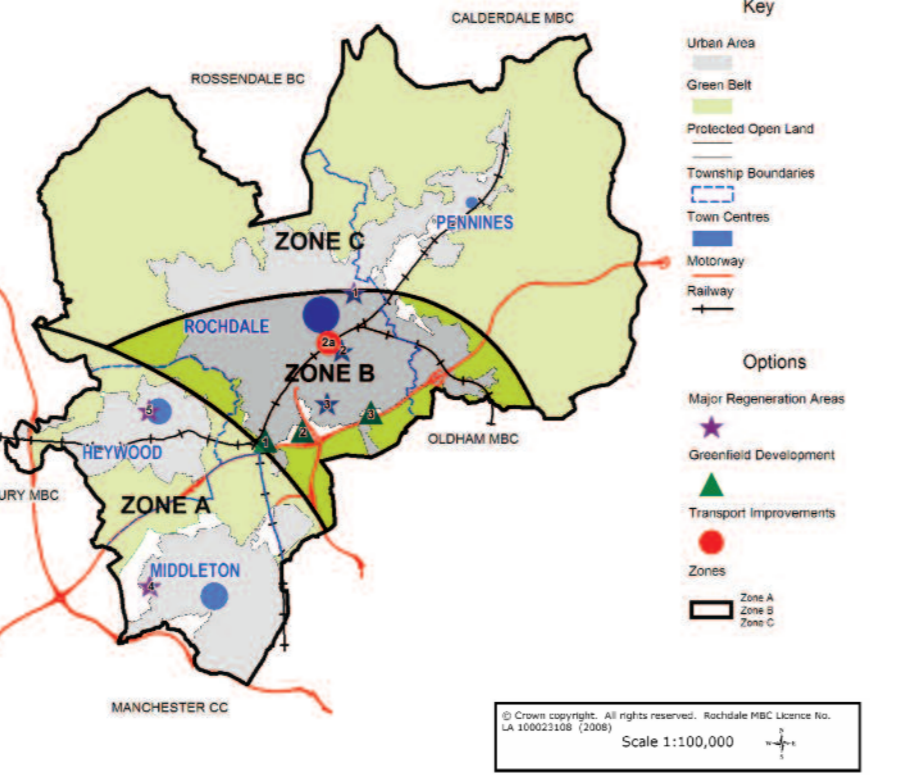
- This does not direct development to any particular part of the borough.
- Supports existing regeneration work but does not direct it through specific policies.
  - No restriction on level of development in any particular parts of the borough.
  - No major development outside the built up area.
  - No impact on Green Belt.
  - Similar to current planning policies.
- This would continue existing levels of housing and employment development.**

### Spatial Option 2 Focus on regeneration areas in the built up area



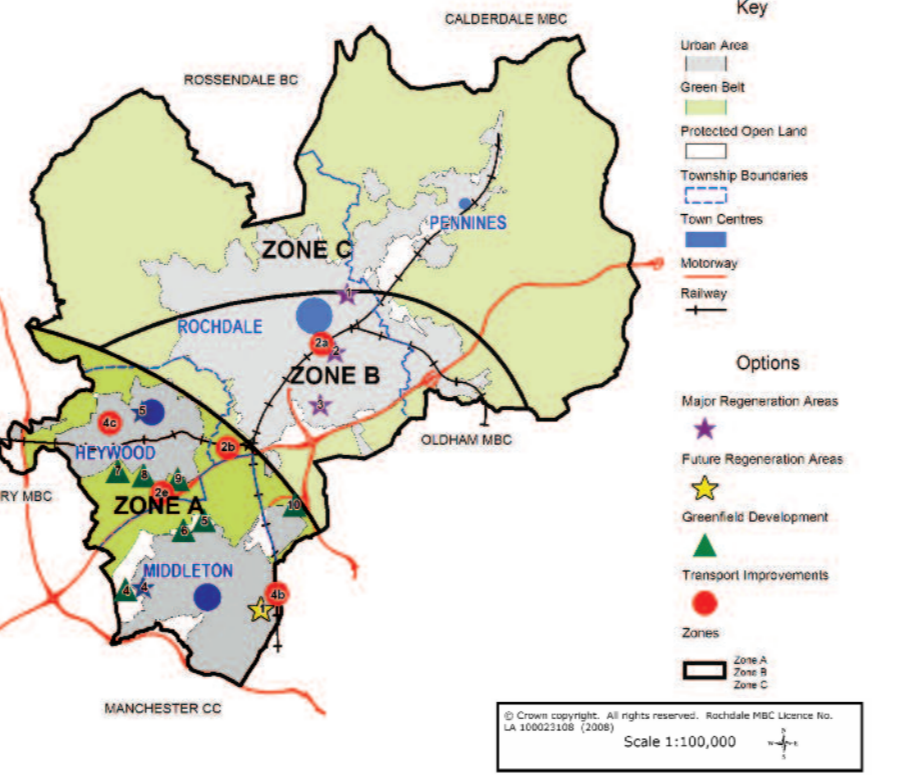
- This puts more emphasis on directing development to places that need regenerating, such as housing regeneration areas, town centres, gateways, transport routes and transport interchanges.
- No major development outside the built up area.
  - No impact on Green Belt.
  - Higher levels of housing development in regeneration areas.
- Likely loss of employment land to housing because most opportunities for housing development are on old employment sites.
- This could achieve slightly more house building than Option 1, but possibly a lower level of employment development apart from in town centres.**

### Spatial Option 3 (Zone B) Focus on Rochdale (as the sub regional centre)



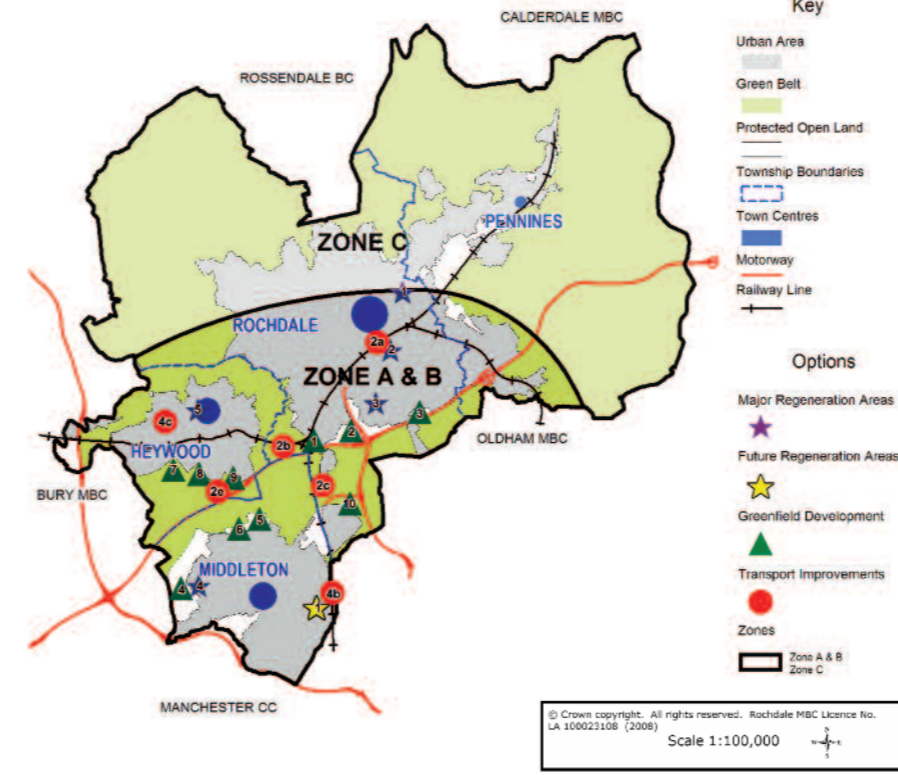
- This has the same focus on regeneration as Option 2, but also directs more new development to south Rochdale and south Pennines (Zone B).
- Directs most development to Rochdale as it's the sub-regional centre and it's highly accessible by public transport.
  - It allows a range of development on greenfield sites outside the built up area to the south of Rochdale (Zone B) but not in the Green Belt (see green triangles on map).
  - In Middleton and Heywood (Zone A) there would still be a focus on regeneration (as in Option 2).
- In north Rochdale and north Pennines (Zone C) there would still be a focus on regeneration (as in Option 2) but with some restriction on the scale of housing and employment development because it is relatively less accessible and major development there could impact on regeneration in south Rochdale and south Pennines (Zone B).
- This could achieve medium levels of housing and employment development.**

### Spatial Option 4 (Zone A) Focus on Heywood and Middleton



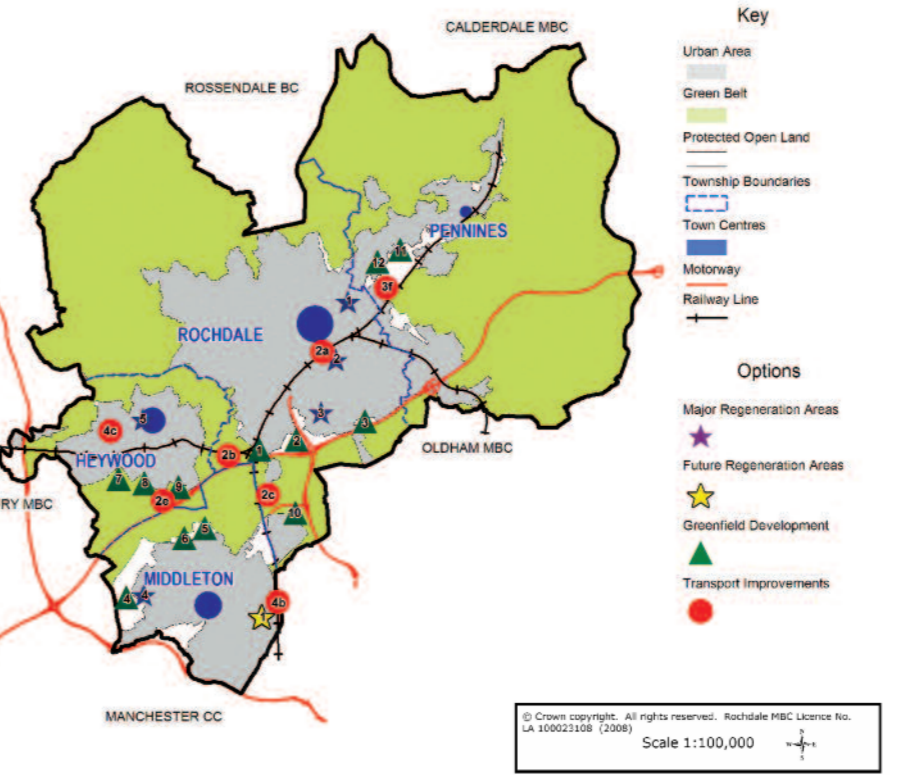
- This has the same focus on regeneration as Option 2, but also directs more new development to Heywood and Middleton (Zone A).
- Directs most development to Heywood and Middleton because of their good transport connections and proximity to Manchester city centre.
  - Identifies some large sites outside the built up area suitable for phased employment development (see green triangles on map) including some in the Green Belt between Heywood and Middleton (Zone A).
- Includes possible transport improvement schemes (see red circles on map).
  - For Rochdale (Zone B) there would still be a focus on regeneration (as in Option 2).
  - For north Rochdale and Pennines (Zone C) there would be the same approach as in Spatial Option 3.
- This could achieve a medium level of housing development and a high level of employment development.**

### Spatial Option 5 (Zones A & B) Focus in the south of the borough



- This combines Spatial Options 3 and 4 to focus new development across the whole southern part of the borough (Zones A and B)
- This directs development to the most accessible parts of the borough.
  - It provides a greater choice of development sites outside the built up area as it combines the sites identified under Options 3 & 4 (see green triangles). The sites, which are suitable for a range of uses, would only be released for development when needed.
- Includes a range of possible transport improvement schemes (see red circles on map).
  - It directs most development to where it would be most beneficial in tackling deprivation and improving image.
  - In north Rochdale and Pennines (Zone C) there would be the same approach as in Spatial Option 3.
- This could achieve high levels of housing and employment development.**

### Spatial Option 6 High growth & dispersed development across the borough



- This is similar to Spatial Option 5, but in the northern part of the borough there would be no restrictions on new development and some new development would be allowed outside the built up area.
- This option offers the widest choice of sites and the potential for the highest level of new development.
  - Includes a range of possible transport improvement schemes (see red circles on map).
  - Significant environmental impact because of development of greenfield sites outside the built up area which would impact on the landscape particularly in the Roch Valley.
  - Development spread across the borough could undermine regeneration efforts in areas less attractive to developers.
  - The high levels of undirected growth could increase pressure on roads, public transport and services in some areas.
- This could achieve very high levels of housing and employment development, but with little focus and at a cost to the environment.**

Comments

Rochdale Borough Council  
Planning and Regulation  
Telegraph House  
**FREEPOST**  
**License No R08**  
**PO Box 32**  
**Rochdale**  
**OL16 1JH**