

ROCHDALE DRAFT CORE STRATEGY

STATEMENT OF CONSULTATION

Local Development Framework

August 2012



CONTENTS

	Page
1 Introduction	3
Withdrawal of the Core Strategy	4
2 Consultation Methods	5
3 Consultation so far	7
A Issues & Options Consultation	7
B Preferred Options Consultation	13
C Publication Draft Consultation	18
4 Draft Core Strategy Consultation	23
5 Document Availability	24

APPENDICES

Appendix 1 Deposit Locations

Issues & Options Consultation

Appendix 2	List of bodies consulted at Issues and Options Stage
Appendix 3	Standard Letter inviting Consultees to comment
Appendix 4	Advert in Local Matter publicising event
Appendix 5	Leaflet/questionnaire
Appendix 6	Comments Form
Appendix 7	General Comments Form
Appendix 8	Site Nomination Form
Appendix 9	Press Release
Appendix 10	Posters
Appendix 11	Local Development Framework – PR plan for Issues & Options
Appendix 12	Public Notice
Appendix 13	Consultation Portal
Appendix 14	Consultation period extension letter
Appendix 15	Press Release for the extension

Preferred Options Consultation

Appendix 16	Standard letter inviting Consultees to comment
Appendix 17	List of bodies consulted
Appendix 18	Leaflet
Appendix 19	Comments form
Appendix 20	Advert in Local Matters October/November 2009
Appendix 21	Poster
Appendix 22	Public notice in Rochdale Observer
Appendix 23	Public notice in Middleton Guardian
Appendix 24	Press Release in Heywood Advertiser
Appendix 25	Consultation Portal
Appendix 26	Letter inviting Adjoining Authorities to a workshop
Appendix 27	Letter inviting Councillors to a workshop
Appendix 28	Letter inviting Stakeholders to a workshop
Appendix 29	Consultation so far on the Preferred Options

- Appendix 30 Press Release for extension
- Appendix 31 Consultation period extension letter

Publication Draft Consultation

- Appendix 32 Core Strategy Update letter
- Appendix 33 Note to staff in libraries and customer service centres
- Appendix 34 Notification letter
- Appendix 35 Letter to Hareshill Road residents
- Appendix 36 Letter to South Heywood businesses
- Appendix 37 Exhibition boards
- Appendix 38 General Core Strategy leaflet
- Appendix 39 Heywood Core Strategy leaflet
- Appendix 40 Representation form
- Appendix 41 Guidance for making representations
- Appendix 42 Article in Heywood Advertiser, Thursday 9 December, 2010
- Appendix 43 Article in Heywood Advertiser, Thursday 18th November, 2010
- Appendix 44 Article in Middleton and North Manchester Guardian, Thursday 18th November, 2010
- Appendix 45 Consultation web site
- Appendix 46 Letter seeking further clarification

Submission Stage

- Appendix 47 Schedule of Changes

1. INTRODUCTION

- 1.1 Rochdale Council is in the process of preparing the Core Strategy Development Plan Document (DPD) as part of its Local Development Framework (LDF). The Core Strategy is the first DPD to be prepared as part of the LDF for Rochdale and will form the first part of the Local Plan. It will set out the overall strategy for development in the borough and will provide the strategic context for the production of other more detailed documents to be produced later. These will include an Allocations Development Plan Document (DPD).
- 1.2 This document sets out how we have involved and consulted with the public and stakeholders throughout the preparation of the Core Strategy up to the current stage. This includes the previous version of the Core Strategy which was ultimately withdrawn since it is important to consider all the stages of consultation in this report. The procedures and methods used are based on the Councils Statement of Community Involvement.
- 1.3 This Consultation Statement is prepared in accordance with Regulation 271 of the Town and Country Planning (Local Development Framework) (England) Regulations 2004 (as amended) which requires the publication alongside the Pre Submission Core Strategy, of a statement setting out the following:
- i) Who was consulted?
 - ii) How were the public and other stakeholders consulted?
 - iii) What were the main issues raised because of the consultation?
 - iv) How have representations been taken into account?
- 1.4 This statement of consultation provides in detail how the community involvement requirements for the Core Strategy have been met, showing that the minimum requirements have been met at each stage of preparation.
- 1.5 The following table summaries the key stages of the development of the Core Strategy.

Stage	Month/Year
Commencement	March 2007
Pre - publication consultation Reg 25: Issues and Options	8 September - 3 November 2008
Preferred Options Reg 25	26 October 2009 – 29 January 2010
Publication of the Core Strategy (Publication) Reg 27	08 November 2010 – 23 December 2010
Submission of final version to Secretary of State Reg 30	March 2011
Withdrawal of Core Strategy March 2012	
Draft Core Strategy Consultation Reg 25	August – September 2012
Publication of the Core Strategy (Reg 27)	December 2012 – January 2013
Submission of final version to Secretary of State Reg 30	March - April 2013
Examination in Public	June - July 2013
Adoption	October 2013

- 1.6 This Consultation Statement details the consultation and engagement undertaken at the Issues & Options, Preferred Options, Publication Draft consultation stages, and Submission stage and is structured accordingly. Each section sets out who was consulted, how they were consulted, the main issues raised in representations and how they have been addressed by the Council at each stage of the Core Strategy preparation. This Statement is supported by

¹ Regulation 27 of the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008

appendices which supply further details and evidence of consultation and engagement, e.g. a list of individuals and organisations consulted, publicity material, meetings, exhibitions etc.

WITHDRAWAL OF THE CORE STRATEGY

- 1.7 In March 2011 the Council submitted its previous Publication Core Strategy (CS) to Government. An independent Inspector was appointed by the Secretary of State to consider all the representations received on the CS and hold an Examination in Public (EiP) to consider whether or not the plan was 'sound' and therefore capable of adoption. The Inspector's findings and decision on soundness would be binding on the Council.
- 1.8 Following his initial review of the CS and its supporting documents the Inspector contacted the Council to express some concerns regarding the proposal to release land from the Green Belt in South Heywood for employment and housing development along with the construction of a new link road to Junction 19 of the M62. To address these concerns the Inspector asked the Council in April 2011 to provide a response pointing out the key evidence in support of this proposal. The Council provided a detailed response to these concerns setting out the key existing and emerging evidence in support of the South Heywood proposal.
- 1.9 At the Exploratory meeting he noted the hard work that had gone into preparing the plan and responding to his concerns but maintained his original concerns about the South Heywood package of proposals, stating that there is a strong risk to the Council that, on the basis of all the evidence submitted, the proposals would be found unsound. There was limited scope at the meeting to discuss the merits or otherwise of the Council's evidence. His conclusion was that the Council had three options:
- to continue with the examination which involves a high risk of being found unsound, or
 - to temporarily suspend the examination to enable further work on the CS, or
 - to withdraw the CS.
- 1.10 Following the Exploratory Meeting it was decided that the best course of action was to suspend the EiP to enable further work to be undertaken in reviewing the evidence. This was confirmed with the Inspector along with a timetable setting out the additional work to be undertaken.
- 1.11 Officers completed most of the agreed additional work. However, it was considered that:
- the Council's case would need to rely on new evidence, rather than an update or interpretation of current published evidence;
 - any 'modification' would be so fundamental as to conflict with the current framework of the Core Strategy; and
 - a criteria based approach for the release of protected open land (including Green Belt) would be preferable so that release would be triggered by evidence of need and viability.

These modifications and new approach, cumulatively, meant that the CS could not be proceeded with until further consultation and publicity was undertaken. This would take time which could be better spent undertaking a new Core Strategy.

- 1.12 This led us to the conclusion that the best course of action was to withdraw the Core Strategy completely and to draw up a new one as a matter of urgency. To continue with the EiP would have ran the serious risk of the plan being found 'unsound' and would have resulted in a significant waste of money, time and resources.
- 1.13 It should be noted that there was general support for much of the CS, including the overall spatial strategy of directing most development to the south of the borough where there is greater accessibility and more opportunities for development and regeneration exist. Therefore, it was considered that drawing up a revised CS would not involve a complete re-

write but would allow us to take account of more up to date evidence and guidance as well as recent changes of circumstances locally.

2. CONSULTATION METHODS

2.1 The following table provides a summary of the consultation methods used at each preparation stage including that relating to the withdrawn Core Strategy. It demonstrates the broad range of methods used to consult and engage with stakeholders and the public.

	Issues and Options	Appendix	Preferred Options	Appendix	Publication Draft (Withdrawn)	Appendix
Letters to all individuals and organisations on the LDF consultation database	√	2,3 and 14	√	16,17 and 31	√	34
Distribution of consultation documents and publicity to all libraries and Customer Service Centres	√	1	√	1	√	1
Article in Local Matters	√	4	√	20		
Leaflet	√	5	√	18	√	38 & 39
Comments form	√	6,7 and 8	√	19	√	40 & 41
Advert in Local Press	√	12	√	22 & 23	√	
Website	√		√		√	45
Press release	√	9 and 15	√	24 & 30	√	
Posters	√	10	√	21		
Public meetings	√	See Section 3	√	26 & 27		
Public exhibitions with officers in attendance	√	See Section 3	√	See Section 3	√	37
Stakeholder events	√	See Section 3	√	28 & 29		
Hard to reach events ²	√	See Section 3	√	See Section 3		
Consultation Portal	√	13	√	25	√	45

2.2 We used the consultation results from the Issues and Options, Preferred Options, Publication Draft consultation and advise at Submission stage and the Exploratory Meeting to develop the Draft Core Strategy document.

2.3 The consultation process complies with the Statement of Consultation (SCI), which sets out how the community and other stakeholders will be engaged in the process of preparing Local Development Documents and when planning applications are received. The SCI is available on the Council website:

² Hard to reach include the elderly, disabled, young, BME, gypsy's and travellers

http://www.rochdale.gov.uk/environment_and_planning/planning/local_development_framework/ldf_statement_of_community_in.aspx

3. CONSULTATION SO FAR

A. Issues and Options Consultation

Introduction

3.1 Consultation on the 'Core Strategy Issues and Options' document ran from 8th September to 3 November 2008. The following documents were produced at the issues and options stage:

1. A 'Core Strategy Issues and Options' report
2. A 'Core Strategy Issues and Options' background paper
3. An 'Issues and Options' Leaflet/ questionnaire
4. Equalities Impact Assessment
5. Sustainability Appraisal Draft Scoping Report

3.2 The **Issues and Options report** outlined a number of issues for the future planning of Rochdale and identified a number of different options accordingly. The paper and a summary leaflet can be found on the Council's website at http://www.rochdale.gov.uk/environment_and_planning/planning/local_development_framework/main_ldf_policy_documents/ldf_-_core_strategy.aspx

3.3 In advance of the publication of the Issues and Options Report the following engagement consultations took place, within the Council, the Local Strategic Partnership and Government Agencies:

- 16th January – Liaison/meeting with Highways Agency
- 18th February – Briefing session with RMBC Education Service
- 4th March - Presentation/meeting with ORESA
- 9th April – Briefing Session with Primary Care Trust
- 10th April – Meeting with Government Office North West to discuss issues and options
- 24th April –Presentation/meeting with RMBC Development Control Service
- 14th May - Presentation/meeting with the Environment Agency
- 20th May – Presentation/meeting with RMBC Environmental Management team
- 20th May – Presentation/meeting with Primary Care Trust and Acute Trust
- 20th May – Presentation/meeting with RMBC Township Managers
- 27th May – Presentation/meeting with Local Strategic Partnership
- 28th May – Presentation/meeting with Local Strategic Partnership Executive
- 3rd June – Presentation/meeting with Executive Leadership Team
- 5th June – Presentation/meeting with Impact Partnership management team
- 5th June – Presentation/meeting with Rochdale Transport Partnership
- 10th June - Presentation/meeting with RMBC Highways
- 10th June - Presentation/meeting with Impact Partnership management team
- 12th June – Sustainability Appraisal panel appraise Spatial Options
- 20th June – Sustainability Appraisal panel appraise Spatial Options
- 17th June – Presentation and briefing to elected Members
- 7th July - Presentation/meeting with Rochdale Transport Partnership
- 14th July – Cabinet agree to draft Issues and Options for consultation

- 3.4 The Issues and Options consultation documents were published for a six week formal consultation period. This identified issues that needed to be addressed in planning the next 15 years and some of the options for tackling those issues. The intention was to test out if the right issues and options had been identified and if other issues and options should be considered. The **Issues and Options Report** invited views on:
- Whether the 'Spatial Portrait' accurately described the Borough;
 - Whether the 'Vision' of what we want the Borough to be like in 2026 is supported;
 - Whether the draft 'Strategic Objectives' are supported (these set out broad directions we need to go in to deliver the Vision);
 - Whether the thematic Issues which need to be addressed to deliver the objectives are comprehensive
 - Whether there is support for the 'Options' or Approaches for tackling the issues or are there options that have not been considered; and
 - Which of the 6 'Spatial Options for Growth' which explore different levels of growth in different parts of the Borough are supported and whether there are elements of each of the Options that are supported.
- 3.5 The evidence available as background to the issues was published in a **Background Paper**. This included key information, and influences and signposted to other relevant documents, data and studies.
- 3.6 A **publicity leaflet** identifying six spatial options, a summary of issues and information on how to get involved in the preparation of the Core Strategy, was widely distributed around the borough in libraries, information points, at Township and various public meetings. The Leaflet also included a prepaid/freepost tear-off slip for anyone to send their comments. Questionnaires for anyone to respond to the questions in the Issues and Options Report were available on line and at all places where the documents could be inspected. Additionally, a 'Site Nomination Form' (Appendix 8) was available for land-owners, developers and development interests to put forward areas of land for consideration for development. This was to identify potential land availability in ensuring adequate provision for housing and employment development could be made.
- 3.7 An **Equalities Impact Assessment, Habitats Regulations Assessment**, and a **Sustainability Appraisal Report** were also published with the Issues and Options Report.

Who was consulted?

- 3.8 A database of contacts was established using a wider Council database, Township contacts database and new organisations or individuals who registered an interest in the LDF process. It also included all those listed in the Council's Statement of Community Involvement.
- 3.9 Letters were sent to all contacts on the LDF database informing them of the Issues and Options consultation. The list of statutory consultees and specific consultation bodies who were written to is contained in appendix 2 and the letter is in appendix 3.

How were they consulted?

- 3.10 The table below sets out the schedule of consultation methods during the **Issues and Options Stage**. The methods used were those set out in the Council's Statement of Community Involvement but a detailed consultation strategy was agreed with leading Council members.

Method	Aim	Date
Pre-consultation meetings / workshop with members, key department heads, officers and key stakeholders –	To raise awareness of consultation about to begin To test issues and scope of Issues and Options	April 2008 – July 2008
One to one meetings with GONW	To inform statutory consultees of the Core Strategy timetable, to gauge their opinions about issues we had already identified e.g. infrastructure capacity and to allow them to flag up issues we should be aware of e.g. timing of their planning processes.	10 April 2008
Workshop with Council staff	To train and raise awareness of staff from the Development Control Service and across the Council on the Core Strategy process and to capture potential issues.	July 2008
Letters/emails to statutory consultees held on database	To inform specific consultees about the process and to seek views on the Core Strategy vision, issues and options (as stated in the SCI).	5 September 2008
Letters/emails to non statutory consultees held on database	To maximise awareness raising of the consultation across the Borough (as stated in the SCI)	5 September 2008
Leaflets (Appendix 5)	The leaflet explained the process of the Core Strategy and how people could respond with a freepost reply form. This was available in all libraries and Council Customer Information Points	September – October 2008
Short presentation to Public Township Committees	To inform lead Members and the public about the process and to seek views on the Core Strategy vision, issues and options.	8 September 2008 9 September 2008 10 September 2008 11 September 2008
Public Meetings/Workshops Rochdale Town Hall, Heywood Township Centre, Middleton Civic Centre, The Littleborough Coach Touchstones, Rochdale.	These were the main public meetings used to explain and discuss the Issues and Options.	22 September 2008. 29 September 2008, 25 September 2008, 02 October 2008' 22 October 2008.
Workshop with disability group	To target a specified hard to reach group. To allow information to be canvassed looking at issues associated with their needs	6 October 2008
Workshop with Young people group	To target a specified hard to reach group. To allow information to be canvassed looking at issues associated with their needs	13 October 2008

Method	Aim	Date
Full documents at Council offices and libraries	To inform the wider community about the process and to seek responses on the Core Strategy vision, issues and options and provide alternative to electronic access (as stated in the SCI).	September 2008
Local Matters	Advert in the Council's magazine, which is delivered to every household in the Borough. The article explained the process of the Core Strategy and how people could respond.	October 2008
Press release and advertisement to local media (Rochdale Observer, Middleton Guardian, Heywood Advertiser) (Appendix 9)	To maximise awareness of the Core Strategy consultation with local residents across the Borough. A follow up press release was also carried out for the same reason. (See LDF Schedule in Appendix 3 which shows PR campaign) An example of the press release can be found in Appendix 2	September – October 2008
Information on website	To increase ease of access and maximise distribution of the information (as stated in the SCI).	September 2009
Online and paper based questionnaire produced	To provide additional ways of capturing issues of local residents.	September 2008
Consultation Portal	Linked to the Council's web site this consultation portal provides an interactive way for people to read and make comments against any part of the Core Strategy. It also allows users to read other people's comments and keep up to date with the progress.	September 2008 – ongoing

Hard to reach groups

- 3.11 Mindful of the difficulty in reaching and engaging with some groups through standard publicity and consultation methods, the following events were held.

Events	Venue	Date	Time
BME and Faith Group,	RCD, Station Road	Tuesday 7 October	6-8pm
Youth Forum	Waterside House, Water Street	Monday 13 October	6.30pm-8pm
Partnership for Older People,	Board Room, Floor 3, Telegraph House	Friday 19th September	12pm-1pm
Disability group,	RADDAG, Rochdale Town Hall, Comm Rm 2	Wednesday 8th October	10-11am

What were the main issues raised?

- 3.12 The consultation focussed on 'spatial options' for different levels of growth and the potential for different parts of the Borough to absorb growth and development. Priority areas for regeneration and transport improvements were also covered.
- 3.13 Some 150 organisations and individuals made 534 representations and over 300 people attended the consultation meetings. The report on the Consultation on the Issues and Options Report (including all representations received and the Council's responses can be viewed at: http://www.rochdale.gov.uk/environment_and_planning/planning/local_development_framework/main_ldf_policy_documents/ldf_core_strategy.aspx or at any of the libraries or Customer Service Centres. The Report on Consultation also includes the key points recorded at the public meetings held throughout the consultation period.
- 3.14 In summary, the main issues raised at this consultation stage were as follows:
- General support for maintaining the current regeneration priority areas
 - General support for focussing development and regeneration within the southern part of the Borough.
 - A better range of housing is needed and housing growth should be spread across Rochdale, Heywood and Middleton.
 - Housing growth in north Pennines should be restricted but some sites need regenerating and employment sites safeguarded.
 - New employment development should be focussed in the main existing employment areas town centres and but better, more accessible sites are needed to increase the range and quality of jobs, especially in the west of the Borough.
 - Development should be focussed on areas which have good access to the motorway network and existing or future public transport.
 - Improving the image of out towns is a priority. Improvements should be focussed on town centres, poor quality environments, gateways and parts of some transport corridors
 - Improved accessibility to Manchester, Bury and Oldham is vital for access to jobs, leisure and shopping for adjoining parts of the Borough.
 - Development and growth will need to be sustainable in terms of design, location, impact on the environment, ability to provide infrastructure, roads, community facilities etc. More work is needed to assess traffic impact, identify deliverable transport improvements, assess flood-risk, capacity of schools, health facilities etc.
 - The Core Strategy should commit to improvements to open spaces and the protection of the countryside.
 - The Green Belt has an important role in separating towns and protecting the countryside.
 - Some areas shown as options for the release of land outside the urban area for employment or housing development were subject of strong objections e.g., Langley Lane, Middleton and land south of Heywood, whilst some were supported by landowners and development interests.
 - Support was shown for improving retail provision in the boroughs centres of Rochdale and Heywood, and making some further provision in the Local Centres.

How the representations were taken into account

- 3.15 The findings of the issues and options stage of consultation assisted the council in moving towards the preferred options stage of the core strategy preparation. These comments and

suggestions formed a key part of the evidence base. The council's response to the comments can be seen in the Report on Consultation on Issues and Options, October 2009.

3.16 In brief, the representations indicated general agreement on the key issues and many of the options identified. However, a number of interest groups and organisations sought changes in emphasis on some issues and suggested variations to the options. They also identified the need for further work and research on some matters eg, land availability, co-ordinating infrastructure with new development policy detail, etc.. Significantly though, the representations supported a spatial approach whereby:

- new necessary housing and employment development should be located within the southern part of the borough and distributed between south Rochdale, Heywood and Middleton; and
- existing regeneration priorities should be maintained.

3.17 A number of organisations were contacted to discuss their representations to establish clarity or discuss possible changes. Dialogue with some consultees continued outside the formal consultation period.

B. Preferred Options Consultation

Introduction

- 3.18 Following the consultation on the Issues and Options Paper in late 2008, the Core Strategy Preferred Options report was published for consultation. The Preferred Options consultation lasted ten weeks from 26^h October 2009 – 29th January 2010.

The following documents were produced at preferred options stage:

1. A 'Core Strategy Preferred Options' document
 2. A 'Sustainability Appraisal of the Preferred Options Document'
 3. A 'Core Strategy Preferred Options' background paper
 4. Report on the consultation from Issues & Options Stage
 4. A Leaflet/ questionnaire response form
 5. Equalities Impact Assessment
 6. Habitats Regulation Assessment
- 3.19 The Preferred Options Report sought to expand on and address the issues raised in the previous consultation. It included an overarching spatial strategy with a spatial vision and a number of spatial objectives. It also presented 27 preferred policy approaches on various topics and areas. The paper and a summary leaflet can be found on the Council's website at: http://www.rochdale.gov.uk/environment_and_planning/planning/local_development_framework/main_ldf_policy_documents/ldf_core_strategy.aspx

Who was consulted?

- 3.20 All those on the Council's LDF database were consulted. This included those who responded to the Issues and Options or who since asked to be included.
- 3.21 Letters were sent to all contacts within the LDF database informing them of the Preferred Options consultation. The list of statutory consultees and specific consultation bodies who were written to is contained in appendix 17 and the letter is in appendix 16.

How were they consulted?

- 3.22 The following table indicates the methods used and their aims.

Method	Aim	Date
Meeting with Adjoining Authorities	To review responses on Issues and Options and discuss alignment between our respective Core Strategies.	18 June 2009
Officer Event – 15 May 2009	To test and refine the Preferred Options ready for public consultation.	15 May 2009
Stakeholder Event – 11 June 2009	To test and refine the Preferred Options ready for public consultation with key stakeholders and statutory bodies.	11 June 2009
Pre-consultation meetings with members, key department heads, officers and key stakeholders – (raising awareness and workshop)	To test and refine the Preferred Options ready for public consultation.	May - June 2009

Method	Aim	Date
Letters/emails to statutory consultees held on database	To inform specific consultees about the process and to seek views on the Core Strategy Preferred Options (as stated in the SCI).	26 th October 2009 on
Letters/emails to non statutory consultees held on database	As above	Early November 2009
Leaflets	The leaflet explained the Council's preferred approach in terms of a spatial strategy and policies. It advertised the consultation arrangements and further public meetings. This was made available in all libraries and Council Customer Information Points	26 th October on
Short presentation to Public Township Committees	To inform lead Members and the public about the process and to seek views on the Core Strategy vision, issues and options.	Week beginning June 2009
Leaflets sent out to Township meetings	To publicise the consultation and to ask key groups/organisations attending the Township Committee to pass on information and distribute leaflets.	November cycle
Public Meetings/Workshops Across the borough *	These were the main public meetings used to explain and discuss the Preferred Options (see table below).	November 2009 and January 2010
Major article in Council magazine 'Local matters' *	This contained the same information as on the published leaflet and the magazine was distributed to homes and businesses within the Borough.	Delivered late October / early November 2009
Posters advertising the Preferred Options consultation	These were posted in public buildings, shopping centres etc.. to increase awareness of the consultation.	October, November
Full documents at Council offices and libraries	To inform the wider community about the process and to seek responses on the Core Strategy vision, issues and options and provide an alternative to electronic access (as stated in the SCI).	
Press release and advertisement to local media (Rochdale Observer, Middleton Guardian, Heywood Advertiser)	To maximise awareness of the consultation with local residents across the Borough. A follow up press release was published advertising an extension to the consultation period. also carried out for the same reason. An example of the press release can be found in Appendix 24.	November & October 2009
Information on website	To increase ease of access and maximise distribution of the information (as stated in the SCI).	26 October ongoing
Online and paper based questionnaire produced	To provide additional ways of capturing issues of local residents.	26 October 2009 to January 2010

Method	Aim	Date
Consultation Portal	Linked to the Council's web site this consultation portal provides an interactive way for people to read and make comments against any part of the Core Strategy. It also allows users to read other people's comments and keep up to date with the progress.	26 October 2009 to January 2010
Translation Service.	Anyone who requires the document in large print or in Braille or who wishes to raise questions about the documents can rely on a translation service.	26 October to January 2010.

* Delivery problems with the company responsible for distributing the 'Local Matters' magazine meant that some households in parts of Heywood and Middleton did not receive their copy or at least not at the start of the consultation period as expected. In addition, growing interest in proposals affecting Middleton and South Heywood was felt to justify further consultation and debate. Consequently the consultation period was extended from 7th December to 29th January 2010. See letter to consultees dated 2nd December 2009 art Appendix 31

Hard to reach groups

- 3.23 Given the difficulty in reaching and engaging with some groups through standard publicity and consultation methods, the following events were held.

Events	Venue	Date	Time
Deeplish and Milkstone Area Forum	Ronald Gorton Centre	21 October 2009	6.30pm
Central Ward Area Forum	Richmond Hall	22 October 2009	6.30 pm
RADDAG	Ronald Gorton Centre	17 November 2009	4:30 - 6pm
Castleton Area Forum	Castleton Community Centre	24 November 2009	7pm
Youth Council	Mathew Moss High School	24 November 2009	6pm
Kingsway Area Forum	Belfield Primary School	26 November 2009	6.30pm
User Carer Forum	Town Hall Rochdale	30 November 2009	2- 3.30pm

Public meetings

- 3.24 The Preferred Options were explained and discussed at the following staffed public meetings.

Rochdale Town Hall 7-9pm Tuesday 10th November 2009 7-9pm Monday 11 January 2010	Heywood Township Centre 7-9pm Tuesday 3rd November 2009 7-9pm Thursday 21 January 2010
Middleton Arena 7-9pm Monday 9th November 2009 7-9pm Thursday 14 January 2010	Rochdale Touchstones 7-9pm Wednesday 4th November 2009.
Milnrow 7-9pm Tuesday 14 January 2010	Littleborough 7-9pm Monday 11 January 2010

Responses on Preferred Options

- 3.25 We had 628 responses to our Preferred Options document from 208 respondents. (Online questionnaire – 135 responses, Email comments - 321 responses, Letters/ Paper copy of questionnaire – 172 responses)
- 3.26 The report on the Consultation from Preferred Options stage can be viewed at http://www.rochdale.gov.uk/environment_and_planning/planning/local_development_framework/main_ldf_policy_documents/ldf_-_core_strategy.aspx or at any of the libraries or Customer Service Centres. The report provides a summary of the formal responses to the Core Strategy Preferred Options Document (October 2009) and summarises the results of the various events and workshops carried out during the ten week formal consultation which took place between October 2009 and January 2010.

What were the main issues raised?

- 3.27 The Report on the Preferred Options Consultation provides details as to how the representations were taken into account for each of the policies and the spatial strategy. The full schedule of formal representations received under this stage and the council's response can be accessed at http://www.rochdale.gov.uk/environment_and_planning/planning/local_development_framework/main_ldf_policy_documents/ldf_-_core_strategy.aspx or viewed at the Council's libraries and customer service centres.
- 3.28 The consultation on the Preferred Options confirmed that the Council's spatial strategy was generally supported by stakeholders and the local community.
- 3.29 By far the most contentious proposals concerned potential employment and housing growth on open land in South Heywood and Middleton.
- 3.30 Residents in Middleton (Langley and Bowlee) and residents in south Heywood (and Hopwood) did not support the level of development proposed overall and specifically on open land adjoining those communities. A further assessment of available housing and employment land and premises has been carried out and sufficient evidence is now available to discount some of the options put forward for open land release outside the urban area. Potential development areas at Langley Lane and Bowlee have been dropped from the Core Strategy, but land south of Hareshill Road, and east of Pilsworth Road has been retained as the preferred location for development. The Core Strategy identifies the opportunity to provide around 30 ha for employment development off Pilsworth Road and around 18 ha for housing development around Hopwood. An integral proposal is the construction of a new road link between Hareshill Road and junction 19 of the M62. This would create a first class access, further improve accessibility to the existing businesses and massively improve the problem of HGV traffic in Heywood by providing an alternative more direct route to the motorway network.
- 3.31 Residents, mainly those in adjoining housing areas objected to the South Heywood proposals on a number of grounds: there is no need for the development, there are alternatives to a new road link, there would be harm to the countryside, wildlife, views, and local traffic problems etc.

How the representations were taken into account

- 3.32 These points have been carefully considered and further research studies have been undertaken to assess demand and feasibility, the benefits of the road link, the traffic and environmental impact of development and a new road, and benefits for Heywood as a whole. The following studies indicate that the proposals are sound, and would benefit Heywood overall. Reports on these will be available for inspection during consultation on the Publication Draft Core Strategy. The evidence includes:

- Ecology Study
- Link Road Feasibility Study -
 - *Indicative Design*
 - *Transport Assessment*
- Development Feasibility –
 - *An indicative masterplan*
 - *An assessment of market demand*
 - *An appraisal of costs and values*

The Council is satisfied that studies support the proposals overall and offer significant benefits in terms of meeting housing demand, employment needs, the local economy and that they can be delivered through the private sector and that and that environmental quality can be maintained through the location of uses, good design and mitigation measures.

- 3.33 A fuller response to the residents' objections relating to South Heywood, Middleton and other key objections to potential development locations and other strategic and development management policies can be found in the Report on 'Consultation on Preferred Options' - Appendix A. Appendix B provides a policy by policy schedule of representations received and officers' responses and the changes now incorporated.
- 3.34 A number changes have been made to the Core Strategy policies in response to the views submitted by stakeholder groups and the local community. In addition, policies have been tested against, and in some cases changes made to take account of, the following:
- changing / emerging government policy (e.g. changes to PPS 4 and the revocation of North West Regional Spatial Strategy);
 - emerging policy and evidence on matters such as flood risk, de-centralised energy generation and carbon reduction;
 - sub-regional studies (e.g. GM transport modelling, flood risk assessment, green infrastructure study, GM Strategic Housing Market Assessment);
 - emerging new local policy (e.g. the Sustainable Community Strategy - POP3, Borough Masterplan and local evidence (e.g. Local Housing Market Assessment); and
 - the need to improve the presentation of the Core Strategy overall, the policies and their clarity and to emerging best practice in writing Core Strategies.

C. Publication Draft Consultation

Introduction

3.35 Following the consultation on the Issues and Options Paper in late 2008, and the Preferred Options paper in late 2009-early 2010 the Core Strategy Publication Draft document was published for consultation. The Publication Draft consultation lasted for six weeks from 8th November 2010 – 23rd December 2010.

The following documents were produced at the Publication Draft stage:

1. The Core Strategy Publication Draft document DPD;
2. The Core Strategy Publication Draft Background Paper;
3. The Sustainability Appraisal Report;
4. The Sustainability Appraisal Executive Summary;
5. The Habitat Regulations Assessment Report;
6. The Equalities Impact Assessment
7. The Statement of Consultation
8. Report on Consultation on Preferred Options
9. Other studies and evidence relating to proposals for South Heywood

3.36 The Publication Draft Report sought to expand on and address the issues raised in the previous consultations. It included an overarching spatial strategy with a spatial vision and a number of spatial objectives. It also presented 31 policies on various topics and areas. The Publication Draft Report, background papers and a summary leaflet can be found on the Council's website at:

http://rochdale-consult.limehouse.co.uk/portal/planning_policy/core_strategy/publication_draft_consultation?tab=files

Who was consulted?

- 3.37 All those on the Council's LDF database were consulted. This included those who responded to the Issues and Options and Preferred Options and those who asked to be included since the Preferred Options stage.
- 3.38 Letters were sent to all relevant contacts within the LDF database informing them of the Publication Draft consultation. The letter sent is in appendix 34.

How were they consulted?

3.39 The following table indicates the methods used and their aims.

Method	Aim	Date
A copy of each of the Publication Draft documents was available for inspection during normal office hours in the reception area of the Planning Department, Telegraph House, Baillie Street and all the boroughs libraries and Customer Service Centres.	As required by Regulations, Statement of Community Involvement (SCI)	8th November – 23 rd December 2010

Method	Aim	Date
The publication draft documents, a statement of the representations procedure, and a statement of the fact that the proposed submission documents were available for inspection and of the places and times at which they could be inspected were published on the Council's consultation webpage, http://www.rochdale.gov.uk/yourviews .	As required by Regulations, Statement of Community Involvement (SCI)	From 8th November
A link to our website which holds the publication draft documents, and a statement of representations procedure was sent to each of the Statutory Bodies who were invited to make representations during the stages of the preparation of the Publication Draft Core Strategy DPD,.	As required by Regulations, Statement of Community Involvement (SCI)	Prior to 8 th November
Individuals and organisations who asked to be notified and those on the consultation database were sent a link to our web site either by e-mail or letter (which also explained where the documents were available, the places and times at which they could be inspected and how to make representations).	As required by Regulations, Statement of Community Involvement (SCI)	Prior to 8 th November
Advertisements were placed in the Rochdale Observer, Middleton Guardian and Heywood Advertiser which set out the consultation period and where the publication draft documents were available for inspection and of the places and times at which they could be inspected.	As required by Regulations. These papers provide coverage of the Borough.	On or before 8 th November 2010.
Staffed and unstaffed exhibitions were held to help organisations and individuals make informed responses about the soundness of the documents. These were held at: <ul style="list-style-type: none"> • Wheatsheaf library, Rochdale • Phoenix Centre, Heywood • Littleborough Library • Middleton Arena 	To increase awareness and to provide an opportunity for anyone to speak to a planning officer in the local area to ask questions about the Core Strategy and how to make representations.	Rochdale: 15 – 26 Nov, staffed 22 November 1-7pm. Heywood: 15 – 26 Nov staffed 24 Nov 1-8pm Middleton: 29 Nov – 3 Dec, staffed 1 Dec, 1-7pm Littleborough: 29 Nov – 4 Dec, staffed 29 November 2-7pm

Method	Aim	Date
A publicity leaflet explaining where to view the documents, when and where exhibitions will be held, how to make representations on the soundness of the document and some basic information about the Core Strategy was produced.	To increase public awareness by making available at deposit points and other venues, meetings to be decided or as requested.	8 th November on.
A public leaflet explaining the proposals for South Heywood was delivered to businesses and homes in the area and was made available at the Phoenix Centre. Around 1000 leaflets were distributed to homes and businesses within key parts of Heywood area and a further 500 were made available at libraries, Council offices etc..	To ensure local residents understand the proposals, to answer some of the points already raised by local residents, to explain know where to see the documents, find out more and how to make representations.	8 th November on.
The start of the consultation was advertised at the Township Committees during the week beginning 8 th November.	Township Committees are attended by local groups	8 th – 11 th November.

Public meetings

- 3.40 Exhibitions were put up in the following locations for the lengths of time shown below. For each exhibition there was a staffed day where members of the public could come and talk through the proposed strategy.

Venue	Dates of exhibition	Date of staffed exhibition
Heywood Phoenix Centre	Monday 15 th November – Friday 26 th November 2010	Wednesday 24 th November, 2010
Rochdale Wheatsheaf Library	Monday 15 th November – Friday 26 th November 2010	Monday 22 nd November, 2010
Littleborough Library	Monday 29 th November – Friday 3 rd December 2010	Monday 29 th November 2010
Middleton ARENA	Monday 29 th November – Friday 3 rd December 2010	Wednesday 1 st December, 2010*

* Please note: due to unforeseen extreme weather conditions this staffed event was cancelled at short notice, however any attendees were given a direct contact number which they could use to speak to a member of the Strategic Planning team about any issues or question they may have had.

Responses on the Publication Draft

- 3.41 We had 251 responses to our Publication Draft Core Strategy document from 69 respondents (50 people made 184 comments by email and 19 people made 57 comments in writing). In total 23 people have so far indicated that they wish to attend the Examination in Public.
- 3.42 A detailed summary of the representations received is available in the document 'Summary of the main issues raised at Publication stage' available on the Council's web site at http://www.rochdale.gov.uk/environment_and_planning/planning/local_development_framework/main_ldf_policy_documents/ldf_core_strategy.aspx or at any of the libraries or Customer Service Centres.

What were the main issues raised?

- 3.44 The consultation on the Publication Draft confirmed that the Councils spatial strategy was generally supported by stakeholders and the local community.
- 3.45 Predictably, the most contentious aspects of the Core Strategy were the proposals for South Heywood. A total of 75 representations were received on this issue from 38 respondents, including 30 Heywood residents. Many of these commented on similar issues to those raised at the 'Preferred' Options' consultation stage. Of the 75 representations, 50 were objections with 10 supports and 10 offering comments. Some residents have indicated they want to attend the Examination in Public. Some respondents e.g. the Highways Agency have some queries about aspects of the transport modeling which could impact on the detailed design of junctions and traffic management measures but accept that these can be addressed later.
- 3.46 Objections seeking changes to the plan are summarized by topic below:
- Areas for development
- Some residents of South Heywood say that new development for employment uses and housing proposed in the area are not justified
 - Developers seek the allocation of open land at Langley Lane/Hollin Lane, Corus, Castleton and land off Norden Road, Bamford in addition to land at South Heywood
 - Some landowners feel Green Belt policy is too restrictive in terms of infilling in the Green Belt and want it to be relaxed
- Housing policies
- Redrow Homes and Wain Homes object to the housing target, seeking an increase on the 400 homes per year.
 - Redrow seek a change to make the affordable housing policy more flexible (i.e. a range) and Woodford Land Ltd want to see the requirement reduced.
- Employment Policies
- Indigo Planning on behalf of Town Centre Securities seek a change to extend the town centre boundary – particularly to include the Canal basin retail park, to not include any retail capacity figures for the borough and to change the indicative ring road proposed route.
- Environment policies
- Peel Energy seek changes which better promote wind energy
- Transport Policies
- Some residents and individuals object to the proposed Junction 19 link road on the basis it is not required / justified and its environmental impact.
- 3.47 Some supporting representations stated that the Core Strategy was 'sound' but asked for minor changes to be considered. In some cases these are helpful and improve clarity of the document. Some representations questioning the soundness of the plan were discussed with objectors and were subsequently withdrawn. Overall, it was considered that the objections did not fundamentally challenge the soundness of the overall spatial strategy and approach. Supporting representations were received from some key agencies acknowledging that their previous comments have been taken into account.

How the representations were taken into account

- 3.48 Following receipt of representations, all responses were entered onto the consultation database. In some cases it was necessary to seek clarification on what policies were being responded to, whether respondents were claiming that policies were unsound or merely seeking minor changes. In addition to the database, we created a schedule containing these changes and the officers comments, this is repeated in Appendix 47. In the spreadsheet each representation was summarized using the following categories:
- Support – no change
 - Support with comments – proposed change
 - Support with comments – no change
 - Comments – proposed change
 - Comments – no change
 - Object – proposed change
 - Object – no change
- 3.49 After analyzing the responses a schedule of changes was created. This consisted of 65 minor changes to the Core Strategy, 47 of which have been put forward in response to representations received and 18 are changes made by the Council. These minor changes are intended to:
- improve clarity
 - improve cross- referencing
 - improve consistency between parts of the plan
 - improve consistency with national policy; and
 - update the plan and reference to external factors.
- 3.50 Some minor changes are also proposed to the Background Paper, Sustainability Appraisal and Habitats Regulations Assessment. Although the Publication version of the Core Strategy was subsequently withdrawn where the changes were still relevant these have been made within the revised draft Core Strategy.

National Planning Policy Framework

- 3.51 Some additional changes have been made since the publication of NPPF, these include changes around general conformity and compliance.

4 DRAFT CORE STRATEGY CONSULTATION

- 4.1. The current stage in the process for the Council is producing the Draft Core Strategy document for consultation.
- 4.2. The public consultation process will commence from the 13th August until 24th September 2012 for a period of six weeks. However, the Council will continue to consult until the submission stage.

Principal methods of consultation

- 4.3. The table below outlines the methods of consultation that we will be using for the Draft Core Strategy. It also identifies the aims of the methodology.

Method of consultation	Aim	Date
Letters/e-mails to residents, statutory consultees and other bodies and individuals held on consultation database.	To inform specific interested parties about the process and to seek their comments.	10 th August 2012
Press release information sent to local media	To increase publicity for the consultation and target those, not viewing the consultation information online.	10 th August 2012
Press Notice in Rochdale Observer, Heywood Advertiser and Middleton Guardian	To increase publicity and awareness of the Core Strategy and to invite people to attend one of the planned consultation events.	10 th August 2012
Information on website	To increase ease of access and maximise awareness of the consultation information. To gain views on the preferred options	13 th August – 24 th September 2012
Online and paper based questionnaire/Response form	To provide formalised way of capturing comments from members of the public.	13 th August – 24 th September 2012
Full hard copy documents to be held at libraries and Customer Service Centres	To inform the wider community and provide an alternative method of viewing consultation information for those without online capabilities	13 th August – 24 th September 2012
Meeting with all Councillors	To explain the strategy to members	21 August 2012
Duty to Cooperate event	To fulfil the requirements of Duty to Cooperate under the Localism Act 2011. This allows cross boundary issues to be discussed with neighbouring authorities and key providers.	21 August 2012
Township Events	To inform the wider community and members by providing feedback on any issues arising from the consultation so far.	10 th September – 13 th September 2012

5. DOCUMENT AVAILABILITY

- 5.1. Copies will be available for inspection at the locations highlighted in Appendix 1.
- 5.2. The Draft Core Strategy report and its supporting documents, i.e. The Background paper, Sustainability Appraisal, Equalities Impact Assessment, Habitats Regulations Assessment will be available to view and download from the Council website www.rochdale.gov.uk/yourviews
- 5.3. Additional printed copies of the Draft Core Strategy report and supporting documents can be requested from the Strategic Planning Service (See address below) or to purchase:
- The Core Strategy Publication Draft Report - £20
 - The Core Strategy Background Paper - £25
 - Sustainability Appraisal Report - £15
 - Other supporting documents are available at standard copying charges

- 5.4. **For further information** on this document please contact:

Strategic Planning Service
Planning & Regulation Services
Rochdale Council
Floor 2, Telegraph House
Bailie Street
Rochdale
Po Box 32
OL161JH

Tel: 01706 924373
By email: strategic.planning@rochdale.gov.uk
Website: www.rochdale.gov.uk/yourviews

APPENDICES

Appendix 1 Deposit Locations

Customer Service Centres:

Planning and Regulation Reception, Floor 1, Telegraph House, Baillie Street, Rochdale
Rochdale Customer Service Centre, Floor 2, Municipal Offices, Smith Street, Rochdale
Heywood Customer Service Centre, The Phoenix Centre, Pine Street / Church Street, Heywood
Middleton Customer Service Centre, Sadler Street, Middleton

Libraries

Wheatsheaf Library, Baillie Street, Rochdale

Monday	9.30am – 7.30pm
Tuesday	9.30am – 5.30pm
Wednesday	9.30am – 5.30pm
Thursday	9.30am – 5.30pm
Friday	9.30am – 5.30pm
Saturday	9.30am – 5pm

Balderstone Library, Balderstone Park, Rochdale

Monday	9.30am – 7.30pm (closed 1pm – 2pm)
Tuesday	9.30am – 12.30pm
Wednesday	Closed
Thursday	9.30am – 5.30pm (closed 1pm – 2pm)
Friday	9.30am – 5.30pm (closed 1pm – 2pm)
Saturday	9.30am – 12.30pm

Belfield Library, Belfield Community School, Samson Street, Rochdale

Monday	2pm – 5.30pm
Tuesday	Closed
Wednesday	Closed
Thursday	2pm – 5.30pm
Friday	Closed
Saturday	9.30am – 12.30pm

Castleton Library, 881 Manchester Road, Rochdale

Monday	9.30am – 7.30pm (closed 1pm – 2pm)
Tuesday	9.30am – 12.30pm
Wednesday	Closed
Thursday	9.30am – 5.30pm (closed 1pm – 2pm)
Friday	9.30am – 5.30pm (closed 1pm – 2pm)
Saturday	9.30am – 12.30pm

Smallbridge Library, Stevenson Square, Rochdale

Monday	9.30am – 7.30pm (closed 1pm – 2pm)
Tuesday	9.30am – 12.30pm
Wednesday	Closed
Thursday	9.30am – 5.30pm (closed 1pm – 2pm)
Friday	9.30am – 5.30pm (closed 1pm – 2pm)
Saturday	9.30am – 12.30pm

Core Strategy Submission Statement of Consultation

Spotland Library, Ings Lane, Rochdale

Monday 9.30am – 7.30pm (closed 1pm – 2pm)
Tuesday 9.30am – 5.30pm (closed 1pm – 2pm)
Wednesday Closed
Thursday 9.30am – 5.30pm (closed 1pm – 2pm)
Friday 9.30am – 5.30pm (closed 1pm – 2pm)
Saturday 9.30am – 12.30pm

Norden Library, Norden Community School, Shawfield Lane. Rochdale

Monday 2pm – 7.30pm (closed 5pm – 5.30pm)
Tuesday 9.30am – 1pm
Wednesday Closed
Thursday 2pm – 5.30pm
Friday Closed
Saturday 9.30am – 12.30pm

Heywood Library, Church Street, Heywood

Monday 10am – 7.30pm
Tuesday 9.30am – 5.30pm
Wednesday 9.30am – 12.30pm
Thursday 9.30am – 5.30pm
Friday 9.30am – 5.30pm
Saturday 9.30am – 4pm (closed 1pm – 2pm)

Darnhill Library, Argyle Parade, Heywood

Monday 10am – 7.30pm (closed 1pm – 2pm)
Tuesday 9.30am – 5.30pm (closed 1pm – 2pm)
Wednesday Closed
Thursday 9.30am – 5.30pm (closed 1pm – 2pm)
Friday 2pm – 5.30pm
Saturday 9.30am – 12.30pm

Middleton Library, Long Street, Middleton

Monday 9am – 7.30pm
Tuesday 10am – 5.30pm
Wednesday 9am – 12.30pm
Thursday 9am – 5.30pm
Friday 9am – 5.30pm
Saturday 9am – 4pm (closed 1pm – 2pm)

Alkrington Library, Kirkway, Middleton

Monday 9.30am – 7.30pm (closed 1pm – 2pm)
Tuesday Closed
Wednesday Closed
Thursday 9.30am – 5.30pm (closed 1pm – 2pm)
Friday 9.30am – 5.30pm (closed 1pm – 2pm)
Saturday 9.30am – 12.30pm

Langley Library, Windermere Road, Middleton

Monday 9am – 7.30pm (closed 12.30pm – 1.30pm)
Tuesday 1.30pm – 5.30pm
Wednesday Closed
Thursday 9am – 5.30pm (closed 12.30pm – 1.30pm)
Friday 9am – 5.30pm (closed 12.30pm – 1.30pm)
Saturday 9am – 12.30pm

Junction Community Library, Jumbo Social Centre, Grimshaw Lane, Middleton

Monday 2pm – 5.30pm
Tuesday 2pm – 5.30pm
Wednesday Closed
Thursday 2pm – 5.30pm
Friday 2pm – 5.30pm

Core Strategy Submission Statement of Consultation

Saturday 9.30am – 12.30pm

Littleborough Library, Hare Hill Park, Littleborough

Monday 9.30am – 7.30pm (closed 1pm – 2pm)
Tuesday 9.30am – 5.30pm (closed 1pm – 2pm)
Wednesday Closed
Thursday Closed
Friday 9.30am – 5.30pm (closed 1pm – 2pm)
Saturday 9.30am – 12.30pm

Milnrow Library, Newhey Road, Milnrow

Monday 9.30am – 7.30pm (closed 1pm – 2pm)
Tuesday 9.30am – 5.30pm (closed 1pm – 2pm)
Wednesday Closed
Thursday 9.30am – 5.30pm (closed 1pm – 2pm)
Friday 9.30am – 5.30pm (closed 1pm – 2pm)
Saturday 9.30am – 12.30pm

Smithybridge Library, 121/3 Smithybridge Road, Littleborough

Monday 2pm – 7.30pm (closed 5pm – 5.30pm)
Tuesday 9.30am – 1pm
Wednesday Closed
Thursday 2pm – 5.30pm
Friday Closed
Saturday 9.30am – 12.30pm

Wardle Library, 448 Birch Road, Wardle, Rochdale

Monday 2pm – 7.30pm (closed 5pm – 5.30pm)
Tuesday 2pm – 5.30pm
Wednesday Closed
Thursday 2pm – 5.30pm
Friday Closed
Saturday 9.30 – 12.30pm

Issues and Options Consultation

Appendix 2 – List of bodies consulted at Issues and Options Stage

A J Cocker Associates
Age Concern
AGMA Policy Unit
Airport Operators Association (AOA)
Alison Roland Town Planners Ltd
Ancient Monuments Society
Architectural Design
Arriva Trains Northern Limited
Ashiana Housing Association
Association of Inland Navigation Authorities (AIHA)
Atisreal Ltd
Bamford Road Allotments Society
Bangladesh Association Community Project
Barris Liptrott & Associates
Barton Willmore
Bellway Homes (Manchester Division)
Beva Investments/Hamer Vale Estates Ltd
Bleakhead Gate Commonland Association
Bolton Emery Partnership
Bolton Metropolitan Borough Council
Borough Wide User Forum
Bower Mattin Architects
Bowlee Park Housing Board
Brian Clancy Partnership
British Airports Authority
British Chemical Distributors & Traders Association
British Gas Manchester Area
British Geological Survey
British Waterways
Broadfield Associates Ltd
BT Group plc
Building Design Services
Burr Garside Architects
Bury Metropolitan Borough Council
C J Partnership
CA Planning
CAB
CABE
Calderdale Metropolitan Borough Council
Camlin Lonsdale
Campaign for Real Ale (Rochdale, Oldham, Bury)
Carter Jonas LLP
Castleton (EC) Residents Association
CB Richard Ellis Ltd
Centre for Ecology & Hydrogology
Chisholm Court TRA
Chorlton Planning Ltd
Church Commissioners
Civic Trust
Civil Aviation Authorities
Cloverhall TRA
Colliers CRE
Contour Housing Group
Cordingleys
Council for British Archaeology - North West Region
Council for the Protection of Rural England
Council for Voluntary Services Rochdale
Country Land & Business Association
Countryside Properties (Northern) Ltd
CPRE Lancashire Branch
Crime Concern
Crown Estate Office
Dance Environment Middleton
Dane Ashworth Cottam Architects
David Wilson Homes North West
De Pol Associates
Department for Environment, Food & Rural Affairs
Department of Constitutional Affairs
Design-A-Plan
DevPlan UK
DfT
Disabled Persons Transport Advisory Committee
DTZ Consultancy
E.ON UK plc
EDC
EDR Consulting
English Heritage - North West Region
English Partnerships
Environment Agency
Equality and Human Rights Commission
Erinaceous
Exchange Shopping Centre
Ferguson Development Ltd
Fields in Trust
Fire & Rescue Services
Forestry Commission
Freight Transport Association
Friends of Alkington Woods
Friends of Broadfield Park
Friends of Denehurst Park
Friends of Falinge Park
Friends of Hare Hill Park
Friends of Healey Dell
Friends of Long Street Methodist church
Friends of Milnrow Memorial Park
Friends of Syke Pond
Friends of Taylor Park
Friends of the Earth
G Barnett Builders
Gelder Clough and Gelder Wood Park
GL Hearn
Gleeson Regeneration
GMN EEAC
Gough Planning Services
Government Office North West
Greater Manchester Archaeological Unit
Greater Manchester Chamber of Commerce
Greater Manchester Ecology Unit
Greater Manchester Fire Service
Greater Manchester Geological Unit
Greater Manchester Learning & Skills Council
Greater Manchester Passenger Transport Authority
Greater Manchester Passenger Transport Executive
Greater Manchester Police
Greater Manchester Strategic Health Authority

Core Strategy Submission Statement of Consultation

Greater Manchester Transport Resource Unit
Greater Manchester Transportation Unit
Greater Manchester Urban Traffic Control Unit
Greater Manchester Waste Disposal Authority
Groundwork North West
Halsall Lloyd Partnership
Hargreave Homes
Health & Safety Executive
Help the Aged
Heywood Advertiser
Heywood Area Partnership
Heywood Housing Partnership
Heywood NDC
Highways Agency
HM Prison Service Headquarters
HMR Core Team
HMR Oldham Rochdale Pathfinder
Hoare Lee Fire
Hollingworth Lake & Smithy Bridge TRA
Holroyd Development
Home Builders Federation
Home Office
Housing Corporation
HOW Planning LLP
Howard Gibbons
ImageTek Group
Impact Partnership - Design & Construction
Impact Partnership - Traffic And Road Safety
Inclusive Environment Group (formerly DPTAC)
Indigo Planning Limited
Ings Lane Park Association
Institute of Directors
Jack McCann TRA
Jackson & Jackson
James Campbell Associates
Jehovah's Witnesses
Job Centre Plus
John Lee Fold Allotments
Jones Lang Lasalle
JWPC Ltd
Kemp & Kemp Property Consultants
King Sturge LLP
Knight Frank
Lambert Smith Hampton
Lancashire County Council
Lancashire Wildlife Trust
Landscape Projects
Langley Theatre Workshop
Learning Disabilities Partnership Group
Limehouse Software Ltd
Littleborough Area Pensioners Association
Littleborough Canalside Development Group
Littleborough Civic Trust
Littleborough Cricket Club
Littleborough Historical and Archaeological Society
Littleborough Horticultural Society
Littleborough Old People's Welfare Association
Littleborough Pensioners Association
Local Dialogue
Making Space
Malahat Properties Ltd
Malcolm Judd & Partners
Manchester Airport
Manchester City Council
Manchester Friends of the Earth
Manchester Methodist Housing Group
Manchester Ship Canal Company
MATRA
Matthews and Goodman
McDermott Developments Ltd
Middleton & Heywood Bereavement Support Group
Middleton Churches Millennium Group
Middleton Environment Forum
Middleton Environment Group
Middleton Floral Arts
Middleton Junction Environmental Group
Middleton Relief in Need Charity
Middleton Shopping Centre
Milkstone Action Group
Miller Homes Ltd
Milnrow & Newhey Bridleways Group
MIND
Ministry of Defence
Mobile Operators Association
Morris Dean & Co
Mort-On Sports Community Links
Multi Faith Group
Nathaniel Lichfield and Partners
National Grid
Natural England
Network Rail
New Heart for Heywood
NFU North West Region
NHS Northwest
Nick Davies Associates
NJL Consulting
Norden Community Association Forum
Norden Community Centre
Norden Environmental and Economic Village Association
North Manchester General Hospital
North West Ambulance Service NHS Trust
North West Regional Assembly
Northern Counties Housing Association
Northwest Regional Development Agency
npower renewables
O2 plc
Office of Government Commerce
Oldham Metropolitan Borough Council
Orange Personal Communications
P Wilson & Company
Paul Butler Associates
Peak District National Park Authority
Pennine Partnership
Pennines Environment Group
Persimmon Homes (NW) Ltd
Planit EDC
Plot of Gold Ltd
Pozzoni Design Group, Chartered Architects & Designers

Core Strategy Submission Statement of Consultation

Primrose Designs
Property & Facilities Management
Race Equality Partnership Oldham
RADDAG
Rail Freight Group
RAL Architects Ltd
Ramblers Association - Rochdale Group
RBC Rochdale Ltd
Redrow Homes NW
Regenda Group
Road Haulage Association
Rochdale and District Disability Action Group
Rochdale Borough Learning Partnership
Rochdale Centre of Diversity
Rochdale Civic Society
Rochdale Cyclists' Action
Rochdale Development Agency
Rochdale Disability Panel
Rochdale Field Naturalists' Society
Rochdale Group of the Ramblers' Association
Rochdale Local Strategic Partnership
Rochdale M B C Environmental Management
Rochdale Partnership
Rochdale Primary Care Trust
Rochdale Special Needs Cycling Club
Rochdale Women's Welfare
RoFTRA
Roger Tym & Partners
Roland Bardsley Homes Ltd
Rossendale Borough Council
Royal Mail Group Property
Royal Mail Holdings
RPS Group
Rugby Road Recreation Club
Russells Limited
Salford City Council
Sanderson Weatherall
Save Spodden Valley
Shawclough Community Association
Shopping Centre Management
Shore Hurst Trust
SLW Designs
Smithy Bridge Library
South Pennine Pack Horse Trails Trust
Southdale Homes
Space Housing Association
Sport England North West
St Vincent's Housing Association
St. Luke's C of E Church
Steven Abbott Associates
Stewart Ross Associates
Stockport Metropolitan Borough Council
Stoneleigh Planning
Storah Architecture
STORM
Strategic Planning Department
Strutt & Parker
Stuart Smith & Associates Ltd
Sustainability Northwest
Tameside Metropolitan Borough Council
Taylor Wimpey Manchester Ltd
Taylor Young
The Bowker Sadler Partnership
The British Chamber of Commerce
The Cloisters TRA
The Coal Authority
The Co-operative Group Ltd
The Development Planning Partnership LLP
The Emerson Group
The Garden History Society
The Georgian Group
The Guinness Trust
The Gypsy Council
The Healey Brown Partnership
The Land & Development Practice
The National Trust
The New North Manchester Golf Club Ltd
The Planning Bureau Limited
The Planning Inspectorate
The Royal Society for the Protection of Birds
The Royal Society of Wildlife Trusts (National)
The Showmen's Guild of Great Britain
The Society for the Protection of Ancient Buildings
The Spotland & Falinge Community Association
The Theatres Trust
The Twentieth Century Society
The Victorian Society
The Wheatsheaf Shopping Centre
The Woodland Trust
Thornham Senior Citizens Club
Three Owls Bird Sanctuary
Three Pits Allotment Society
T-Mobile (UK)
Todmorden Angling Society
Town Council of Todmorden
Trafford Metropolitan Borough Council
Traveller Law Reform Project/Friends, Families and Travellers
United Utilities
University of Manchester
Urban Splash (CABE)
URBED
Valentine Homes Ltd
Virgin Media
Viridor Waste Management
Voluntary Action Oldham
Wain Homes (Development) Ltd
Walton & Co
Wardle Society
West Pennine Housing Association
West Pennine Sailboard Club
Whitworth Town Council
Wigan Metropolitan Borough Council
Wiggett Construction
Wilbys Chartered Surveyors
Wilson Bowden Developments Ltd
Women's Housing Action Group
Women's National Commission
Yorkshire and Humber Assembly
Yorkshire Forward

Appendix 3 Standard Letter inviting Consultees to comment



PLANNING AND REGULATION SERVICES

Peter Rowlinson BA (Hons) MSc MRTPI Head of Planning and Regulation Services

STRATEGIC PLANNING SERVICE

Paul Simpson Dip TP. MRTPI
Strategic Planning Manager
PO Box 32, Telegraph House
Baillie Street, Rochdale, OL16 1JH

Tel: (01706) 924210

Fax: (01706) 924144

Email: strategic.planning@rochdale.gov.uk

Web: www.rochdale.gov.uk

Your ref:

Our Ref: LDF/CS/C/

Enquiries: Paul Simpson

Date: 5 September 2008

Dear Sir/Madam,

Rochdale Borough Local Development Framework. Consultation on Core Strategy 'Issues and Options' Report

You are invited to comment on the above document which is the first stage in the preparation of the Council's Core Strategy. The Core Strategy will set out strategic policies for growth and development in the borough up to 2026 and will be a key part of the Council's Local Development Framework. The Issues and Options Report sets out those issues the Council is seeking to tackle and options for tackling them.

The consultation period will run from 8 September to 20 October 2008.

You may view the Report and other supporting documents:

on line at: www.rochdale.gov.uk/yourviews, and

at libraries and Council information points during their normal opening hours.

You can easily make comments on parts of the document by registering with the Council's on-line consultation host 'Limehouse' using the above link. This will enable you to comment as often as you wish within the consultation period, view others' comments and keep up-to date with the document preparation process.

You can also download a form for commenting in writing or by e-mail if you prefer. Alternatively you can get a form at libraries, information points and from the Strategic Planning Service at Telegraph House, Baillie Street, Rochdale.

Attached is a leaflet which gives further information about the Core Strategy and summarises the Issues and options and gives details of public meetings throughout the Borough. You may find it useful to attend the meetings if you wish to debate the issues and options with other stakeholders and Council planners.

Any comments received will help the Council to draw up 'Preferred Options' for further consultation before finalising the policies and strategic site allocations and publishing the draft Core Strategy.

As part of the Issues and Options consultation, we will be looking to establish what capacity there may be within the Borough to accommodate new housing and other development over the next 15+ years. If you have any sites that you would like to put forward (and which are 0.25ha or over) for consideration for development, then please use the site nomination form on the above web link. Forms can also be supplied by the Strategic Planning Service.

Should you require any further information or clarification, please call Strategic Planning 01706 924310.

Yours sincerely,

Paul Simpson
Strategic Planning Manager

Appendix 4 Advert in Local Matter publicising event

community noticeboard



Appendix 5 Leaflet/questionnaire

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.

ROCHDALE METROPOLITAN BOROUGH COUNCIL

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 borough's 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.

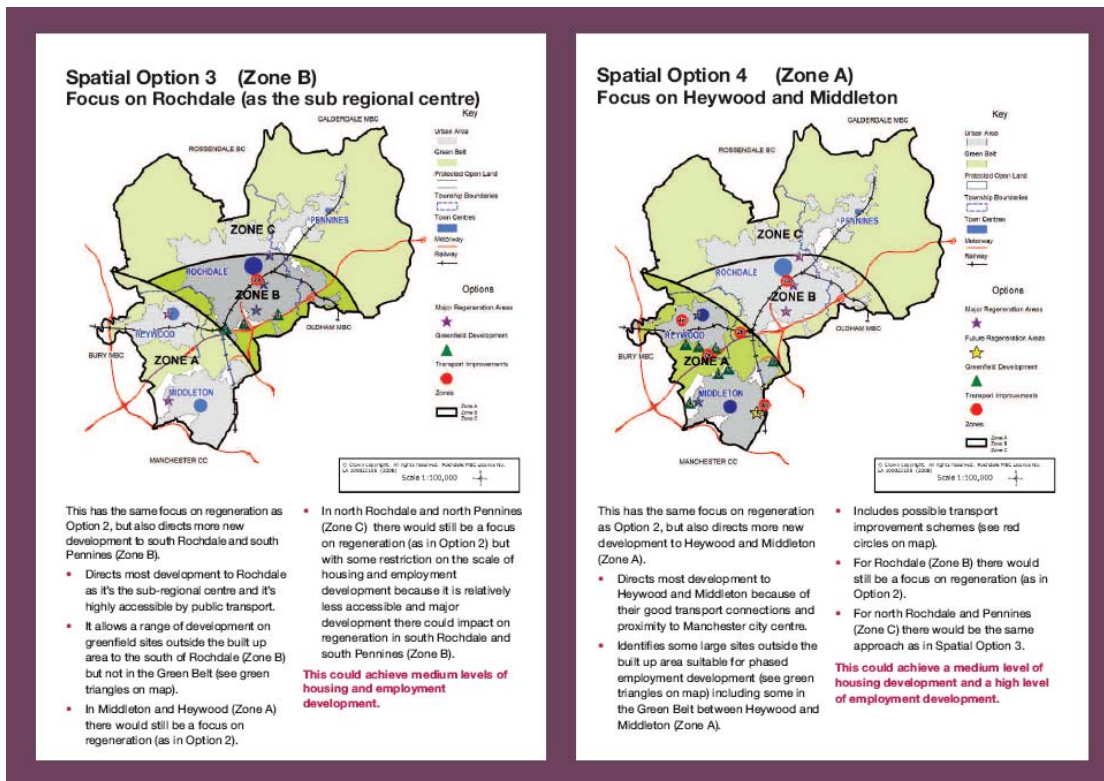
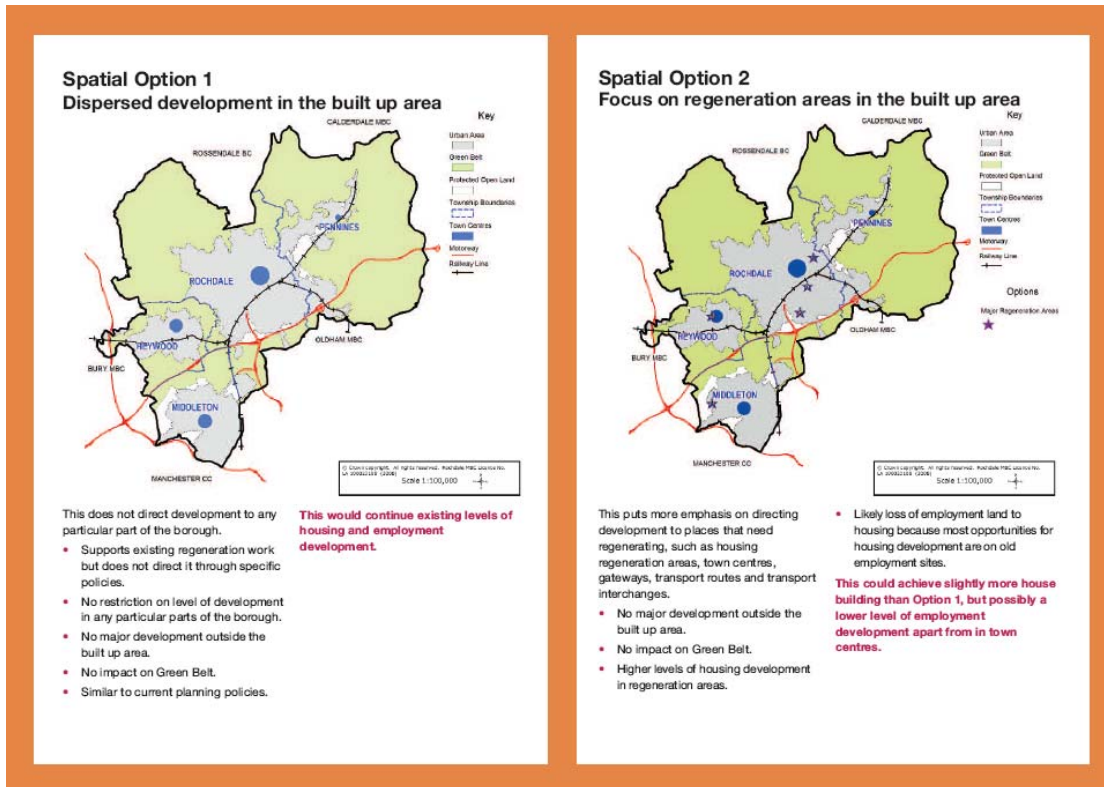
Spatial options

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.



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.

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 or use one of the other methods set out below.

The closing date for comments is Monday 20 October.

How to comment	Come to a meeting	For the full report	Next Steps
<p>Fill in the attached comments form and return by Freepost, or</p> <p>Visit: www.rochdale.gov.uk/yourviews and comment on line, or</p> <p>Email: strategic.planning@rochdale.gov.uk, or</p> <p>Write to: Strategic Planning Service FREEPOST R08 Rochdale Borough Council Telegraph House Baillie Street Rochdale OL16 1JH Your comments will be logged as a public record on the council's website.</p>	<p>You can attend any of the following meetings for a presentation and discussion on the issues and options:</p> <p>Rochdale Town Hall, Rochdale 7-9pm Monday 22 September</p> <p>Middleton Civic Centre Fountain St, Middleton 7-9pm Thursday 25 September</p> <p>Heywood Township Centre, Bamford Rd, Heywood 7-9pm Monday 29 September</p> <p>Littleborough Coach House Lodge St, Littleborough 7-9pm Thursday 2 October</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: www.rochdale.gov.uk/yourviews For specific queries, please call 01706 924210</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> <ul style="list-style-type: none"> <li style="background-color: #0070C0; color: white; padding: 5px; text-align: center;">Consultation on Issues and Options (now) <li style="background-color: #4F4F4F; color: white; padding: 5px; text-align: center;">Consultation on Preferred Options (Feb 2009) <li style="background-color: #4F4F4F; color: white; padding: 5px; text-align: center;">Consultation on pre Submission Core Strategy (Aug 2009) <li style="background-color: #4F4F4F; color: white; padding: 5px; text-align: center;">Submission of the Core Strategy to the government (March 2010) <li style="background-color: #4F4F4F; color: white; padding: 5px; text-align: center;">Independent examination of the plan (July 2010) <li style="background-color: #4F4F4F; color: white; padding: 5px; text-align: center;">Receive government Inspector's binding report (October 2010) <li style="background-color: #4F4F4F; color: white; padding: 5px; text-align: center;">Adopt the Core Strategy (December 2010)

If you would like the information in this leaflet in Braille, large print or in an alternative language please call 01706 924369

Appendix 6 Comments Form

Please use this questionnaire to tell us your views and return by Freepost by **20th October 2008**.

Which option or combinations of options do you like and why?

	Comments
Spatial Option 1	
Spatial Option 2	
Spatial Option 3	
Spatial Option 4	
Spatial Option 5	
Spatial Option 6	

Please use the other side to write more comments.

About you

Name

Organisation

Address

Postcode E- mail

Tel. No

Equal Opportunities Monitoring

We want to ensure that we find out the views of all groups in the community. Please help us to do this by filling in the form below. It will be separated from the above reply and will not be used for any purpose other than monitoring.

Do you live in the Borough? Yes

Are you: Female Male Age under 18 18-60 over 60

My cultural / ethnic origin is:

White <input type="radio"/> White British <input type="radio"/> White Irish <input type="radio"/> Other (Please describe)	Asian or British Asian <input type="radio"/> Bangladeshi <input type="radio"/> Pakistani <input type="radio"/> Indian <input type="radio"/> Other (Please describe) <input type="radio"/> Kashmiri
Black or Black British <input type="radio"/> African <input type="radio"/> Caribbean <input type="radio"/> Other	Mixed Race or Dual Heritage <input type="radio"/> White Asian <input type="radio"/> White/Black Caribbean <input type="radio"/> White/Black African <input type="radio"/> Other (Please describe)

Are you registered disabled? Yes No

Appendix 7 General Comments Form

Rochdale Borough Local Development Framework
Core Strategy - Issues and Options Consultation
Comments Form

Your Details

Name

Do you represent an organisation? (Y/N)

Organisation

Address

E- mail

Postcode

Tel. No

Do you represent an individual? (Y/N)

Name of individual

Do you wish to be contacted at future stages? (Y/N)

Please note:

Anonymous forms will not be accepted.

All representations received will be published on the Council's web site / consultation portal along with your surname and address but your telephone number and e-mail address will not be published.

If you would prefer to comment on-line and see other comments and be kept informed, please register with the Council's consultation portal at www.rochdale.gov.uk/yourviews

For Office Use:
Please Do Not Complete
Ref No:

Scanned:

Acknowledged:



For Office Use Only – Please Do Not Complete	
Name / Organisation	Ref No.

Your comments

Please respond to the Questions raised in the Core Strategy Issues and Options Report (available on line and at Libraries and Council Information Points) as far as possible and make clear which of the options you are commenting on. Please state the chapter and Question Reference number.

If you require more space, please continue on a separate sheet and attached securely.

Chapter / Reference No	Comments on the Issues and Options Report
-------------------------------	--

For Office Use Only – Please Do Not Complete	
Name / Organisation	Ref No.

Document / chapter / section / page	Comments on other Supporting Documents (i.e. Background Paper, Initial Sustainability Appraisal summary, Statement of Consultation)
--	--

Equal Opportunities Monitoring

We want to ensure that we find out the views of all groups in the community. Please help us to do this by filling in the form below. It will be separated from the above reply and will not be used for any purpose other than monitoring.

Please put an X in the appropriate boxes

Do you live in the Borough?	Yes	Are you:	Male	
	No		Female	

Age Group	Under 18	Are you registered disabled	Yes	
	18 – 60		No	
	Over 60			

My cultural / ethnic origin is:			
White		Asian or British Asian	
White British		Bangladeshi	Pakistani
White Irish		Indian	Kashmiri
Other (please describe)		Other (please describe)	
Black or Black British		Mixed Race or Dual Heritage	
African		White / Asian	
Caribbean		White / Black Caribbean	
Other (please describe)		White / Black African	
		Other (please describe)	

Appendix 8 Site Nomination Form

Rochdale Borough Council

Core Strategy – Issues and Options Consultation

Site Nomination Form – September 2008



Rochdale Borough Council is currently consulting on the Issues and Options stage of the Core Strategy as part of the Local Development Framework. The Council will be looking to identify sites which are suitable and available for development to meet future needs. If you wish any sites to be considered as part of this process, please complete this form along with a **map clearly showing the site boundary** to the address below by **Monday 20th October 2008**. The sites will be considered for allocation either through the Core Strategy or a Site Allocations Development Plan Document, and those considered suitable for housing will be included in the emerging Strategic Housing Land Availability Assessment.

- 8 DO:
- ✓ Submit a separate form for each site
 - ✓ Submit a map clearly showing the location of each site
 - ✓ Submit sites that are likely to be available for development or redevelopment in the next 20 years
- X DON'T:
- Submit sites with existing planning permission unless a new and different proposal is likely in the future
 - Submit sites that are outside of the Rochdale Local Authority area.

You may find this form online at www.rochdale.gov.uk/yourviews or send it completed to:

Ruth Gilbert, Strategic Planning Service, Planning and Regulation Services, Floor 2, Telegraph House, Bailie Street, Rochdale OL16 1JH

Or by email to strategic.planning@rochdale.gov.uk

If you have any queries please ring: 01706 924362

Your Details	If you wish this site nomination to be confidential please tick this box	
Name (and Company)		
Address		
Tel No.	Email	
I am: (please tick all that apply)	<input type="checkbox"/> The Landowner <input type="checkbox"/> A Planning Consultant <input type="checkbox"/> A Registered Social Landlord	<input type="checkbox"/> A Land Agent <input type="checkbox"/> A Developer <input type="checkbox"/> Other

Site Details	
Site Address	
Site Area (hectares)	
Current Use	
Relevant Planning History	
I have enclosed a map clearly showing the site boundary	<p>Yes</p> <p>This is MANDATORY. If you cannot provide a map yourself then please contact me using the details above. It can be arranged that you come to the Council offices and mark your site directly onto our mapping system.</p>
Are there any factors which might make this site unavailable for development?	
Ownership constraints	
Awaiting relocation of current use	
Level of developer interest if known	
Likely time frame for development	<p>5 years (2008-2013)</p> <p>6 – 10 years (2014-2018)</p> <p>11 – 20 years (2019 – 2028)</p>
Are you aware of any sustainability issues or physical constraints that might make the site unsuitable for development to the best of your knowledge?	
Environmental Constraints (e.g. SSSI, Flood Risk, possible contamination)	
Physical Constraints (e.g. Tree Preservation Orders, topography)	
Are there any access problems that the site has that you are aware of?	
Planning Policy Constraints (e.g. protected employment site)	

For Office Use Only – **Please Do Not Complete**

Name / Organisation

Ref No.

Other Designations (e.g. Conservation Area)

If you have identified any constraints, could anything be done to overcome them?

Type of development

Is there likely to be a specific form of development on this site? (i.e. employment, retail, leisure, housing etc)

Number of Dwellings

If you have chosen housing as the likely form of development then what is the estimated number of dwellings that could be provided on the site considering:

- 8 The type of development likely to be suitable
- 9 The mix of housing
- 10 The height and character of surrounding buildings
- 11 Density requirements of PPS3 and UDP Policy H/5
- 12 The number of dwellings in any unexpired planning permission

Amount of Floorspace

If you have selected employment or retail as the likely form of development then how much floorspace per type do you expect this to provide?

Other Issues

Are you happy for the site to be identified in a list, and if necessary mapped?	Yes	
	No, I would prefer it to remain confidential	

For Office Use Only – Please Do Not Complete

Name / Organisation

Ref No.

Any further comments

Is there is any other information regarding this site that would be useful for us to be aware of?

Appendix 9 Press Release

Have your say on plans for borough's future

Local people are being invited to have their say about the future development of the borough.

Rochdale Borough Council is putting together a new plan detailing what development should take place up to the year 2026. The plan, called the Core Strategy, once agreed, will form an important part of the council's Local Development Framework to guide the future allocation of land for housing, employment and recreation. The document will also set out which parts of the district should be protected against development.

Six possible options are being put forward in an 'Issues and Options' report and the council wants residents to get involved and help decide which the best option is. The options identify broad areas for development but don't allocate specific sites.

Councillor Alan Taylor, leader of Rochdale Borough Council, said: "This consultation is of major importance to the future of the borough and I urge local residents and businesses owners to get involved and have their say. You can really make a difference to helping shape the borough by making your voice heard and telling us what you think of the proposals."

Councillor Taylor added: "We will take people's views seriously and use the comments and suggestions in putting together the final strategy."

The report and a leaflet are available on the council website or from your local library or customer service centre.

You can take part in the consultation by:

- commenting on the document online at www.rochdale.gov.uk/yourviews
- completing a comments form available from your local library or customer service centre and returning it to a freepost address
- attending one of a series of presentations and discussions as detailed below

Rochdale Town Hall, Rochdale. Monday 22 September, 7-9pm

Middleton Civic Centre, Fountain St, Middleton. Thursday 25 September, 7-9pm

Heywood Township Centre, Bamford Rd, Heywood. Monday 29 September, 7-9pm

Littleborough Coach House, Lodge St, Littleborough. Thursday 2 October, 7-9pm

The six options set out in the Issues and Options Report are:



- Allowing a fairly even development in the built up areas of the borough
- Focusing development on regeneration areas
- Focusing growth mainly on south Rochdale and south Pennines
- Focusing growth mainly on Middleton and Heywood
- Focusing substantial new development across the southern half of the borough
- Allowing substantial new development across the borough including in north Pennines and north Rochdale

Appendix 10 Posters

have your say

on the future development of Rochdale Borough

Local Development Framework - Issues and Options Consultation -
8 September - 20 October 2008



See the Issues and Options Report
online at www.rochdale.gov.uk/yourviews or at all libraries and council information points

Comment
online at www.rochdale.gov.uk/yourviews or

Get a leaflet
from council information points and libraries and use the freepost reply form

Helpline: 01706 924210

Talk to us at:

- Rochdale** Town Hall, Rochdale 7-9 pm Monday 22 September
- Middleton** Civic Centre, Fountain St, 7-9 pm Thursday 25 September
- Heywood** Township Centre, Bamford Rd, 7-9 pm Monday 29 September
- Littleborough** Coach House, Lodge St, 7-9 pm Thursday 2 October

Appendix 11 Local Development Framework – PR plan at the Issues and Options stage

Date	Where?	PR
8 Sep	Media	Generic release about LDF and the consultation. Include photo of Leader of Council launching consultation. Mention events and promote online consultation.
8 Sep	Global Email	Basic overview of process and link to news story on council website
8 Sep	Intranet	News article on intranet front page with link to news story/consultation
16 Sep	Rochdale Observer	Highlight consultation event on 22 September at Rochdale Town Hall
16 Sep	Middleton Guardian	Highlight consultation event on 25 September at Middleton Civic Centre
22 Sep	Heywood Advertiser	Highlight consultation event on 29 September at Heywood Township offices
24 Sep	Rochdale Observer	Highlight consultation event on 2 October at Littleborough Coach House
Late September	Local Matters – October edition	Generic about LDF and the consultation process. Point to website to encourage participation.
6 October	Media	Highlight any feedback from consultation events and stress closing date of 20 October – it's the last chance to have your say!

Appendix 12 Public Notice

PUBLIC NOTICE

ATTEND A LOCAL MEETING TO DISCUSS THE FUTURE OF YOUR AREA

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

The following public meetings are being held to discuss:

- The key planning issues facing the borough up to 2026,
- The options on how much development should take place and where; and
- The future development of your town

Rochdale Town Hall, Rochdale	Monday 22 September, 7-9pm
Middleton Civic Centre, Fountain St, Middleton.	Thursday 25 September, 7-9pm
Heywood Township Centre, Bamford Rd, Heywood	Monday 29 September, 7-9pm
Littleborough Coach House, Lodge St, Littleborough.	Thursday 2 October, 7-9pm

If you have a view on how the borough or your town should be developed then attend one of the above meetings.

Or, if you want to see the Issues and Options report and comment on it:

- Go online at www.rochdale.gov.uk/yourviews,
- Visit your local library or customer service centre and pick up a leaflet, complete the comments form and return it to the freepost address.

For more information phone Strategic Planning on Tel: 01706 924210 or email Strategic.Planning@rochdale.gov.uk .

Comments should be received by the Council by **Monday 20th October 2008**

Appendix 13 Consultation Portal

1 Introduction

Welcome to this first formal stage in the preparation of Rochdale Borough's Local Development Framework Core Strategy. The Core Strategy is the leading document of the Local Development Framework and it will set a strategic framework for growth and development in the borough up to at least 2026.

This is a consultation paper prepared by the Borough Council to start the process of reviewing planning policy in the borough and preparing the Core Strategy.

This is therefore not a draft plan setting out the Council's proposals. It is a document aimed at exploring with the local community and stakeholders what really matters in shaping the future of the borough (the 'Issues' to be tackled) and what 'options' and approaches should be explored further, before draft proposals are published for further consultation.

We need your views

The document invites your views on many issues, including the following:

- What level of housing and employment growth should we plan for? In which parts of the borough (or Townships) should we accommodate that growth?
- How many more houses do we need? Where? What type?
- Do we need to release employment land for housing development? Do we need new employment sites? Where?
- Where do we focus regeneration once we've tackled our current regeneration areas?
- Should we be protecting all green areas or releasing some of them for development?
- How do we tackle climate change and health issues through spatial planning?
- How can we ensure quality housing jobs, shops and community facilities are accessible?
- How do we improve the image of the borough?
- What will be the borough's role in the future of the Manchester City Region?

The consultation focuses on the following:

- We want to know if you agree or disagree with how we have described the borough as it is now in the 'Spatial Portrait' (chapter 2). It is important we can agree what the borough's unique social, economic and environmental characteristics are, the problems and opportunities they present.
- We want to know if you agree or disagree with the Strategic Issues, that are based on the Spatial Portrait, that we want to tackle (chapter 4).
- We want to know if you agree with our 'Vision' of what we want the borough to be like in 2026 (chapter 5).
- We want to know if you agree with our draft 'Strategic Objectives' which set out broad directions we need to go in to deliver the Vision (chapter 5).
- We want to know if you agree with the thematic Issues (e.g. on housing, climate change, accessibility and transport etc) we have identified in order to meet the

How to use this document

This is a long and complex document and this reflects the complexity of spatial planning, which is how we look at the physical relationship between uses (e.g. housing, jobs, community facilities) and transport and other essential infrastructure, when planning development. Consequently, depending on your level of interest, you may wish to read and respond to all or just some of the questions. In any event, the report is structured very simply, as follows:

First, the report sets the background and considers what the borough is like (Spatial Portrait - chapter 2) and what are the most important issues that affect its future (Strategic Issues - chapter 4).

Secondly, it sets out what the Vision and Strategic Objectives (chapter 5) are for the future of the borough.

Thirdly, the report is divided into separate sections (chapters 6 to 12) that set out the Issues and Options that need to be addressed to meet the Strategic Objectives (e.g. 1. Economy). Essential background information is given to illustrate why the Issues are relevant and what the implications are of each option or policy approach.

Fourthly, there is a section on the Spatial Options (chapter 13). This sets out 6 Spatial Options which look at alternative ways of distributing future growth within the borough. You can comment on which option you think is best or which elements of each you support. The maps for each Spatial Option show possible regeneration areas, transport schemes and development sites which are all numbered and referred to in more detail elsewhere in the report.

Fifthly, there is a section the Site Options (chapter 14), which gives more information on some of the sites that have been identified through the Spatial Options for possible development.

Remember, you can respond to as few or as many of the questions as you wish.

(Note: Issues are in pink boxes, objectives in green boxes, options in blue boxes and questions in yellow boxes).

Other available documents

Further background information can be found in:

- The Core Strategy Background Paper (our evidence base) which summarises the influences, information and data (e.g. studies and research) that have been taken into account in identifying the Issues and Options; and
- An Interim Sustainability Appraisal Report (ISAR) on the Options which identifies the positive and negative social, economic and environmental impacts of the Options. This has been used to inform and test the objectives options put forward in the consultation document. It has also been used to assess the sustainability implications of the spatial options and the advantages and disadvantages of each one. A further more detailed sustainability appraisal will be necessary to assess the preferred options and policies.
- A summary leaflet is also available which provides an overview of the issues and options and basic information about how to find out more and how to comment.

How to access the documents and submit your views (by 20 October 2008)

You can access these documents online, at the Planning Office at Telegraph House (full address below), and at libraries and information points.

- To view and download documents and submit comments online, go to our web site at: www.rochdale.gov.uk/yourviews. Here you can register with our on-line consultation host, Limehouse. Once registered you can access the Issues and Options Report and comment whenever you like, see what comments others

Rochdale Borough Council - Core Strategy - Rochdale Borough Core Strategy Issues and Options co - ...

File Edit View Favorites Tools Help

Address http://consult.rochdale.gov.uk/portal/planning_policy/core_strategy/issues_and_options_consultation?pointId=d15831480e169

To assist people with particular needs in terms of accessing the documents, we can make them accessible in large print, Braille and provide translations. For further information, please use the above contact methods.

Please Note: All representations received will be published on the Council's web-site along with your surname and address but we will not publish your signature, telephone number or e-mail address.

More about the Local Development Framework

A Local Development Framework (LDF) is the spatial planning strategy for a borough or District. It was introduced by the Planning and Compensation Act 2004. Rochdale Council's LDF will, over time, replace the Rochdale Borough Unitary Development Plan adopted in June 2006.

The new system introduced by the Act replaces a single development plan with a portfolio of policy documents, called Development Plan Documents (DPDs), aimed at addressing planning issues or physical regeneration in an area as and when they are needed. Supplementary Planning Documents will support policies in DPDs by further expanding, explaining and providing guidance on how policies should be interpreted.

Traditionally development plan policies have been based on a more regulatory planning approach which focused on the use of land. However, LDF policies are expected to take a wider 'spatial planning' approach in delivering the authority's vision and sustainable development. This means ensuring that:

- land-use and development is better integrated spatially;
- development is co-ordinated with vital infrastructure and services;
- development is better geared to meeting the community's needs and issues of health, education, crime, deprivation and accessibility; and
- development can be delivered through collaborative and partnerships working.

LDFs are also expected to involve stakeholders and the community more at early stages in the preparation of documents.

More about the Core Strategy

The Core Strategy is the lead element of the LDF. It sets out the overall direction of growth in the borough over the next 15 years, setting out what the overall scale of development needs to be and broadly where it should be focused within the borough. It must conform with the Regional Spatial Strategy and all other LDF documents must conform with the Core Strategy. The Core Strategy needs to set out how, in physical and spatial terms it supports the local Community Strategy 'Pride of Place 2' and existing as well as inform new strategies and initiatives.

It will include:

- a spatial portrait;
- a vision;
- strategic objectives;
- a spatial strategy, including strategic land allocations and designations;
- core policies (including generic policies to management development); and
- a monitoring and implementation framework.

The Council expects to finish and adopt the Core Strategy in December 2010, and it will then have formal status to guide spatial planning, regeneration and decisions on planning applications up to 2026.

Note: "It is possible however, that some development management policies in the UDP will be 'saved' if it is more appropriate to review them at a later time or through another Development Plan Document.

Next Steps

Work so far has involved collecting information from various sources, stakeholders and partner agencies, to inform the preparation of the Core Strategy. Through

Rochdale Borough Council - Core Strategy - Rochdale Borough Core Strategy Issues and Options co - ...

File Edit View Favorites Tools Help

Address http://consult.rochdale.gov.uk/portal/planning_policy/core_strategy/issues_and_options_consultation?pointId=d15831480e169

- a spatial strategy, including strategic land allocations and designations;
- core policies (including generic policies to management development); and
- a monitoring and implementation framework.

The Council expects to finish and adopt the Core Strategy in December 2010, and it will then have formal status to guide spatial planning, regeneration and decisions on planning applications up to 2026.

Note: "It is possible however, that some development management policies in the UDP will be 'saved' if it is more appropriate to review them at a later time or through another Development Plan Document.

Next Steps

Work so far has involved collecting information from various sources, stakeholders and partner agencies, to inform the preparation of the Core Strategy. Through the Issues and Options consultation, we will involve stakeholders and the local community in a formal engagement process.

We will consider all the submissions we receive on the Core Strategy Issues and Options and use them to outline 'preferred options' or policy approaches and identify strategic land allocations and designations on a map base, as a basis for further consultation. We will also be carrying out some targeted consultation on criteria-based draft policies for managing different types of development. The Council will then publish a pre-submission draft Core Strategy for further consultation. It will then make amendments as necessary before submitting the Core Strategy to the Secretary of State. At this stage formal objections will be considered by an Independent Inspector, and an Examination in Public will be held. The Inspector will issue a report and recommendations which will be binding on the Council.

A timetable is set out below.

Table 1 Core Strategy Timetable

Stage	Month/Year
Commencement	March 2007
Pre - publication consultation Reg 25: Issues and Options	8 September 2008 - 20 October 2008
Pre - publication consultation Reg 25: Preferred Options	February 2009 - April 2009
Publication of the Core Strategy (Pre - submission) Reg 27	October 2009
Submission of final version to Secretary of State Reg 32	March 2010
Examination in Public	July 2010
Binding Report	October 2010
Adoption	December 2010

Table 1 Core Strategy Timetable

Appendix 14 Consultation period extension letter



PLANNING AND REGULATION SERVICES
Peter Rowlinson BA (Hons) MSc MRTPI Head of
Planning and Regulation Services

STRATEGIC PLANNING SERVICE
Paul Simpson Dip TP. MRTPI
Strategic Planning Manager
PO Box 32, Telegraph House
Baillie Street, Rochdale, OL16 1JH

Tel: (01706) 924210
Fax: (01706) 924144
Email: strategic.planning@rochdale.gov.uk
Web: www.rochdale.gov.uk

Your ref:
Our Ref: LDF/CS/C/
Enquiries: Paul Simpson
Date: 14 October 2008

Dear Sir/Madam,

Consultation on the Council's Core Strategy 'Issues and Options' Report (Extension of consultation period until 7 November 2008)

You may have been contacted previously about the above. This letter is to let you know that;

1. the Council has extended the consultation period on the Issues & Options Report until the **7th November 2008**; and
2. you are invited to a public meeting/stakeholder event on **Wednesday 22nd October 2008, 7-9pm** at Touchstones, The Esplanade, Rochdale.

The above meeting has been arranged to conclude consultation on this stage of the Core Strategy preparation. This will provide a final opportunity to discuss your views with Council planners and others on the Issues and Options identified in the Council's report and it will also provide feedback on the responses so far received.

The Core Strategy will set out strategic policies for growth and development in the borough up to 2026 and will be a key part of the Council's Local Development Framework. The Issues and Options Report sets out those issues the Council is seeking to tackle and options for tackling them.

For more information visit www.rochdale.gov.uk/yourviews, or pick up a leaflet from your local library or council service centre, call us on 01706 924210 or email strategic.planning@rochdale.gov.uk

You can easily make comments on parts of the document by registering with the Council's on-line consultation host 'Limehouse' using the above link. This will enable you to comment as often as you wish within the consultation period, view others' comments and keep up-to date with the document preparation process.

Any comments received will help the Council to draw up 'Preferred Options' for further consultation before finalising the policies and strategic site allocations and publishing the draft Core Strategy.

Should you require any further information or clarification, please call Strategic Planning 01706 924210.

Yours sincerely,

Paul Simpson

Strategic Planning Manager

Appendix 15 Press Release for the extension

Final chance to have your say on borough development plans

If you've not already had your say about plans for the future development of the borough, then time is running out to get involved.

Rochdale Borough Council is putting together a new plan detailing what development should take place up to the year 2026. The plan, called the Core Strategy, once agreed, will form an important part of the council's Local Development Framework to guide the future allocation of land for housing, employment and recreation. The document will also set out which parts of the district should be protected against development.

Six possible options are being put forward in an Issues and Options report and the council wants residents to get involved and help decide which the best option is. The options identify broad areas for development but don't allocate specific sites.

A series of public meetings have been taking place over the last few weeks and a final one will be held at Touchstones on The Esplanade in Rochdale on Wednesday 22 October from 7pm. The current consultation period will end on 7 November, so residents need to get their comments back to the council before that date.

Councillor Wera Hobhouse, cabinet member for environment and sustainability on Rochdale Borough Council, said: "This is your final chance to get involved in this massive consultation – which will help us shape the policy for the borough's future. If you've not seen how it could affect your local area, then I'd urge you to go on to the website and have a look – or pick up a leaflet from your local library or council customer service centre. You can really make a difference by getting involved and telling us what you think of the proposals."

The report and a leaflet are available on the council website or from your local library or customer service centre.

You can take part in the consultation by:

- commenting on the document online at **www.rochdale.gov.uk/yourviews**
- completing a comments form available from your local library or customer service centre and returning it to a freepost address
- attending the public meeting/stakeholder event on 7 November at Touchstones, Rochdale

The six options set out in the Issues and Options Report are:

- Allowing a fairly even development in the built up areas of the borough
- Focusing development on regeneration areas
- Focusing growth mainly on south Rochdale and south Pennines
- Focusing growth mainly on Middleton and Heywood
- Focusing substantial new development across the southern half of the borough
- Allowing substantial new development across the borough including in north Pennines and north Rochdale

Preferred Options Consultation

Appendix 16 Standard letter inviting Consultees to comments



PLANNING AND REGULATION SERVICES
Peter Rowlinson BA (Hons) MSc MRTPI Head
of Planning and Regulation Services

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Strategic Planning Manager
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Tel: (01706) 924210
Fax: (01706) 924144
Email: strategic.planning@rochdale.gov.uk
Web: www.rochdale.gov.uk

Your ref:
Our Ref: LDF/CS/C/
Enquiries: Paul Simpson
Date: 9 August 2012

www.rochdale.gov.uk/yourviews

Dear Sir / Madam,

We would like your views on our Core Strategy Preferred Options Report.

Rochdale Borough Council is preparing a Core Strategy to guide development and growth in the borough up to 2026. It will be the lead document of the Local Development Framework and will decide how much development we should plan for and broadly where development should be located.

We are contacting you because you are on our list of people and organisations who are interested in the future of Rochdale borough.

Last year we consulted on 'Issues and Options' for the borough. We have now prepared our Preferred Options Report for the Core Strategy. This sets out our proposed spatial strategy and planning policies to achieve our Vision for Rochdale borough in 2026, which is for it to be an attractive, vibrant place where people want to live, work, visit, and do business. Please tell us what you think of our strategy before **8 December 2009**.

- At Council libraries and Customer Service Centres and at the Planning Reception (Floor 1, Telegraph House, Baillie Street, Rochdale)

You can make comments:

- Hard copies are also available priced at £20 from the Planning Reception.
- On line at our easy to use Core Strategy consultation site which can be accessed via the same link as above.
- By email to ldf.consultation@rochdale.gov.uk
- In writing to Strategic Planning Service, Planning and Regulation Services, Rochdale Borough

If you write or e mail, please tell us your contact details and which part of the document you are commenting on. We will then put all your comments on the web site, with your name but no other personal details.

You may also attend any of our public meetings/workshops. These will be held on:
Council, Telegraph House, OL16 1JH.

- 3 November 2009, 7-9pm, Heywood Civic Centre, Church Street (for Heywood township)
- 4 November 2009, 7-9pm, Touchstones, The Esplanade, Rochdale (for Rochdale and Pennines townships)
- 9 November 2009, 7-9pm, Middleton Arena, Corporation Street (for Middleton township)
- 10 November 2009, 7-9pm, Rochdale Town Hall (for Rochdale and Pennines townships)

Other related documents available on-line, at libraries and customer service centres or to purchase (from the Planning Reception) are:

- the Core Strategy Background Paper (background information and evidence) - £20
- the Report on Consultation on Issues and Options - £10
- Sustainability Appraisal of the Preferred Options - £10

We'll use your comments to help us finalise our Core Strategy. We plan to publish a draft final version around June 2010. You'll then be able to comment on it before we submit it to the government. They'll appoint an independent inspector to examine it and consider any objections, before deciding if it should be approved.

Should you require any further information or clarification, please call the Strategic Planning helpline on 01706 924210.

Yours faithfully

Paul Simpson
Strategic Planning Manager

Appendix 17 – List of bodies consulted

A J Cocker Associates
Age Concern
AGMA Policy Unit
Airport Operators Association (AOA)
Alison Roland Town Planners Ltd
Ancient Monuments Society
Architectural Design
Arriva Trains Northern Limited
Ashiana Housing Association
Association of Inland Navigation Authorities (AIHA)
Atisreal Ltd
Bamford Road Allotments Society
Bangladesh Association Community Project
Barris Liptrott & Associates
Barton Willmore
Bellway Homes (Manchester Division)
Beva Investments/Hamer Vale Estates Ltd
Bleakhead Gate Commonland Association
Bolton Emery Partnership
Bolton Metropolitan Borough Council
Borough Wide User Forum
Bower Mattin Architects
Bowlee Park Housing Board
Brian Clancy Partnership
British Airports Authority
British Chemical Distributors & Traders Association
British Gas Manchester Area
British Geological Survey
British Waterways
Broadfield Associates Ltd
BT Group plc
Building Design Services
Burr Garside Architects
Bury Metropolitan Borough Council
C J Partnership
CA Planning
CAB
CABE
Calderdale Metropolitan Borough Council
Camlin Lonsdale
Campaign for Real Ale (Rochdale, Oldham, Bury)
Carter Jonas LLP
Castleton (EC) Residents Association
CB Richard Ellis Ltd
Centre for Ecology & Hydrogology
Chisholm Court TRA
Chorlton Planning Ltd
Church Commissioners
Civic Trust
Civil Aviation Authorities
Cloverhall TRA
Colliers CRE
Contour Housing Group
Cordingleys
Council for British Archaeology - North West Region
Council for the Protection of Rural England
Council for Voluntary Services Rochdale
Country Land & Business Association
Countryside Properties (Northern) Ltd
CPRE Lancashire Branch
Crime Concern
Crown Estate Office
Dance Environment Middleton
Dane Ashworth Cottam Architects
David Wilson Homes North West
De Pol Associates
Department for Environment, Food & Rural Affairs
Department of Constitutional Affairs
Design-A-Plan
DevPlan UK
DfT
Disabled Persons Transport Advisory Committee
DTZ Consultancy
E.ON UK plc
EDC
EDR Consulting
English Heritage - North West Region
English Partnerships
Environment Agency
Equality and Human Rights Commission
Erinaceous
Exchange Shopping Centre
Ferguson Development Ltd
Fields in Trust
Fire & Rescue Services
Forestry Commission
Freight Transport Association
Friends of Alkington Woods
Friends of Broadfield Park
Friends of Denehurst Park
Friends of Falinge Park
Friends of Hare Hill Park
Friends of Healey Dell
Friends of Long Street Methodist church
Friends of Milnrow Memorial Park
Friends of Syke Pond
Friends of Taylor Park
Friends of the Earth
G Barnett Builders
Gelder Clough and Gelder Wood Park
GL Hearn
Gleeson Regeneration
GMN EEAC
Gough Planning Services
Government Office North West
Greater Manchester Archaeological Unit
Greater Manchester Chamber of Commerce
Greater Manchester Ecology Unit
Greater Manchester Fire Service
Greater Manchester Geological Unit
Greater Manchester Learning & Skills Council
Greater Manchester Passenger Transport Authority
Greater Manchester Passenger Transport Executive
Greater Manchester Police
Greater Manchester Strategic Health Authority

Core Strategy Submission Statement of Consultation

Greater Manchester Transport Resource Unit
Greater Manchester Transportation Unit
Greater Manchester Urban Traffic Control Unit
Greater Manchester Waste Disposal Authority
Groundwork North West
Halsall Lloyd Partnership
Hargreave Homes
Health & Safety Executive
Help the Aged
Heywood Advertiser
Heywood Area Partnership
Heywood Housing Partnership
Heywood NDC
Highways Agency
HM Prison Service Headquarters
HMR Core Team
HMR Oldham Rochdale Pathfinder
Hoare Lee Fire
Hollingworth Lake & Smithy Bridge TRA
Holroyd Development
Home Builders Federation
Home Office
Housing Corporation
HOW Planning LLP
Howard Gibbons
ImageTek Group
Impact Partnership - Design & Construction
Impact Partnership - Traffic And Road Safety
Inclusive Environment Group (formerly DPTAC)
Indigo Planning Limited
Ings Lane Park Association
Institute of Directors
Jack McCann TRA
Jackson & Jackson
James Campbell Associates
Jehovah's Witnesses
Job Centre Plus
John Lee Fold Allotments
Jones Lang Lasalle
JWPC Ltd
Kemp & Kemp Property Consultants
King Sturge LLP
Knight Frank
Lambert Smith Hampton
Lancashire County Council
Lancashire Wildlife Trust
Landscape Projects
Langley Theatre Workshop
Learning Disabilities Partnership Group
Limehouse Software Ltd
Littleborough Area Pensioners Association
Littleborough Canalside Development Group
Littleborough Civic Trust
Littleborough Cricket Club
Littleborough Historical and Archaeological Society
Littleborough Horticultural Society
Littleborough Old People's Welfare Association
Littleborough Pensioners Association
Local Dialogue
Making Space
Malahat Properties Ltd
Malcolm Judd & Partners
Manchester Airport
Manchester City Council
Manchester Friends of the Earth
Manchester Methodist Housing Group
Manchester Ship Canal Company
MATRA
Matthews and Goodman
McDermott Developments Ltd
Middleton & Heywood Bereavement Support Group
Middleton Churches Millennium Group
Middleton Environment Forum
Middleton Environment Group
Middleton Floral Arts
Middleton Junction Environmental Group
Middleton Relief in Need Charity
Middleton Shopping Centre
Milkstone Action Group
Miller Homes Ltd
Milnrow & Newhey Bridleways Group
MIND
Ministry of Defence
Mobile Operators Association
Morris Dean & Co
Mort-On Sports Community Links
Multi Faith Group
Nathaniel Lichfield and Partners
National Grid
Natural England
Network Rail
New Heart for Heywood
NFU North West Region
NHS Northwest
Nick Davies Associates
NJL Consulting
Norden Community Association Forum
Norden Community Centre
Norden Environmental and Economic Village Association
North Manchester General Hospital
North West Ambulance Service NHS Trust
North West Regional Assembly
Northern Counties Housing Association
Northwest Regional Development Agency
npower renewables
O2 plc
Office of Government Commerce
Oldham Metropolitan Borough Council
Orange Personal Communications
P Wilson & Company
Paul Butler Associates
Peak District National Park Authority
Pennine Partnership
Pennines Environment Group
Persimmon Homes (NW) Ltd
Planit EDC
Plot of Gold Ltd
Pozzoni Design Group, Chartered Architects & Designers

Core Strategy Submission Statement of Consultation

Primrose Designs
Property & Facilities Management
Race Equality Partnership Oldham
RADDAG
Rail Freight Group
RAL Architects Ltd
Ramblers Association - Rochdale Group
RBC Rochdale Ltd
Redrow Homes NW
Regenda Group
Road Haulage Association
Rochdale and District Disability Action Group
Rochdale Borough Learning Partnership
Rochdale Centre of Diversity
Rochdale Civic Society
Rochdale Cyclists' Action
Rochdale Development Agency
Rochdale Disability Panel
Rochdale Field Naturalists' Society
Rochdale Group of the Ramblers' Association
Rochdale Local Strategic Partnership
Rochdale M B C Environmental Management
Rochdale Partnership
Rochdale Primary Care Trust
Rochdale Special Needs Cycling Club
Rochdale Women's Welfare
RoFTRA
Roger Tym & Partners
Roland Bardsley Homes Ltd
Rossendale Borough Council
Royal Mail Group Property
Royal Mail Holdings
RPS Group
Rugby Road Recreation Club
Russells Limited
Salford City Council
Sanderson Weatherall
Save Spodden Valley
Shawclough Community Association
Shopping Centre Management
Shore Hurst Trust
SLW Designs
Smithy Bridge Library
South Pennine Pack Horse Trails Trust
Southdale Homes
Space Housing Association
Sport England North West
St Vincent's Housing Association
St. Luke's C of E Church
Steven Abbott Associates
Stewart Ross Associates
Stockport Metropolitan Borough Council
Stoneleigh Planning
Storah Architecture
STORM
Strategic Planning Department
Strutt & Parker
Stuart Smith & Associates Ltd
Sustainability Northwest
Tameside Metropolitan Borough Council
Taylor Wimpey Manchester Ltd
Taylor Young
The Bowker Sadler Partnership
The British Chamber of Commerce
The Cloisters TRA
The Coal Authority
The Co-operative Group Ltd
The Development Planning Partnership LLP
The Emerson Group
The Garden History Society
The Georgian Group
The Guinness Trust
The Gypsy Council
The Healey Brown Partnership
The Land & Development Practice
The National Trust
The New North Manchester Golf Club Ltd
The Planning Bureau Limited
The Planning Inspectorate
The Royal Society for the Protection of Birds
The Royal Society of Wildlife Trusts (National)
The Showmen's Guild of Great Britain
The Society for the Protection of Ancient Buildings
The Spotland & Falinge Community Association
The Theatres Trust
The Twentieth Century Society
The Victorian Society
The Wieldsheaf Shopping Centre
The Woodland Trust
Thornham Senior Citizens Club
Three Owls Bird Sanctuary
Three Pits Allotment Society
T-Mobile (UK)
Todmorden Angling Society
Town Council of Todmorden
Trafford Metropolitan Borough Council
Traveller Law Reform Project/Friends, Families and Travellers
United Utilities
University of Manchester
Urban Splash (CABE)
URBED
Valentine Homes Ltd
Virgin Media
Viridor Waste Management
Voluntary Action Oldham
Wain Homes (Development) Ltd
Walton & Co
Wardle Society
West Pennine Housing Association
West Pennine Sailboard Club
Whitworth Town Council
Wigan Metropolitan Borough Council
Wiggett Construction
Wilbys Chartered Surveyors
Wilson Bowden Developments Ltd
Women's Housing Action Group
Women's National Commission
Yorkshire and Humber Assembly
Yorkshire Forward

Appendix 18 Leaflet

How can we make the borough a better place to live, work and play?

Where should new houses and jobs go? How many do we need?

How do we improve the environment?

How do you think we should plan for growth and development in the borough up to 2026?

“An important chance to have your say on the borough’s future”

We’ve been thinking about these issues in preparing our core strategy, which is part of a new long-term plan for the borough. We now want to know what you think of our ideas.

You have until **7 December 2009** to tell us before we prepare our proposed final version of the plan.

Last year we asked you what you thought the big issues in planning the borough’s future were, and your ideas to tackle them. We also set out some options to address these issues - including how many new houses and jobs are needed and where they could go, how to improve town centres and the image of the borough, how to protect the environment, and so on.

We’ve listened to what you said and prepared our preferred options for the core strategy. This has draft (not final) ideas and policies. You’ll find some of our ideas, and details of how to look at and comment on the full report, over the next three pages.

The final policies will form our core strategy - a key part of the local development framework (our long-term development plan for the borough).

If you live, work or shop in the borough this could affect you. So if you want to help make the borough a better place, look at the options and tell us what you think.

Our plan objectives are:

- Achieving a more prosperous economy.
- Creating successful and healthy communities.
- Improving design, image and quality of place.
- Tackling climate change and conserving natural resources.
- Improving accessibility and delivering sustainable transport.



Heywood:

- Economic growth corridor in south Heywood covering existing employment areas, with release of some land in Green Belt to provide for more jobs, houses and a new local centre.
- New link road from Pilsworth Road to the M62 to improve access for industrial traffic and reduce traffic elsewhere.
- Continue to improve central Heywood with better housing and redevelopment of run down sites.
- Improve Heywood Town Centre with more and better shops, improved facilities and environment.
- Extend the East Lancs Railway to Castleton for public transport and as a tourist attraction.
- Improve routes to, and use of the Roch Valley and Ashworth Valleys.



Middleton:

- Review currently protected open land, north of Langley Lane and next to Bowlee Park, to assess its potential for long term development to regenerate Langley.
- Review protected open land at Rhodes Green and land north of St Anne's Academy, to assess potential for inclusion within the Green Belt.
- Continue housing led regeneration in Langley and promote future regeneration in East Middleton, including the Mills Hill area.
- Enhance and promote the heritage area north of the town centre.
- Expand regeneration of the town centre to redevelop run down sites, expand uses and secure more jobs.

Restrict development in the north

- Focus new development on sites and areas most in need of improvement.
- Protect and promote the rural character and make better use of the countryside.
- Restrict most forms of development outside the urban area.

Why?

- Fewer opportunities for development and less accessible than south.
- Some sites and areas still need regenerating.
- Some landscape and townscape has distinct character.
- Value of countryside for image, farming, recreation, tourism, ecology and wildlife.

Rochdale:

- Regeneration of Rochdale Town Centre a priority, with new shops, offices, public spaces and better public transport.
- The Rochdale Town Centre Masterplan sets out an ambitious vision and ideas for the centre which our strategy will support. See separate consultation on our website and in local matters.
- Continue focus on housing led regeneration in inner Rochdale (around the town centre, East Central Rochdale, Milkstone, Deepish and Newbold) and Kirkholt.
- Economic growth corridor, linking the town centre, Rochdale station, Canal Basin, Oldham Road and Kingsway, to be a focus for regeneration and major employment growth.
- Rochdale Station area to be developed as major gateway with metrolink stop, park and ride, and mixed use development.
- Focus new jobs, development and environmental improvements in Sudden to Castleton economic growth corridor.
- Focus on north Rochdale Pennine Gateway for promotion of sustainable tourism.



Pennines:

- Protect Green Belt and land outside the urban area.
- Promote South Pennine Gateway and expand sustainable tourism.
- Regenerate canal side sites (Eales, Durn and Akzo), promote countryside and water features.
- Promote Littleborough town centre as a key service centre for Pennine Gateway.
- Promote development opportunities in Milnrow / Newhey along metrolink corridor; enhance gateway to motorway and links to countryside.



Focus development in the south

- Focus on south Rochdale, south Pennines, Middleton and Heywood.
- Give priority to existing regeneration areas and schemes.
- Extend regeneration to cover East Middleton, Sudden to Castleton and central Rochdale.
- Priority for transport improvement.
- Allow some development outside the urban area.

Why?

- More land and opportunities for development.
- More accessible to GM and motorways, better public transport facilities.
- Development can help improve the built up area and image.
- This is where more, and better, housing and jobs are needed.

Key actions across the borough:

- Improve the image of the borough focusing on town centres, along main roads and at gateways.
- Make more of the River Roch as a feature and asset.
- Make development more sustainable (e.g. reduce flood risk and use of energy).
- Improve public transport and road links.
- Improve the Canal corridor with attractive canal side developments.



Key

- North / South Zones
- Pennine Rural Fringe
- Town Centres
- Metroway
- Railway
- Economic Growth Corridors
- Housing Led Regeneration
- Proposed Metrolink
- Rochdale Canal Corridor
- River Roch Corridor
- Urban Area
- Green Belt
- Township Boundaries

“ Please tell us what ideas you like and don't like ”



We want to know what you think of:

- Our vision and objectives for the borough and the townships. What do you want the borough to be like in 2026?
- Our spatial strategy. Where should development go and not go? What needs to be improved? (e.g. transport, town centres, open space and countryside etc.)
- The areas and sites we've suggested for development. Do you agree with them?
- Our policies to improve housing, jobs, transport, town centres, tackle climate change and conserve the environment. Will they make the borough a better place? Have you any other ideas?

How can I find out more?

You can look at the full preferred options report and its supporting documents:

- online at www.rochdale.gov.uk/yourviews
- at all Council Customer Service Centres and libraries, or
- at the Planning Reception, Floor 1, Telegraph House, Baillie Street, Rochdale

You can talk to us on the helpline 01706 924210 Tell us what you think by 7 December 2009

Making your comments couldn't be easier.

- You can comment online at www.rochdale.gov.uk/yourviews. You will need to register so that we have your details, but this is easy! You can then comment on different parts of the document. Once we've reviewed your comments we'll make them public, publishing only your name against them. You can see what others have said and we can e-mail you about progress.
- You can e-mail us at ldf.consultation@rochdale.gov.uk
- You can write to us at Strategic Planning Service, Rochdale Borough Council, Telegraph House, OL16 1JH. If you write or e-mail please tell us your contact details and which part of the document you are commenting on. We will then put all your comments on the web site, without your personal details, as above.
- Come to a public meeting. You can tell us what you think at our Township meetings (see below). At the meetings we will explain our ideas and you'll be able to discuss them in groups, plus we can answer your questions.

Public Meeting Dates

- 3 November 2009, 7-9pm, Heywood Civic Centre, Church Street
- 4 November 2009, 7-9pm, Touchstones, The Esplanade, Rochdale
- 9 November 2009, 7-9pm, Middleton Arena, Corporation Street
- 10 November 2009, 7-9pm, Rochdale Town Hall

Look out for the next stage

We'll use your comments to help us finalise our core strategy. We plan to publish a draft final version around March 2010. You'll then be able to comment on it before we submit it to the government. They'll appoint an independent inspector to examine it and consider any objections, before deciding if it should be approved.

If you want this information in large print, Braille, audio or in another language call 01706 924210.



Appendix 19 Comments form

Rochdale Borough Local Development Framework

Comments Form



Your Details

Name	[Redacted]		
Organisation/ Company	[Redacted]		
Address	[Redacted]	[Redacted]	
	E- mail		
Postcode	Tel. No		

If you are an agent making representations on behalf of another organisation, company or individual please enter their details:

Name			
Organisation/ Company			
Address			
	E- mail		
Postcode	Tel. No	[Redacted]	

Do you wish to be contacted at future stages? (Y/N)

Please note:

Anonymous representations will not be accepted. All representations received will be published on the Councils consultation portal along with your name.

If you would prefer to comment on-line and see other comments and be kept informed, please register with the Council's consultation portal through www.rochdale.gov.uk/yourviews

For Office Use: Please Do Not Complete
Ref No:
Scanned:
Acknowledged:

On completion please return to:

Email: LDF.consultation@rochdale.gov.uk

Post: Strategic Planning Services, Rochdale Borough Council, PO Box 32, Telegraph House, Baillie Street, Rochdale OL16 1JH

Your comments

Please respond to the Questions raised in the Core Strategy Preferred Options Report (available on line and at Libraries and Council Information Points) as far as possible and make clear which of the questions you are commenting on. Please see Preferred Options Questions Checklist attached.

If you require more space, please continue on a separate sheet and attached securely.

Question No (Please see Preferred Options Questions Checklist attached)	Comments on the Preferred Options Report

Equal Opportunities Monitoring

We want to ensure that we find out the views of all groups in the community. Please help us to do this by filling in the form below. It will be separated from the above reply and will not be used for any purpose other than monitoring.

Please put an X in the appropriate boxes

Do you live in the Borough?	Yes	Are you:	Male
	No		Female

Age Group	Under 18	Are you registered disabled	Yes
	18 – 60		No
	Over 60		

My cultural / ethnic origin is:			
White		Asian or British Asian	
White British		Bangladeshi	Pakistani
White Irish		Indian	Kashmiri
Other (please describe)		Other (please describe)	
Black or Black British		Mixed Race or Dual Heritage	
African		White / Asian	
Caribbean		White / Black Caribbean	
Other (please describe)		White / Black African	
		Other (please describe)	

Preferred Options Questions Checklist

Question 1 Do you understand our explanation of the Core Strategy?

Question 2 Do you think this Spatial Portrait is a reasonable description of the borough, its issues, challenges and opportunities? If not what should be changed or included?

Question 3 What do you think of our Spatial Vision?

Question 4 Do you think these are the right objectives, and related policies, to deliver our Vision for a better future for Rochdale, Heywood, Middleton and Pennines?

Question 5 What are your views on the Spatial Strategy for the borough, the types of development proposed and its locations?

Question 6 What are your views on our policy on establishing thriving town and local centres?

Question 7 a)What do you think of our Rochdale Town Centre Masterplan proposals?
b)Should we put them forward as policy in our final Core Strategy?

Question 8 What are your views on our policy for establishing a thriving centre in Middleton?

Question 9 What are your views on our policy for establishing a thriving centre in Heywood?

Question 10 What are your views on our policy for establishing a thriving centre in Littleborough?

Question 11 What are your views on our policy for establishing thriving district centres?

Question 12 What are your views on our policy for establishing thriving primary and secondary shopping areas?

Question 13 What are your views on our policy on out of centre shopping and local shops and services?

Question 14 What are your views on our policies for supporting local jobs and prosperity?

Question 15 What are your views on our policy of focusing on economic growth corridors?

Question 16 What are your views on our policy for encouraging the visitor economy?

Question 17 What are your views on our policy on diversifying the rural economy?

Question 18 What are your views on our policy of delivering the right amount of housing in the right places?

Question 19 What are your views on our policy of focusing on regeneration areas?

Question 20 What are your views on our policy on delivering the right type of housing, including the density of development?

Question 21 What are your views on our policy on providing affordable homes?

Question 22 What are your views on our policy on meeting the housing needs of gypsies and travellers?

Question 23 What are your views on our policy on improving health and well being?

Question 24 What are your views on our policy on delivering education facilities?

Question 25 Do you agree with this approach and what other options for improving community facilities should we consider?

Question 26 What are your views on our policy on protecting character and heritage?

Question 27 What are your views on our policy on improving the image of the borough?

Question 28 What are your views on our policy to improve the design of new development in the borough?

Question 29 Do you agree with the approach to tackling climate change?

Question 30 What are your views on our policy for managing the green belt?

Question 31 a) What are your views on the two 'preferred areas' of green belt release?
b) What are your views on the two areas identified for possible inclusion in the green belt?
c) What are your views on the three areas of currently protected open land being reserved for future development?
d) Are there any other aspects of green belt policy that that should be covered in the Core Strategy?

Question 32 a) What are your views on our policy for enhancing green infrastructure?
b) Should standards for recreational open space provision be reviewed?
c) Should standards be applied for other types of greenspace e.g. natural areas?

Question 33 What are your views on our policy for increasing the value of biodiversity and geodiversity in the borough?

Question 34 Do you agree with the approach to water management and flood risk outlined above?

Question 35 Do you agree with the approach to pollution control?

Question 36 Do you agree with our policy on managing mineral resources?

Question 37 What are your views on our policy for managing waste?

Question 38 What are your views on our proposals in the delivering sustainable transport policy?

Question 39 Do you agree with our policy for improving accessibility?

Question 40 What are your views on our approach to the core strategy in Heywood?

Question 41 What are your views on our approach to the delivery of the core strategy in Middleton?

Question 42 What are your views on our approach to implementing the core strategy in Pennines?

Question 43 What are your views on our approach to the delivery of the core strategy in Rochdale?

Question 44 What are your views on our approach to the delivery and management of development?

Question 45 What are your views on our approach to delivering planning contributions and infrastructure?

Question 46 What do you think about us introducing CIL? Would this be preferable to S.106 Obligations in some cases?

Question 47 What are your views on the accessibility standards in the table above? Can you suggest any standards where we've left them 'to be decided'?

Appendix 20 Advert in Local Matters October/November 2009

Contents



10

Trick or treat – lover or hater?

Tear off the back page of this magazine and display the relevant side in your window to tell Halloween visitors if

14 Future Rochdale Tell us what you think of our town centre plans

Centre page pull out
Have your say on the borough's future! Let us know what you think

20 Get set for the switch
Make sure you're ready digital TV!

23 Know your limits How well do you know your drink units?

25 Where you live News from the Rochdale township

27 Win VIP Panto tickets
We've got six VIP family tickets for Sleeping Beauty

29 Out and about Things to do in our borough this Autumn

30 Contact us



27

Local Matters is a magazine that is published bi-monthly and is brought to you

ROCHDALE METROPOLITAN BOROUGH COUNCIL

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Link4Life

N
Heywood, Middle and Roch

Appendix 21 Poster



“An important chance to have your say on the borough’s future”

Local Development Framework Preferred Options Consultation

See the Preferred Options Report online at www.rochdale.gov.uk/yourviews or at all libraries and Council information points



Tell us what you think, by 7 December 2009

Comment online at www.rochdale.gov.uk/yourviews or come and talk to us at:

Heywood Township Centre, Church Street 7-9pm 3 November	Middleton Arena, Middleton 7-9pm 9 November
Touchstones, Rochdale 7-9pm 4 November	Rochdale Town Hall 7-9pm 10 November



www.rochdale.gov.uk

Appendix 22 Public notice in Rochdale Observer

Have your say on the borough's future

Last year we asked you what you thought the big issues in planning the borough's future were.

We've listened to what you said and have come up with some ideas and options.

Tell us what you think on

**Wednesday 4 November, 7-9pm at
Touchstones, The Esplanade, Rochdale**

You can also look at and/or comment on the different options online at www.rochdale.gov.uk/yourviews or call in to your local Customer Service Centre, Library or the planning office - Telegraph House, Baillie Street, Rochdale.



Deadline for your views is 7 December 2009

Have your say on the borough's future

Last year we asked you what you thought the big issues in planning the borough's future were.

We've listened to what you said and have come up with some ideas and options.

Tell us what you think on

**Tuesday 10 November, 7-9pm at
Rochdale Town Hall**

You can also look at and/or comment on the different options online at www.rochdale.gov.uk/yourviews or call in to your local Customer Service Centre, Library or the planning office - Telegraph House, Baillie Street, Rochdale.



Deadline for your views is 7 December 2009

Appendix 23 Public notice in Middleton Guardian

Have your say on the borough's future

Last year we asked you what you thought the big issues in planning the borough's future were.

We've listened to what you said and have come up with some ideas and options.

Tell us what you think on

**Monday 9 November, 7-9pm at
Middleton Arena, Corporation Street, Middleton**

You can also look at and/or comment on the different options online at **www.rochdale.gov.uk/yourviews** or call in to your local Customer Service Centre, Library or the planning office - Telegraph House, Baillie Street, Rochdale.



Deadline for your views is 7 December 2009

Heywood Advertiser



No 8,115

Thursday 5 November, 2009

www.heywoodadvertiser.co.uk

52p



<< Brown Cow puts on a spooky night for troops - p19

■ Join the MEN Media golf challenge – page 8 >>



ANGER AT M62 LINK PLAN

LINK Plans to alleviate heavy traffic in Heywood by creating a link road between Pilsworth Road and junction 19 of the M62 have been met with opposition because of the loss of green land the development would entail. Pictured: The M62 motorway

RESIDENTS have reacted angrily to proposals that put green belt land around Heywood in danger.

Rochdale Borough Council's long-term plans for the borough include creating a link road between Pilsworth Road and Junction 19 of the M62 and building housing and other developments on protected land in Hopwood.

Proponents argue that the long-proposed link road, which would cut through currently rural land, would alleviate traffic problems by providing an alternative route for HGVs to access Heywood Distribution Park.

But objectors claim that building such a major route on land supposedly reserved as countryside would destroy the town's landscape and cause endless problems for nearby residents.

The proposals are part of the council's draft core strategy, which outlines development across the borough up until 2026.

Other plans for Heywood include improving housing in central Heywood and redeveloping run-down sites, improving shops and facilities in the town centre, extending the East Lancashire Railway to Castleton and improving routes to the Roch and Ashworth Valleys.

by Lisa Gray

At a meeting on Tuesday evening at the Civic Centre, a number of residents told planners of their concerns.

Jean Jones, of Lenten Grove, told the Advertiser: "I'm worried about the strategy plan they are trying to put into operation for the future development of Heywood. It's been kept very quiet."

"The green belt land to the south of our estate would be developed and the whole of the land to the west of the M62 would be developed. It's very alarming, there would be hardly any green fields left."

"A lot of people are extremely upset. It would blight our properties and the link road would cut the green belt into pieces. They are ruining the whole of the south side of town."

"As far as Heywood is concerned I think it's awful. People are very angry."

Helen Rhodes, of Salthill Avenue, added: "I am absolutely appalled by what is happening."

"Although the council is saying we can comment it just seems to be they've already made their minds up and what we

think won't make a difference.

"The link road would destroy the green fields behind my house and I don't think my neighbours are aware of what a difference the plans make."

Rochdale Borough Council has emphasised that it welcomes residents' views on all the strategy proposals and that no plans have been finalised.

Residents are asked to make their comments on the plans by 7 December 2009, when the council will draw a final version of the proposals. The document can be viewed at www.rochdale.gov.uk. For more information call 01706 924210 or comment at LDPconsultation@rochdale.gov.uk.

A council spokesman said: "This is exactly the sort of engagement and discussion that we want with local people and groups. We will genuinely listen to what people think about our proposed core strategy for future planning policy. As well as attending our public meetings, you can see the proposals online at www.rochdale.gov.uk/yourviews, in council customer service centres or at the planning office in Rochdale. The consultation's open until 7 December so make sure you have your say and tell us what you like or don't like about the draft ideas and policies."



THE BIRCH HOTEL
RESTAURANT, CONFERENCE & BANQUETING CENTRE



WEDDING FAYRE

Sunday 8th Nov 09 • Opens 11am • Free drink on arrival

Raffle Prizes 1. 20% Discount off wedding - booked for 2010 or 2011 for food and drink. 2. Spa day for bride and mum. 3. Free cabaret night for 4 people

Bridal show - 12.00 Noon
Beautiful brides by Sue of Oldham. Closes 3pm

All wedding needs catered for by our stalls

Balloons, Photographers, Cakes, Flowers, Table Arrangements etc...

Manchester Rd, Heywood, OL10 2QD

01706 366137 • www.thebirchhotel.com

CELEBRATE YOUR BIRTHDAY - FREE CAKE • MEN PARTIES - MEN ATTENDS
FREE! BOOK A PARTY OF 10 OR OVER - ORGANISER GOES FREE

Appendix 25 Consultation Portal

The screenshot shows a web browser window displaying the Rochdale Borough Council Consultation Portal. The browser's address bar shows the URL: http://rochdale.limehouse.co.uk/portal/planning_policy/core_strategy/preferred_options_consultation?pointId=924054#document-924054. The page header includes the Rochdale Metropolitan Borough Council logo and the text "Consultation Portal". Navigation links include "Accessibility", "Rochdale MBC Homepage", and "Contact Us". A search bar and utility icons for "Login / Register", "Who Said What?", "Help", and "Print" are also present.

The main content area is titled "Core Strategy - Preferred Options - October 2009" and includes a "Foreword" section. The foreword text reads:

Rochdale borough is changing. With over a billion pounds of public and private sector investment planned over the next five years, we are transforming the borough into an exciting, thriving and progressive place where people will want to live, work and do business.

In planning the next 15 years, we will need to build on our strengths: our proximity to Manchester and the beauty of our countryside, the setting of our towns and their special character and distinctiveness, our rich heritage, and our superb commercial location next to four motorways and close to Manchester city centre. We need to face our challenges: the need to improve the range and quality of our jobs and housing, our population's health, the fabric of some of our older areas and the need to ensure we benefit from and contribute to the success of the Manchester city region. We also need to address the global challenge of climate change.

Our residents and businesses have clear views on how we should do this but not all agree on the best way forward. We have difficult choices to make. It can be difficult to agree for example how we balance economic, social and environmental aspirations and the needs of individual communities with those of the borough as a whole. Also, we need to balance our aspirations and policies at local level with national and regional objectives and policies.

Therefore, agreeing a planning framework to regenerate the Borough won't be easy.....but I am confident we can do it and make the Borough a more prosperous and greener place.....but only with the help and support of our partner agencies and services, infrastructure providers, businesses and the local community.

The left sidebar contains a navigation menu with the following items:

- Click on a section to view content
- Core Strategy - Preferred Options - October 2009
 - Foreword
 - 1 Introduction
 - 2 Spatial Portrait of the borough
 - 3 Our Spatial Vision for the borough
 - 4 Strategic Objectives
 - 5 Spatial Strategy
 - 6 Delivering a more prosperous economy (SO1)
 - 7 Creating successful and healthy communities (SO2)
 - 8 Improving design, image and quality of place (SO3)

The Windows taskbar at the bottom shows the Start button, several open applications (Microsoft Office Word, Adobe Reader), and the system clock displaying 11:21.

Appendix 26 Letter inviting Adjoining Authorities to a workshop



ROCHDALE
METROPOLITAN BOROUGH
COUNCIL

Adjoining Authorities

PLANNING AND REGULATION SERVICES

Peter Rowlinson BA (Hons) MSc MRTPI
Head of Planning and Regulation Services

STRATEGIC PLANNING SERVICE

Paul Simpson Dip TP. MRTPI
Strategic Planning Manager
PO Box 32, Telegraph House
Baillie Street, Rochdale, OL16 1JH

Tel: (01706) 924210

Fax: (01706) 924144

Email: strategic.planning@rochdale.gov.uk

Web: www.rochdale.gov.uk

Your ref:

Our Ref: LDF/CS/C/

Enquiries: Paul Simpson

Date: 19 May 2009

Dear first name,

**Core Strategy Preferred Options workshop with adjoining authorities.
Thursday 18th June 2009 at Telegraph House, Floor 2, Baillie Street, Rochdale,
OL16 1JH between 10am - 12pm.**

I am writing to invite you, and other strategic planning officers from adjoining authorities, to meet with us so we can provide you with information on our emerging Core Strategy Preferred Options and discuss consistency and support with your own LDF. Our intention is to:

- 8 Present the draft Preferred Options proposals and explain our spatial strategy for the future development of the borough.
- 9 Discuss cross boundary issues.
- 10 Identify any areas of potential joint interest or conflict between our emerging strategies and any necessary joint working.

Hopefully this session will help us to support each other and to contribute to our evidence base. The session is intended to be informal and we look forward to meeting you.

Please reply by telephone to Sohida Banu directly on 01706 924364 or email: Sohida.Banu@Rochdale.gov.uk by Monday 1st June 2009 to confirm your attendance. A programme will be distributed in due course.

Yours sincerely,

Paul Simpson

Paul Simpson
Strategic Planning Manager

Appendix 27 Letter inviting Councillors to a workshop



PLANNING AND REGULATION SERVICES

Peter Rowlinson BA (Hons) MSc MRTPI
Head of Planning and Regulation Services

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Tel: (01706) 924210
Fax: (01706) 924144
Email: strategic.planning@rochdale.gov.uk
Web: www.rochdale.gov.uk

Your ref:
Our Ref: LDF/CS/C/
Enquiries: Paul Simpson
Date: 22 May 2009

Dear Sir/Madam,

Invitation to the Core Strategy Preferred Options Councillors and Officer meeting to be held on Thursday 11th June 2009 at Rochdale Town Hall, The Esplanade, Rochdale, OL16 1EW 6.15pm – 8pm.

I would like to invite you to attend an informal consultation meeting on the Councils Preferred Options stage in preparing the Core Strategy. This meeting will provide an opportunity for you to be involved in the following:

- 8 Listening to the comments from the Issues and Options Public Consultation
- 9 To present the draft 'Preferred Options' and explain our spatial strategy for the borough
- 10 Seek your views on our policy approach before they are published

Refreshments will be provided.

Hopefully this session will prove useful to everyone and to contribute to our evidence base. The session is intended to be informal and we look forward to meeting you.

Please reply by telephone to Sohida Banu directly on 01706 924364 or email: Sohida.Banu@rochdale.gov.uk by Monday 1st June 2009 to confirm your attendance. A programme will be distributed in due course.

Yours sincerely,

Appendix 28 Letter inviting Stakeholders to a workshop



PLANNING AND REGULATION SERVICES

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Head of Planning and Regulation Services

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Tel: (01706) 924369

Fax: (01706) 924144

Email: strategic.planning@rochdale.gov.uk

Web: www.rochdale.gov.uk

Your ref:

Our Ref:

Enquiries: Paul Simpson

Date: 01 June 2009

Dear Sir/Madam,

**Core Strategy Preferred Options Stakeholder Workshop
Thursday 11th June 2009 at Rochdale Town Hall, The Esplanade, Rochdale, OL16
1AB**

Further to the letter my colleague, Sohida Banu, sent you on the 18 May 2009 inviting you to the above event; I enclose a draft agenda for your information (See overleaf). The event is intended to:

- 8 Present the draft 'Preferred Options' and explain our spatial strategy for the borough
- 9 Seek your views on our policy approach before they are published
- 10 Explore organisations' potential to assist in the delivery of the Core Strategy through infrastructure provisions and other support
- 11 Explore future working and liaison arrangements.

Refreshments and a buffet lunch will be provided at 12.30 pm. A map of the venue is attached.

Your views are very important to us and we look forward to meeting you soon. Unfortunately we can only accommodate one representative from each organisation. Key officers within the Council will also be attending.

Thank you if you have already responded but if not, please reply by telephone to Sohida Banu directly on 01706 924364 or email: Sohida.Banu@Rochdale.gov.uk at your earliest convenience to confirm your attendance.

Yours faithfully,

Paul Simpson

Strategic Planning Manager

Appendix 29 Consultation so far on the Preferred Options

Presentation	Date of meeting
Presentation at Township Meetings	
Rochdale Township	27 May 2009
Middleton Township	28 May 2009
Heywood Township	26 May 2009
Pennines Township	26 May 2009
Presentation to Local Strategic Partnership Board	01 June 2009
Presentation to Development Control Team and Single Management Team	15 May 2009
Presentation to Performance Board	18 May 2009
Meeting with Government Office Northwest	21 May 2009
Presentation to Rochdale Development Agency	23 September 2009 & 25 January 2010
Presentation to Housing Market Renewal	28 May 2009

Appendix 30 Press Release for extension

More chances to have your say on development plans for borough

Local residents are getting more chances to tell the council what they think about long-term development proposals drawn up for the area.

Rochdale Borough Council has identified broad locations for development over the next 15 years which form the 'preferred options' for a Core Strategy document. This will be the key part of the council's Local Development Framework under which planning decisions are made in future.

Public meetings were held last month, but because of growing interest in the proposals, particularly possible development outside the urban area, the council has extended the consultation deadline to 29 January 2010 and will host further meetings throughout January so that more people can have their say.

Councillor Irene Davidson, cabinet member for environment on Rochdale Borough Council, said: "This really is a really important chance for you to tell us what you think about where new developments – things like housing, industrial sites, retail and transport – should go over the coming years. Some of the proposals have been controversial so it's even more vital that as many residents as possible have their say and help shape the proposals before final decisions are made."

Public meetings in January

Rochdale Town Hall Reception Room	11 January, 6pm – 9pm
Coach House, Littleborough	11 January, 7.30 – 9pm
Butterworth Hall Community Centre, Milnrow	12 January, 8 – 9.30pm
Middleton Arena,	14 January, 6 – 9pm
Heywood Civic Centre,	21 January, 6.30 – 9pm

Please note that the 6pm meetings will not start until after 6.30pm, although access to the venue will be available from 6pm.

In Heywood and Middleton there is strong opposition to some specific proposals but the council's keen to make sure that as many people as possible find out about all the development plans across the borough and have an opportunity to have their say.

Councillor Davidson added: *"This is a borough-wide strategy so clearly some areas will have different roles to play than others in terms of what they're used for. I'm really keen that everyone looks at the plans overall as well as considering individual aspects. This is a chance to say what you do like about the ideas – as well as what you don't like."*

In Heywood, the main contentious issue is the proposal to release land in the green belt mainly for employment uses and the construction of a new link road between Hareshill Road and Junction 19 of M62. The proposals are part of a wider package of 'options' for South Heywood. The employment land is needed to help meet Regional targets for job needs up to 2026 and a new road link is proposed to connect Hareshill Road with Junction 19 to provide a satisfactory access alongside traffic management measures. At a previous public meeting local people expressed concern that some residents were unaware of the proposals so Peter Rowlinson, Head of Planning at the council promised that a further meeting should be held to ensure those residents have an opportunity to

attend. Planners will answer residents concerns about the extent of the land and in what circumstances it may be released,,the effect of the link road, how impact could be minimised and what planting and open space could be provided. Planners will explain the options that have been looked at and some further options for residents to consider.

In Middleton, planners are proposing that the council should consider identifying open land north of Langley as a possible area for development if needed to meet development needs in the long term, and if other sites have been developed. Residents in and around Langley have already met and many are opposed to further development and want to see the land included in the green belt. The option of releasing land at Bowlee for mixed uses which could assist the regeneration of Langley has also been raised in the Core Strategy Preferred Options.

In Rochdale, interest is expected in potential land release at Broad Lane for housing and areas where development and regeneration will be focussed. There is interest in how the Core Strategy should address the future of the Turner Brothers' site on Rooley Moor Road, Rochdale Town Centre, Canal Basin and HMR housing regeneration areas. New regeneration focus areas are identified including Castleton where a package of proposals for new jobs, housing and a canal marina would be supported.

Following a poor turnout at a previous public meeting held for Pennines Township area residents, new separate meetings have now been arranged in Milnrow and Littleborough This will be more convenient for residents and will allow those communities to talk to planners about what is proposed in those areas. A restriction on development in Littleborough has met with a mixed response, but some residents are keen on planners' proposals to support the visitor economy more. In Milnrow, residents are expected to comment on opportunities for regeneration linked to the Metrolink corridor, Kingsway and Milnrow town centre.

Appendix 31 Consultation period extension letter



PLANNING AND REGULATION SERVICES

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Tel: (01706) 92
Fax: (01706) 924144
Email: strategic.planning@rochdale.gov.uk
Web: www.rochdale.gov.uk

Your ref:
Our Ref: CS/PO consultation
Enquiries: Paul Lewis
Date: 02 December 2009

Dear Sir / Madam,

Rochdale Borough Core Strategy

Your opportunity to comment on Rochdale Borough's Core Strategy Preferred Options Report has been extended.

As you will be aware, Rochdale Council is consulting on its 'Preferred Options' for the Core Strategy. The Core Strategy will guide development and growth in the borough up to 2026 setting out much development we should plan for and where it should be located.

You may already have received an invitation to comment or you may have registered your interest since the consultation began in October. I am writing to let you know that the consultation period has been extended and that further public meetings have been scheduled.

The closing date for consultation was originally 7 December but **we have decided to extend the consultation period until 29 January 2010**. This is in response to growing interest from residents in some areas and because the delivery of the Council's Local Matters magazine which publicised the consultation and advertised a series of Township public meetings was not comprehensive in some areas. We have therefore decided to re-run the Township public meetings in January to give people the opportunity to find out more about the Core Strategy and discuss issues that they are interested in. As the extension to the deadline is primarily intended for the benefit of residents, those organisations who can meet the original deadline are encouraged to do so.

The dates of the meetings are as follows:

Rochdale

Rochdale Town Hall Reception Room, The Esplanade, **11 January**, 6pm – 9pm

Littleborough

Coach House, Lodge Street, **11 January**, 7.30 – 9pm

Milnrow

Butterworth Hall Community Centre, New Street, **12 January**, 8 – 9.30

Middleton

Middleton Arena, Corporation Street, **14 January**, 6 - 9pm

Heywood

Heywood Civic Centre, Wood Street, **21 January**, 6 – 9 pm

To look at, and comment on, the Core Strategy Preferred Options Report and its supporting documents on line go to:

8 www.rochdale.gov.uk/yourviews (and follow the links to Core Strategy Preferred Options consultation.)

We would like you, if possible, to use the consultation portal to make your comments. This will help us to manage all your comments, let you see what others have said, and keep you informed of progress.

If you have any difficulty in accessing, or commenting, on the documents or have any other queries please phone us on 01706 924210 or e mail us at ldf.consultation@rochdale.gov.uk

We look forward to receiving your comments.

Yours faithfully,

Paul Lewis
(Planning Officer)

Publication Draft

Appendix 32 Core Strategy Update letter



PLANNING AND REGULATION SERVICES

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Tel: (01706) 924376
Fax: (01706) 924144
Email: strategic.planning@rochdale.gov.uk
Web: www.rochdale.gov.uk

Your ref:
Our Ref:
Enquiries: Paul Lewis
Date: 2/07/2010

Dear consultee,

Rochdale Borough Core Strategy update – July 2010

I am writing to you because you commented, as an individual or organisation, on Rochdale Council's Core Strategy 'Preferred Options' report. The Core Strategy is the document that will guide development and growth in the borough over the next 10-15 years.

We promised to consider your comments and to keep you informed on progress.

We have made good progress with considering the many comments received and in making changes in response to these. We have been carrying out further studies to support changes or to answer objections, and are seeking to make the document clearer and to ensure it is fully consistent with government policy.

As you may know the new government has announced intended changes to the planning system that will have a direct impact on our work on the Core Strategy. The most important of these is the intention to abolish the Regional Spatial Strategies (RSS). The RSS for the North West has provided strategic policies and target figures for employment and housing development in the borough.

Because of this we need to review and amend our proposed strategy to ensure that it is still sound in this new policy context.

Our proposed timetable for producing the Core Strategy is therefore now as follows:

- We will ask the Council's 'Cabinet' in mid September to agree the revised Core Strategy for public consultation;
- Their decision will then need to be approved by full Council;
- We then hope to publish the Core Strategy in October / November. You will have 6 weeks to make any comments. At the same time we will publish a report with our responses to the points you made on the 'Preferred Options', and will provide other documents and evidence that supports our proposed strategy;
- We will then consider your comments and will make minor changes if needed;
- The Core Strategy will be then be submitted to the Secretary of State in December 2010, so it can be assessed for 'soundness', to ensure it is justified, effective and consistent with national and regional policy.

Outstanding objections will be considered by an independent government Inspector at an Examination in Public (EIP) in about mid 2011. If the Inspector finds that, subject to any changes they may recommend, the Core Strategy is sound, the Council hopes to finally adopt it in 2011.

The current documents and background information is available on our web site:

http://www.rochdale.gov.uk/environment_and_planning/planning/local_development_framework/main_ldf_policy_documents/ldf_-_core_strategy.aspx

If you have any queries about the process or the Core Strategy proposals, please contact us:

E-mail: strategic.planning@rochdale.gov.uk

Telephone: 01706 924210

Limehouse Software

Your comments were logged into our on-line consultation host (Limehouse). You were allocated with an account for this. However to use this account and utilise the benefits, you will need to provide us with an email address. If you are interested in this please email me on: paul.lewis@rochdale.gov.uk. You will then receive an email providing you with a username and password.

We would encourage you to view and log comments using Limehouse for future consultations. This will allow you to see what others have said and we can e-mail you about progress. Please note that only your name and comments will be shown.

Yours faithfully,

Paul Lewis

Planning Officer (Monitoring)

Appendix 33 Note to staff in libraries and customer service centres

**ROCHDALE CORE STRATEGY DEVELOPMENT PLAN DOCUMENT
PUBLICATION (PRE-SUBMISSION) DRAFT**

Information to Libraries/Customer Service Centres

This note is to inform you of the material being sent out in relation to the Consultation on the **Council’s published Core Strategy**. This is the document that will set the overall framework for new development in the Borough for the period up to 2026.

A period of public consultation on the Core Strategy will run for six weeks, from Monday 8th November – Thursday 23rd December 2010.

In accordance with legal requirements, it is necessary for the documents detailed below to be available for the public to view during the whole consultation period. We would be very grateful for your support yet again in doing this.

Could you please ensure that the leaflets available for the public to take away are in a prominent location.

DOCUMENTS FOR ‘DISPLAY’ ONLY:

You should have the following documents as ticked in the table below.

• The Publication Draft (pre-submission) Core Strategy	
• The Core Strategy Sustainability Appraisal	
• The Core Strategy Sustainability Appraisal – Executive Summary	
• The Core Strategy Background Paper – key evidence and supporting information	
• Habitats Regulations Assessment	
• Statement of Consultation	
• Report on Consultation on Preferred Options	
• Guidance note for completing the representation form, see below.	

DOCUMENTS SUPPLIED FOR MEMBERS OF THE PUBLIC TO TAKE AWAY:

• General Information / Publicity Leaflet	
• Leaflet explaining proposals in South Heywood	
• Representation Form	

If you require any further copies of any document or the leaflets, please contact (Keerpa Patel) on (01706 924210). If members of the public have any queries please direct them to us on the same number or e-mail paul.simpson@rochdale.gov.uk.

Many thanks,

Paul Simpson (Strategic Planning Manager (Planning and Regulation Services))

Appendix 34 Notification letter



PLANNING AND REGULATION SERVICES

Peter Rowlinson BA (Hons) MSc MRTPI
Head of Planning and Regulation Services

STRATEGIC PLANNING SERVICE

Paul Simpson Dip TP. MRTPI
Strategic Planning Manager
PO Box 32, Telegraph House
Baillie Street, Rochdale, OL16 1JH

Tel: (01706) 92

Fax: (01706) 924144

Email: strategic.planning@rochdale.gov.uk

Web: www.rochdale.gov.uk

Your ref:

Our Ref: Core Strategy/publication/let1

Enquiries: Keerpa Patel

Date: 5 November 2011

Dear Sir or Madam,

Rochdale Core Strategy Publication Draft (Pre-submission)

The Council has published its 'Core Strategy' which will set the overall framework for new development in the Borough for the period up to 2026.

As part of the preparation of this document, the Council has previously sought views on an Issues and Options Report and a Preferred Options Report.. The responses received, additional research and evidence, and the findings of a Sustainability Appraisal have all influenced the published version of the Core Strategy.

You are invited to make comments on whether the publication Core Strategy is 'sound'. By sound we mean,

- Does it follow government guidance
- Is it based on founded on good evidence
- Is the strategy justified having regard to other reasonable alternatives and is it deliverable.

Further information on 'soundness can be found on the Planning Inspectorate website

http://www.planning-inspectorate.gov.uk/pins/appeals/local_dev/dpd_procedure_guide_aug09.pdf

Comments should be made on the official representations form. A copy of this can be found on the Council's website www.rochdale.gov.uk/yourviews

Comments can be:

e-mailed to ldf.consultation@rochdale.gov.uk or

posted to the address at the top of this letter.

A paper copy of the form is also available on request and at places where the Core Strategy and supporting documents can be inspected.

The following documents are available in electronic format at www.rochdale.gov.uk/yourviews or can be viewed at the Planning and Regulation Services reception (see notice for address).

- The Publication Draft (pre-submission) Core Strategy
- The Core Strategy Sustainability Appraisal
- The Core Strategy Sustainability Appraisal – Executive Summary
- The Core Strategy Background Paper – key evidence and supporting information
- Habitats Regulations Assessment

Core Strategy Submission Statement of Consultation

- Statement of Consultation
- Report on Consultation on Preferred Options
- General Information / Publicity Leaflet
- Leaflet explaining proposals in South Heywood
- Representation Form

The Core Strategy and key supporting documents are also available at Council libraries and Customer Service Centres.

The consultation starts on 8 November 2010 and runs until 23 December. All comments must be received by 5pm on 23 December 2010. All comments will be available for public inspection and will not be treated as confidential.

Following the consultation period for representations, it is intended that the Core Strategy will be submitted to the Secretary of State in February 2011 along with the representations received. An examination into the Plan by an independent inspector in June 2011 will then consider whether the document is 'sound'. You should indicate on your representation form if you wish to attend the hearing.

If you have any questions on the Core Strategy or the consultation process, please do not hesitate to contact a member of the Strategic Planning Team on 01706 924210.

Yours faithfully,,

Paul Simpson

Strategic Planning Manager

Appendix 35 Letter to Hareshill Road residents



PLANNING AND REGULATION SERVICES

Peter Rowlinson BA (Hons) MSc MRTPI
Head of Planning and Regulation Services

STRATEGIC PLANNING SERVICE

Paul Simpson Dip TP. MRTPI
Strategic Planning Manager
PO Box 32, Telegraph House
Baillie Street, Rochdale, OL16 1JH

Tel: (01706) 924210

Fax: (01706) 924144

Email: strategic.planning@rochdale.gov.uk

Web: www.rochdale.gov.uk

Your ref:

Our Ref: Core Strategy/publication/le2

Enquiries: Keerpa Patel

Date: 5 November 2011

Dear Sir or Madam,

Rochdale Core Strategy Publication Draft (Pre-submission)

The Council has published its 'Core Strategy' which will set the overall framework for new development in the Borough for the period up to 2026. Within South Heywood, the Core Strategy includes a package of proposals which involves the development of employment, housing and community uses and a new link road from Hareshill Road to M62. The proposals are indicative at this stage but properties in the vicinity of Hareshill Road have been sent this letter and explanatory leaflet. Other residents in South Heywood who have previously submitted comments on the proposals will receive a similar letter and leaflets will be distributed in the area early next week to explain the proposals and how to comment (see also below).

As part of the preparation of this document, the Council has previously sought views on an Issues and Options Report and a Preferred Options Report. The responses received, additional research and evidence, and the findings of a Sustainability Appraisal have all influenced the published version of the Core Strategy.

You are invited to make comments on whether the publication Core Strategy is 'sound'. By sound we mean,

- Does it follow government guidance
- Is it based on founded on good evidence
- Is the strategy justified having regard to other reasonable alternatives and is it deliverable.

Further information on 'soundness can be found on the Planning Inspectorate website

http://www.planning-inspectorate.gov.uk/pins/appeals/local_dev/dpd_procedure_guide_aug09.pdf

Comments should be made on the official representations form. A copy of this can be found on the Council's website www.rochdale.gov.uk/yourviews

Comments can be:

e-mailed to ldf.consultation@rochdale.gov.uk or
posted to the address at the top of this letter.

A paper copy of the form is also available on request and at places where the Core Strategy and supporting documents can be inspected.

The following documents are available in electronic format at www.rochdale.gov.uk/yourviews or can be viewed at the Planning and Regulation Services reception (see notice for address).

Core Strategy Submission Statement of Consultation

- The Publication Draft (pre-submission) Core Strategy
- The Core Strategy Sustainability Appraisal
- The Core Strategy Sustainability Appraisal – Executive Summary
- The Core Strategy Background Paper – key evidence and supporting information
- Habitats Regulations Assessment
- Statement of Consultation
- Report on Consultation on Preferred Options
- General Information / Publicity Leaflet
- Leaflet explaining proposals in South Heywood
- Representation Form

The Core Strategy and key supporting documents are also available at Council libraries and Customer Service Centres.

The consultation starts on 8 November 2010 and runs until 23 December. All comments must be received by 5pm on 23 December 2010. All comments will be available for public inspection and will not be treated as confidential.

Following the consultation period for representations, it is intended that the Core Strategy will be submitted to the Secretary of State in February 2011 along with the representations received. An examination into the Plan by an independent inspector in June 2011 will then consider whether the document is 'sound'. You should indicate on your representation form if you wish to attend the hearing.

If you have any questions on the Core Strategy or the consultation process, please do not hesitate to contact a member of the Strategic Planning Team on 01706 924210.

Yours faithfully,,

Paul Simpson

Strategic Planning Manager

Appendix 36 Letter to South Heywood businesses



PLANNING AND REGULATION SERVICES

Peter Rowlinson BA (Hons) MSc MRTPI
Head of Planning and Regulation Services

STRATEGIC PLANNING SERVICE

Paul Simpson Dip TP. MRTPI
Strategic Planning Manager
PO Box 32, Telegraph House
Baillie Street, Rochdale, OL16 1JH

Tel: (01706) 924210

Fax: (01706) 924144

Email: strategic.planning@rochdale.gov.uk

Web: www.rochdale.gov.uk

Your ref:

Our Ref: Core Strategy/publication/le2

Enquiries: Paul Simpson

Date: 26 November 2011

Dear Sir,

**Rochdale Core Strategy Publication Draft (Pre-submission)
Hareshill Road to J19 M62 link road**

I'm writing to inform you about our proposals for the South Heywood area. These include a Heywood Southern Relief Road that will connect Hareshill Road to J19 of the M62.

These proposals are contained in the Council's 'Core Strategy' that will set the overall framework for new development in the Borough up to 2026. The proposals for South Heywood include the development of employment, housing and retail that will assist funding the new link road from Hareshill Road to the M62.

The Council considers that the proposed link road will benefit businesses in the area by providing more direct access to the M62 from the Pilsworth Road area. It will reduce the journey distance and time for vehicles travelling to and from the east on the M62. Overall we estimate it could save a total of 2 million HGV kilometres a year for businesses in the area.

We are now consulting the public on the Core Strategy. A Planning Inspector will consider at an Examination in Public next summer all the objections, and representations in support, that we receive. A number of local residents are opposed to the proposals.

It is important that if you agree that the Heywood Southern Relief Road, proposal 3a under policy T1 'Delivering sustainable transport' (page 111), will provide improved access for businesses in the area that you take the opportunity to register your support. There may also be some other aspects of the Core Strategy you wish to comment on.

For your information I enclose:

- A leaflet about the proposals
- A diagram showing the impact on traffic flows
- A representation form (a copy of this can be found on the Council's website www.rochdale.gov.uk/yourviews)

Please could you therefore consider our proposals and tell us whether you think our proposals are 'sound'. By sound we mean:

- Does it follow government guidance
- Is it based on good evidence
- Is the strategy justified having regard to other reasonable alternatives and is it deliverable.

Further information on 'soundness' can be found on the Planning Inspectorate website
http://www.planning-inspectorate.gov.uk/pins/appeals/local_dev/dpd_procedure_guide_aug09.pdf

Comments can be e-mailed to ldf.consultation@rochdale.gov.uk or posted to the address at the top of this letter.

For further information, the following supporting documents are available in electronic format at
www.rochdale.gov.uk/yourviews or can be viewed at the Planning and Regulation Services reception.

- The Publication Draft (pre-submission) Core Strategy
- The Core Strategy Background Paper – key evidence and supporting information
- General Information / Publicity Leaflet
- Leaflet explaining proposals in South Heywood
- A transport assessment into the impact of the road, the operation of J19 and opportunities for sustainable transport.

The consultation runs until 23 December. All comments must be received by 5pm on 23 December 2010. All comments will be available for public inspection and will not be treated as confidential.

Following the consultation period for representations, it is intended that the Core Strategy will be submitted to the Secretary of State in February 2011 along with the representations received. An examination into the Plan by an independent inspector in June 2011 will then consider whether the document is 'sound'. You should indicate on your representation form if you wish to attend the hearing.

If you have any questions on the Core Strategy or the consultation process, please do not hesitate to contact me or a member of the Strategic Planning Team on 01706 924210.

Yours sincerely,

Paul Simpson
Strategic Planning Manager

Appendix 37 Exhibition boards

Rochdale's Core Strategy

Your last chance to have your say on our plan for the next 15 years

Our Vision for Rochdale borough is...

Rochdale growing stronger and more prosperous through ambition and co-operation – A place of choice.

To deliver this Vision we need to:

- Deliver more quality homes and jobs
- Improve the image and environment of the borough
- Create more attractive and vibrant town centres
- Do our bit to tackle climate change
- Make it easier to travel in and around the borough
- Help improve health and education

With your help we have produced our strategy to achieve all this.

This is your last chance to comment before we submit it to the government. Please look at the proposals, pick up a leaflet and tell us what you think by 23 December 2010.

Our plan for the Borough

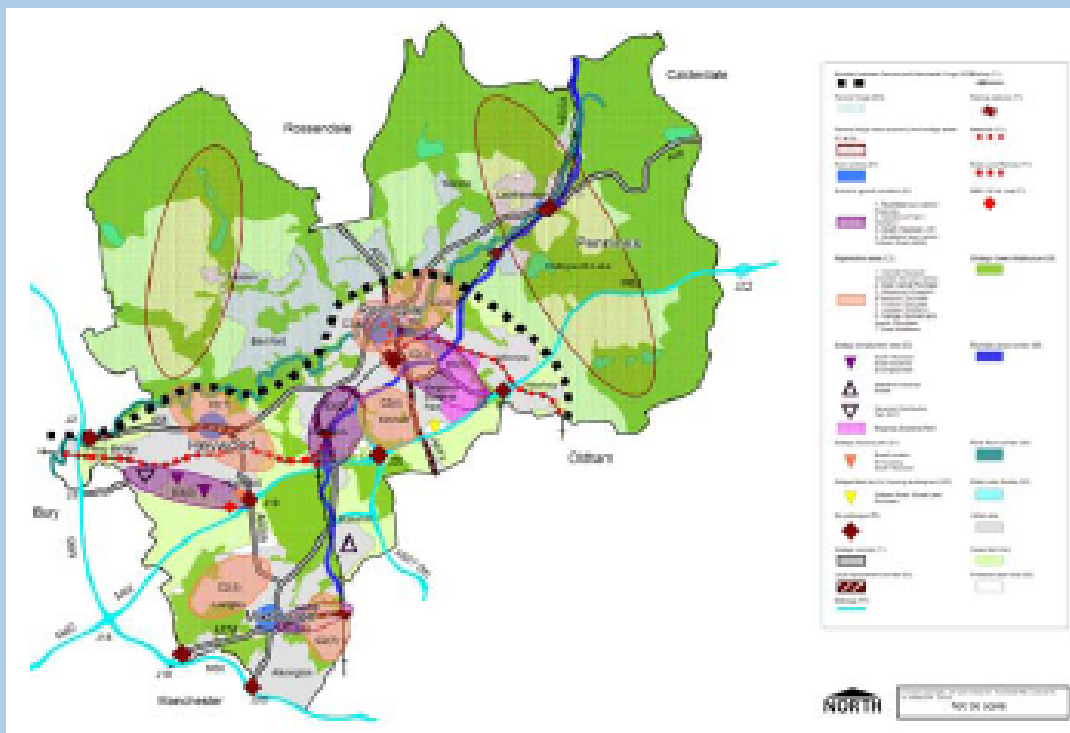
North of the Borough

In the Pennine fringes, in the north of the borough, we will promote a scale of new housing, employment and commercial development appropriate to the accessibility and character of the local area. We will focus investment, development and improvements on:

- Littleborough town centre;
- Pennine gateways, river and canal corridors and reservoirs;
- Key development sites; and
- The Pennine fringe visitor and rural economy.

Across the borough we will:

- Deliver more homes and jobs in the right places
- Improve the image of the borough focussing on town centres, along main roads and at gateways
- Protect the Green Belt and open land outside the urban area but with limited release to meet the need for more homes and jobs
- Make more of the River Roch as a feature and asset
- Improve the Canal corridor with attractive canal side developments
- Promote sustainable development and a greener environment and address climate change
- Improve public transport and road links

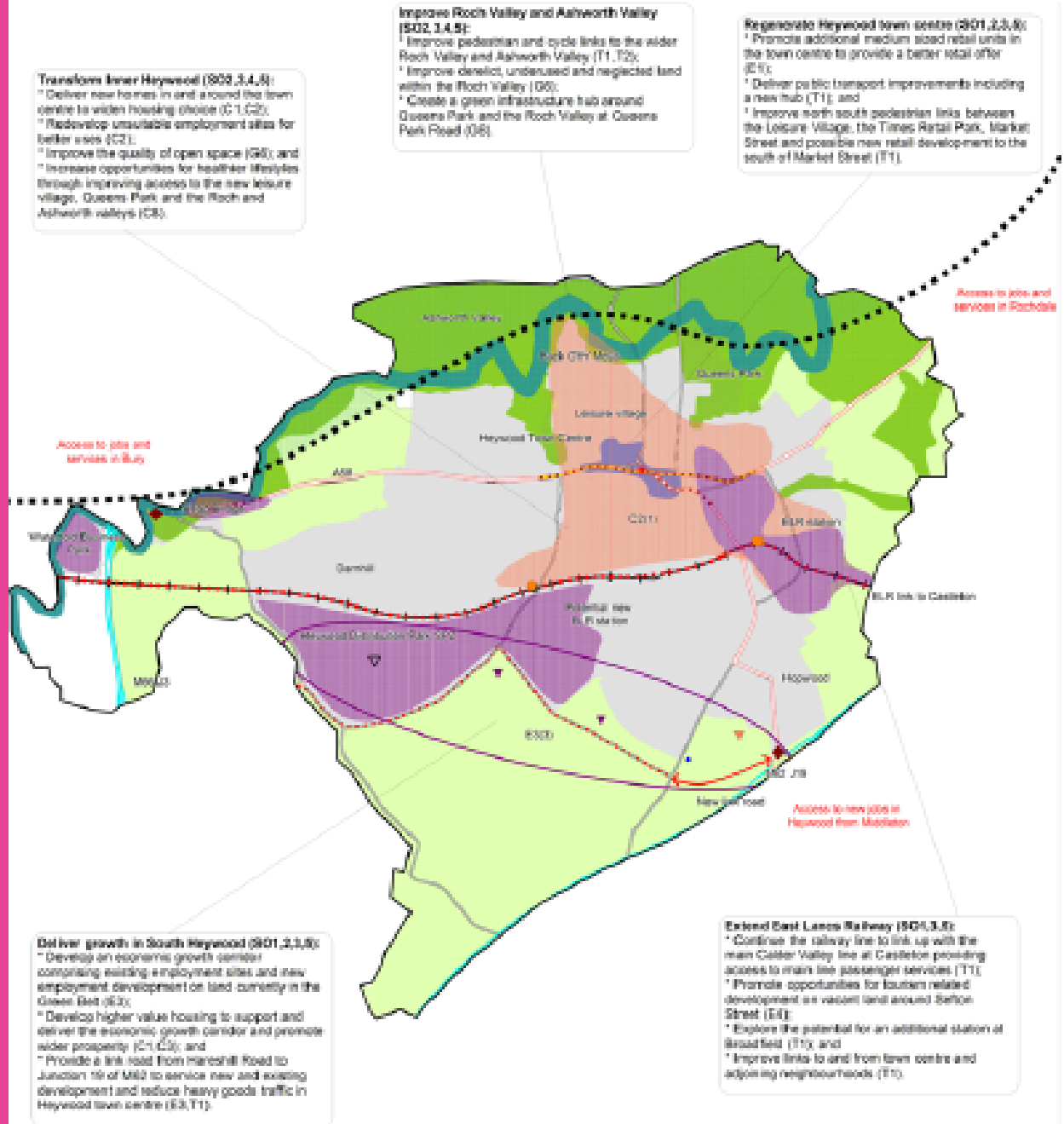


South of the Borough

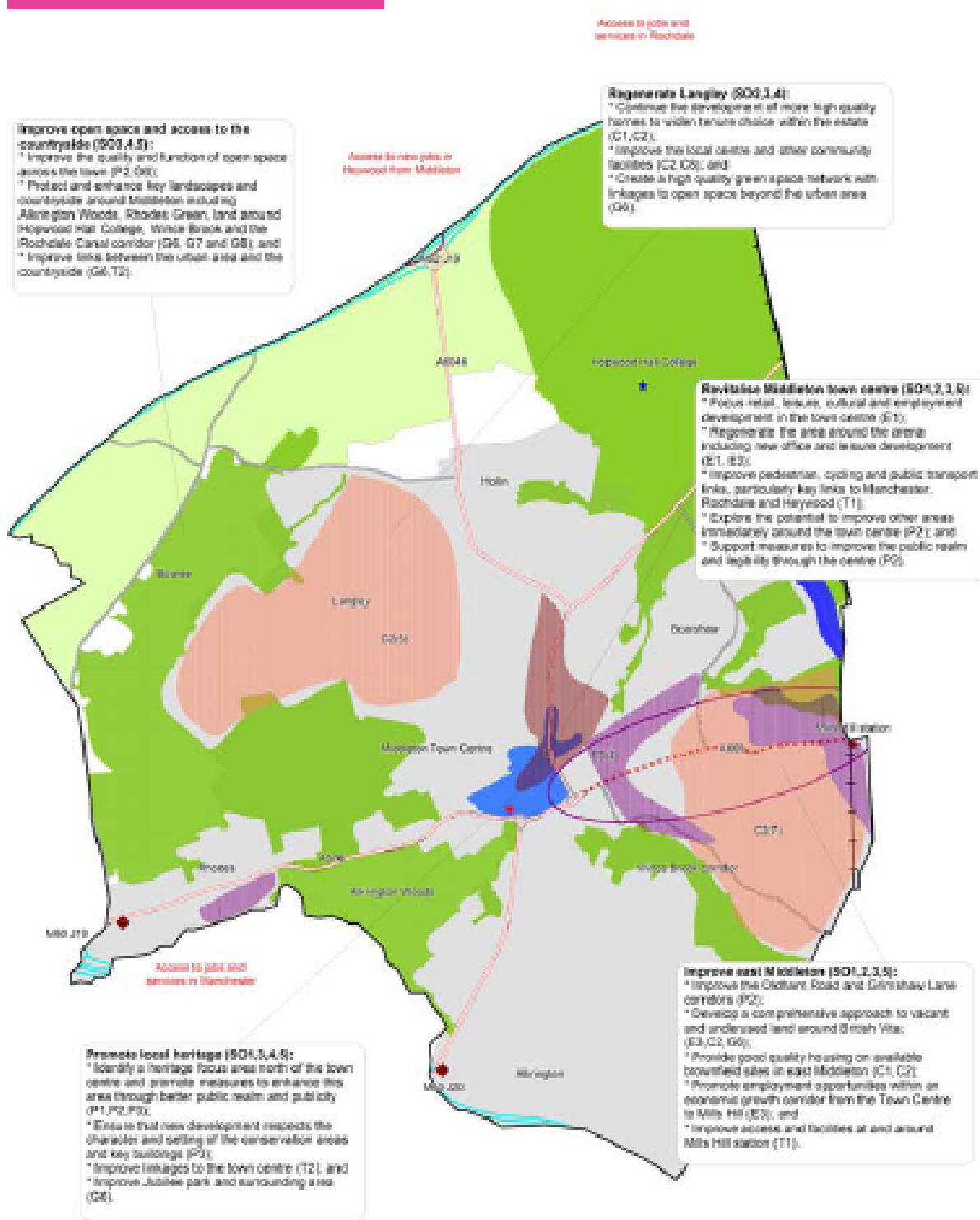
In the Manchester fringe, in the south of the borough, we will deliver most new housing, employment and commercial development, where it will have good access to existing facilities and infrastructure, the motorway corridor, public transport facilities and the wider Greater Manchester city region. We will focus investment, development and improvements on:

- Rochdale, Heywood and Middleton town centres;
- Economic growth corridors;
- Regeneration areas; and
- Key corridors and gateways.

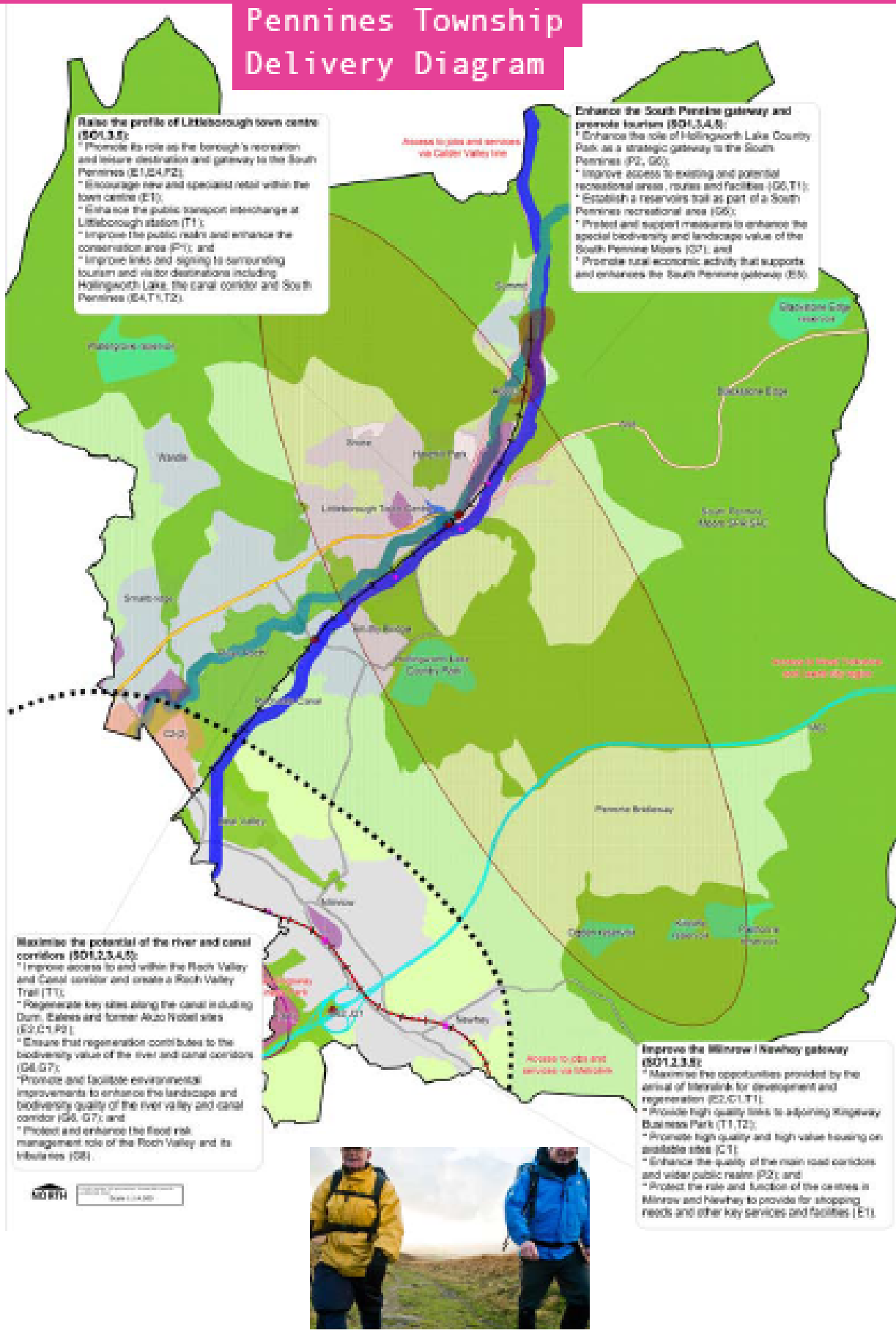
Heywood Township Delivery Diagram



Middleton Township Delivery Diagram



Pennines Township Delivery Diagram



Raise the profile of Littleborough town centre (SD1.3.5):

- Promote its role as the borough's recreation and leisure destination and gateway to the South Pennines (E1, G4, F2);
- Encourage new and specialist retail within the town centre (E1);
- Enhance the public transport interchange at Littleborough station (T1);
- Improve the public realm and enhance the conservation area (F1); and
- Improve links and signage to surrounding tourism and visitor destinations including Hollingworth Lake, the canal corridor and South Pennines (E4, T1, T2).

Enhance the South Pennine gateway and promote tourism (SD1.3.4.5):

- Enhance the role of Hollingworth Lake Country Park as a strategic gateway to the South Pennines (F2, G5);
- Improve access to existing and potential recreational areas, routes and facilities (G5, T1);
- Establish a reservoirs trail as part of a South Pennines recreational area (G5);
- Protect and support measures to enhance the special biodiversity and landscape value of the South Pennine Moors (G7); and
- Promote rural economic activity that supports and enhances the South Pennine gateway (E5).

Maximise the potential of the river and canal corridors (SD1.2.3.4.5):

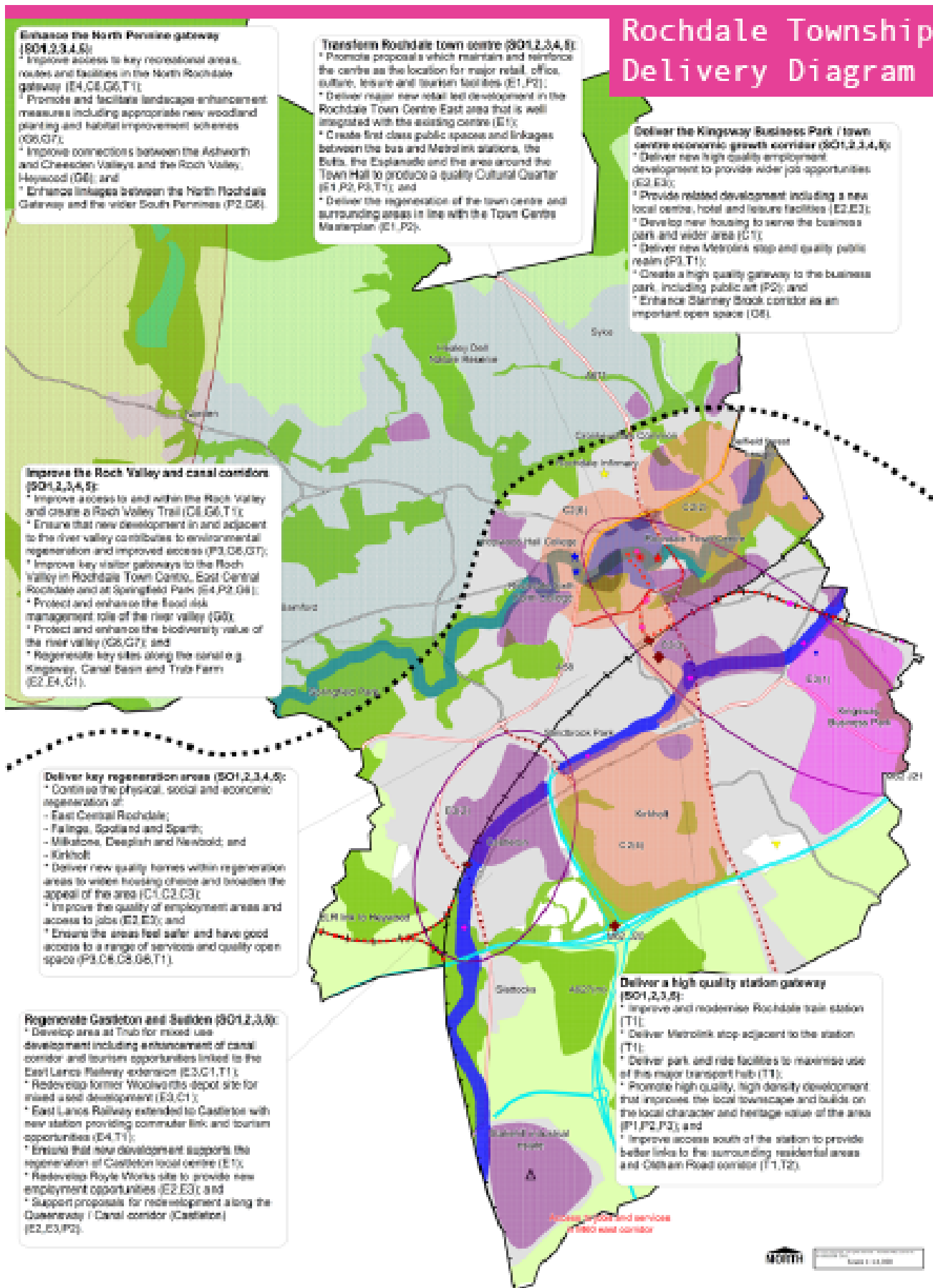
- Improve access to and within the Roch Valley and Canal corridor and create a Roch Valley Trail (T1);
- Regenerate key sites along the canal including Darn, Eaters and former Auzo Riball sites (E2, C1, F2);
- Ensure that regeneration contributes to the biodiversity value of the river and canal corridors (G6, G7);
- Promote and facilitate environmental improvements to enhance the landscape and biodiversity quality of the river valley and canal corridor (G6, G7); and
- Protect and enhance the flood risk management role of the Roch Valley and its tributaries (G8).

Improve the Mills and Newhey gateway (SD1.2.3.5):

- Maximise the opportunities provided by the arrival of Metrolink for development and regeneration (C2, C1, T1);
- Provide high quality links to adjoining Kingsway Business Park (T1, T2);
- Promote high quality and high value housing on suitable sites (C1);
- Enhance the quality of the main road corridors and wider public realm (F2); and
- Protect the role and function of the centres in Mills and Newhey to provide for shopping needs and other key services and facilities (E1).



Rochdale Township Delivery Diagram



Appendix 38 General Core Strategy leaflet



To find out more and how the plan may affect you

You can look at the Publication Draft Core Strategy and its supporting documents:

- on-line at www.rochdale.gov.uk/yourviews
- at all Council Customer Service Centres and libraries, or
- at the Planning Reception, Floor 1, Telegraph House, Bailie Street, Rochdale

You can talk to us on the helpline 01706 924210

You can find out more at our exhibitions:

Where you can see the full plan and background documents, and find out more about how to submit your comments. The exhibitions will be staffed for limited time periods (see below) and you should come at those times if you want to ask any questions.

Exhibitions – locations and dates.

Rochdale
Wheatheaf Library, Rochdale
15 November – 26 November
Staffed - Monday 22 November 2010, 1.00 - 7.00pm

Haywood
Phoenix Centre, Haywood
15 November – 26 November
Staffed - Wednesday 24 November 2010, 1.00 - 8.00pm

Littleborough
Littleborough Library
29 November – 4 December
Staffed - Monday 29 November 2010, 2.00 - 7.00pm

Middleton
Middleton Arena
29 November – 3 December
Staffed - Wednesday 1 December 2010, 1.00 - 7.00pm

Please tell us what you think by 23 December 2010

If you want your views to be considered you must put your comments in writing, preferably on a representation form, to reach us by the end of 23 December 2010.

Please use a separate representation form for each policy, or part of the strategy, you wish to object to or support. It's also important you tell us what you support in the plan.

You can download a form at www.rochdale.gov.uk/yourviews and E-mail it to us at ldf.consultation@rochdale.gov.uk

Or get a form from all libraries and information points and send it to us at: Strategic Planning Service, Rochdale Borough Council, Telegraph House, OL16 1JH

The next steps

A few weeks after the consultation has ended we will submit the Core Strategy to the government along with your comments.

They will appoint an independent Planning Inspector to consider the plan and your comments at an Examination in Public (EIP) in 2011 to decide if the Core Strategy is 'sound'.

If you want this information in large print, Braille, audio or in another language call 01706 924210.



Rochdale's Core Strategy

"Your last chance to have your say on our plan for the next 15 years"

We have now produced our Publication Draft Core Strategy which is to be submitted to the government early next year. However before we do this we need to know what you think of it. You need to tell us if you think the plan is 'sound'. By 'sound' we mean:

- Does it follow government guidance?
- Is it based on clear and good evidence?
- Is it justified and does it deliver the place you want?

Last year we asked you what you thought about our 'Preferred Options'. The comments you gave, along with new evidence, have been used to produce this Publication Draft Core Strategy. This sets out our vision, objectives, strategy and policies for the borough for the next 15 years. It shows where we will provide new jobs and homes, how we will improve our town centres, image and environment and how we will make it easier to travel in and around the borough.

You have until the 23 December 2010 to tell us if you think the Core Strategy is 'sound'.

Heywood:

- Deliver an economic growth corridor in south Heywood covering existing employment areas with release of some Green Belt land to provide more jobs, houses and local services
- Construct a new link road from Pilsworth Road to the M62 to improve access for industrial traffic
- Improve Heywood town centre with more and better shops, traffic management and improved access to surrounding areas
- Improve central Heywood with better housing and redevelopment of run down sites
- Extend the East Lancs Railway to Castleton to create a passenger rail link and promote tourism
- Promote use of and improve routes to the Roch Valley and Ashworth Valley

North of the borough

In the Pennine fringe, in the north of the borough, we will promote a scale of new housing, employment and commercial development appropriate to the accessibility and character of the Pennine fringes. We will focus investment, development and improvements on:

- Littleborough town centre;
- Pennine gateways, river and canal corridors and reservoirs;
- Key development sites; and
- The Pennine fringe visitor and rural economy.

Pennines:

- Protect and enhance the countryside and water features as key assets and to promote tourism and the rural economy
- Promote sustainable tourism focussed on South Pennine Gateway and Hollingworth Lake Country Park
- Regenerate canal side sites (Eales, Durn and Akkoz) and improve use of the canal
- Promote Littleborough town centre as a key service centre for the Pennine gateway
- Promote development opportunities in Milnrow and Newhey along the metrolink corridor and at key gateways e.g. the metoway

Key actions across the borough:

- Deliver more homes and jobs in the right places
- Improve the image of the borough focussing on town centres, along main roads and at gateways
- Protect the Green Belt and open land outside the urban area but with limited release to meet the need for more homes and jobs
- Make more of the River Roch as a feature and asset
- Improve the Canal corridor with attractive canal side developments
- Promote sustainable development and a greener environment and address climate change
- Improve public transport and road links

South of the borough

In the Manchester fringe, in the south of the borough, we will deliver most new housing, employment and commercial development, where it will have good access to existing facilities and infrastructure, the motorway corridor, public transport facilities and the wider Greater Manchester city region. We will focus investment, development and improvements on:

- Rochdale, Heywood and Middleton town centres;
- Economic growth corridors;
- Regeneration areas; and
- Key corridors and gateways.

Our objectives:

- To deliver a more prosperous economy
- To create successful and healthy communities
- To improve design, image and quality of place
- To promote a greener environment
- To improve accessibility and deliver sustainable transport

Middleton

- Continue to regenerate the wider town centre by redeveloping run down sites, making it more attractive and providing more jobs.
- Build more new homes in Langley with improvements to the local centre, community facilities and open space
- Promote regeneration in East Middleton particularly the Oldham Road and Grimshaw Lane corridors and the area around Mills Hill station and British Vita
- Enhance and promote heritage assets around the town centre.
- Protect and enhance key landscapes and countryside around Middleton

Rochdale:

- Major regeneration of Rochdale town centre with more and better shops, offices, public spaces, facilities and transport links
- Focus on new homes and regeneration in the inner areas of Rochdale and in Kirkhott
- Release land between Oldham Road and Broad Lane for housing when needed
- Deliver an economic growth corridor, linking the town centre, station, Canal Basin, Oldham Road and Kingsway as a focus for major employment growth and development
- Develop Rochdale Station area as a major gateway with metrolink stop, park and ride, and mixed use development
- Deliver a Sudden to Castleton economic growth corridor to provide new homes and jobs, regenerate the centre of Castleton and maximise tourism and transport opportunities
- Promote sustainable tourism in the Rochdale Pennine Gateway

Boundary between Pennine and Manchester Fringe	Keygate Business Park	Old Rochdale
Pennine Fringe	Strategic housing site	Urban area
Pennine Fringe regeneration and heritage area	Development area for housing development (Green Belt release)	Green Belt
Green Belt	Waterway	Protected open land
Metrolink	Railway	Township boundaries
Economic growth corridors	Metrolink	
Regeneration areas	M62 J10 Link road	
Economic development area	Strategic employment area	
Heritage assets	Strategic employment area	
	Heritage assets	

Appendix 39 Heywood Core Strategy Leaflet

Do you support these benefits for Heywood? If so please tell us.

A link road that takes traffic away from existing homes and improves the living conditions for many residents in south Heywood	✓✓
More good quality housing that supports the regeneration of the town and provision of local facilities, and makes Heywood a more attractive and popular place to live	✓✓
Proposals that make Heywood much more accessible and, with more employment land, a great location for business	✓✓
More and better jobs that create a more prosperous town	✓✓
An attractive and well designed gateway development that protects the amenity and quality of life of existing residents and improves the image of the whole town	✓✓

What's proposed and why?

How do I get more information?

What'll be the impact?

How can I have my say?

More and better homes and jobs planned for Heywood

This is YOUR chance to tell us, and the Planning Inspector, what YOU think of our plans.

You have until the 23 December 2010 to tell us what you think

How can I find out more?

You can look at the full Publication Draft Core Strategy and its supporting documents:

- on-line at www.rochdale.gov.uk/yourviews
- at The Phoenix Centre and Heywood library, or
- at the Planning Reception, Floor 1, Telegraph House Baillie Street, Rochdale

Or see our exhibition at:
The Phoenix Centre, Heywood, 15 November – 26 November (open 8.00 am to 8.00 pm Mon – Fri) where you can see the Core Strategy and its supporting documents.

The exhibition will be staffed on 24 November between 1.00pm and 8.00pm for anyone who wants guidance on the documentation and how to submit their comments.

Or you can talk to us on our helpline on 01706 924210

How can I have my say?

If you want your views to be considered you must put your comments in writing, preferably on a representation form, to reach us by the end of 23 December 2010.

Please use a separate representation form for each policy, or part of the plan, you wish to object to or support.

You can download a form at: www.rochdale.gov.uk/yourviews and E-mail it to us at ldf.consultation@rochdale.gov.uk

Or get a form from any library or information point and send it to us at Strategic Planning Service, Rochdale Borough Council, Telegraph House, OL16 1JH

The next steps

A few weeks after the consultation has ended we will submit the Core Strategy to the government along with your comments. They will appoint an independent Planning Inspector to consider the plan and your comments at an Examination in Public (EIP) in 2011, and then decide if the Core Strategy is 'sound'.

If you want this information in large print, Braille, audio or in another language call 01706 924210.

The Council has some major proposals for south Heywood that could bring lots of benefits to the whole of the town, such as:


- More and better jobs
- More high quality executive housing
- Better access to employment areas
- Less traffic going through the town
- A more prosperous town, with a better image and better future.

So far we have had opposition from many Heywood residents, but a mixed response from elsewhere, when we consulted on this last year.

The proposals form part of our Publication Draft Core Strategy - this is the plan that sets out the Council's strategy for the development of the borough over the next 15 years. We will submit it to the government early next year for a Planning Inspector to decide if the proposals are 'sound'.

To find out what we propose and to get the answers to some of your big questions about south Heywood - see over.

There are many other proposals for Heywood and the rest of the borough. See the back page for how to find out more and how to have your say.



South Heywood - What's proposed, why, and what's the impact?

The plan shown is broadly 'indicative' of what is possible. It is not the final scheme and details may change.

The Core Strategy proposes the principle of an 'economic growth corridor' between Pilsworth Road and J19 of the M62. It shows a broad location for the limited release of land from the Green Belt for development. It does not allocate sites or show a new boundary for the Green Belt.

We will publish more details in a draft Allocations Development Plan Document (DPD) in 2012. Developers will follow this with a planning application. You will be able to comment on both of these.

Green Belt amended (policy G4)

- Release of about 50-55 hectares of agricultural land from the Green Belt

Why?

- Insufficient deliverable supply of land for housing and employment in the urban area

What's the impact?

- The Green Belt gap between Heywood and Middleton at its narrowest point stays the same
- Although about 12% of the Green Belt will go its strategic role will be kept
- The agricultural land is not high quality nationally and its loss can be justified
- An ecology study has shown the land has limited ecological value
- Semi rural character of the wider area will be retained
- No further Green Belt release is proposed up to 2026

Improve Hareshill Road

- Widen Hareshill Road to 7.3m and resurface

Why?

- So that it's suitable for additional HGV traffic

What's the impact?

- No demolition of homes required but owners could sell by agreement if they wish

More and better jobs (policy E3)

- Provide about 30 hectares of land for distribution, manufacturing and commercial development

Why?

- Studies have shown a need for more employment land in the borough
- The supply of land for warehouse development on Kingway is now reducing
- It's an attractive location for business with good access to the M62/M60/M66

What's the impact?

- Increase choice, range and quality of jobs for Heywood and Middleton residents
- Around a 1000 extra jobs created for local people
- It will help attract and retain more, younger and prosperous residents and increase the prosperity of the town

More quality homes (policy C2)

- Build around 520 high quality family and larger executive homes with attractive open space and landscaping
- No employment development in these areas
- Additional school places and other services will be provided as required

Why?

- To increase the number of homes built in the borough and reverse population decline in Heywood
- To widen housing choice in the town to help attract and retain more high income residents
- To help fund and deliver the wider scheme

What's the impact?

- Some residents open views will be lost but the amenity of existing homes will be protected
- It will further promote Hopwood as desirable residential location

A new link road (policy T1)

- Build a single carriageway link road between Hareshill Road and J19 of the M62 to provide better access to the Pilsworth Road area to support employment development in that area
- It will not be a dual carriageway. It will be designed to discourage traffic short cutting between the M66 and M62. There will be screening to protect housing from noise.
- It could be built in the next 5 years as part of the proposed housing development.

Why?

- There's already a lot of traffic from major employment on Pilsworth Road and Hareshill Road
- To come and go east from Pilsworth Road onto the M62 traffic has to go by the M66, this adds 5 miles to each trip
- Residents have complained about traffic, particularly HGVs, short cutting through Heywood

What's the impact? It is forecast to:

- Not carry as much traffic as Middleton Road does at the moment
- Remove at least 20% of traffic from Middleton Road and Coronation Avenue
- Serve the local area and be designed not to encourage more through traffic
- Make more effective use of J19 to reduce HGV miles and minimise fuel consumption and emissions
- Overall reduce air and noise pollution close to existing housing. The road and development design will screen new and existing housing from the link road and the M62.

More sustainable transport (policies T1 & T2)

- Provide bus services along the link road
- Possible new station for East Lancs Railway passenger services
- Travel Plans and other measures for large employers

Why?

- Provide alternative transport to private cars

What's the impact?

- Reduce the environmental impact of road traffic

A local shop (policy E1)

- Provide a small to medium sized local food shop

Why?

- To meet local convenience shopping needs
- No shops in the immediate area

What's the impact?

- It's size will be restricted so it doesn't attract customers from a wider area or harm the town centre



Appendix 40 Representation form



Rochdale's Core Strategy Publication Stage Representation Form

Please return this form to Rochdale Council's Strategic Planning Service by **23 December 2010**.

Post to: Strategic Planning Service, PO Box 32, Telegraph House, Baillie Street, Rochdale, OL16 1JH

Email to: LDF.consultation@rochdale.gov.uk

This form has two parts –

Part A – Personal Details

Part B – Your representations(s). Please fill in a separate sheet for each representation you wish to make

In order to ensure that the scope and content of your representations on the Publication Core Strategy is restricted to issues of soundness and legal compliance, **you are requested to make your representation on this official form that has been specifically designed to assist you in making your representation.**

The Planning Inspectorate has issued guidance entitled 'Local Development Frameworks – Examining Development Plan Documents: Procedural Guidance' (August 2009). In the Annex to this document (page 42) the guidance provides advice on the scope and content of representations which can be made during consultation on the Publication Core Strategy. This document can be found on the Planning Inspectorate's web site using the following link:

http://www.planning-inspectorate.gov.uk/pins/appeals/local_dev/dpd_procedure_guide_aug09.pdf

Part A

1. Personal Details*	2. Agent's Details (if applicable)
----------------------	------------------------------------

** If an agent is appointed, please complete only the Title, Name and Organisation*

Boxes below but complete the full contact details of the agent in 2.

Title		
First Name		
Last Name		
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1		
Address Line 2		
Address Line 3		
Address Line 4		
Post Code		
Telephone Number		
E-mail Address (where relevant)		

Signature

Date

Part B – Please use a separate sheet for each representation

Name or Organisation:

3. To which part of the Core Strategy does this representation relate?

Page number:

Policy / Proposal:

4. Do you consider the Core Strategy is:

4.(1) Legally compliant Yes No

4.(2) Sound* Yes No

****The considerations in relation to the Core Strategy being ‘Sound’ are explained in Planning Policy Statement 12 and the additional guidance for completing this representation form.***

*If you have entered **No** to 4.(2), please continue to Q5. In all other circumstances, please go to Q6.*

5. Do you consider the Core Strategy is unsound because it is not:

(1) Justified

(2) Effective

(3) Consistent with national policy

6. Please give details of why you consider the Core Strategy is not legally compliant or is unsound. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Core Strategy, please also use this box to set out your comments.

(Continue on a separate sheet if necessary)

7. Please set out what change(s) you consider necessary to make the Core Strategy legally compliant or sound, having regard to the test you have identified at 5 above where this relates to soundness. You will need to say why this change will make the Core Strategy legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be precise as possible.

(Continue on a separate sheet if necessary)

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage. Please be as precise as possible.

After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

8. If your representation is seeking a change, do you consider it necessary to participate at the oral part of the examination?

- No**, I do not wish to participate at the oral examination
- Yes**, I wish to participate at the oral examination

9. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

Equal Opportunities Monitoring

We want to ensure that we find out the views of all groups in the community. Please help us to do this by filling in the form below. It will be separated from the above reply and will not be used for any purpose other than monitoring.

Please put an X in the appropriate boxes

Do you live in the Borough?	Yes	Are you:	Male	
	No		Female	

Age Group	Under 18	Are you registered disabled	Yes	
	18 – 60		No	
	Over 60			

My cultural / ethnic origin is:				
White		Asian or British Asian		
White British		Bangladeshi	Pakistani	
White Irish		Indian	Kashmiri	
Other (please describe)		Other (please describe)		
Black or Black British		Mixed Race or Dual Heritage		
African		White / Asian		
Caribbean		White / Black Caribbean		
Other (please describe)		White / Black African		
		Other (please describe)		

Appendix 41 Guidance for making representations

Rochdale's Core Strategy

Guidance for making representations

1 Introduction

- 1.1 The Core Strategy development plan document (DPD) is published in order for representations to be made prior to submission. The representations will be considered alongside the published DPD when submitted, which will be examined by a Planning Inspector. The Planning and Compulsory Purchase Act 2004 (as amended)¹ (the 2004 Act) states that the purpose of the examination is to consider whether the DPD complies with the legal requirements and is 'sound'.

2 Legal Compliance

- 2.1 The Inspector will first check that the DPD meets the legal requirements under s20(5)(a) of the 2004 Act before moving on to test for soundness.

2.2 **You should consider the following before making a representation on legal compliance:**

- The DPD in question should be within the current Local Development Scheme (LDS) and the key stages should have been followed. The LDS is effectively a programme of work prepared by the Local Planning Authority (LPA), setting out the Local Development Documents it proposes to produce over a 3 year period. It will set out the key stages in the production of any DPDs which the LPA propose to bring forward for independent examination. If the DPD is not in the current LDS it should not have been published for representations. The LDS should be on the LPA's website and available at their main offices.
- The process of community involvement for the DPD in question should be in general accordance with the LPA's Statement of Community Involvement (where one exists). The Statement of Community Involvement (SCI) is a document which sets out a LPA's strategy for involving the community in the preparation and revision of Local Development Documents (including DPDs) and the consideration of planning applications.
- The DPD should comply with the Town and County Planning (Local Development) (England Regulations) 2004 (as amended)². On publication, the LPA must publish the documents prescribed in the regulations, and make them available at their principal offices and their website. The LPA must also place local advertisements and notify the DPD bodies (as set out in the regulations) and any persons who have requested to be notified.
- The LPA is required to provide a Sustainability Appraisal Report when they publish a DPD. This should identify the process by which the Sustainability Appraisal has been carried out, and the baseline information used to inform the process and the outcomes of that process. Sustainability Appraisal is a tool for appraising policies to ensure they reflect social, environmental, and economic factors.
- The DPD must have regard to any Sustainable Community Strategy (SCS) for its area. The SCS is usually prepared by the Local Strategic Partnership which is representative of a range of interests in the LPA's area. The SCS is subject to consultation but not to an independent examination.

3 Soundness

- 3.1 Soundness is explained fully in Planning Policy Statement 12: Local Spatial Planning in paragraphs 4.36 – 4.47, 4.51 and 5.52 and the boxed text³. The Inspector has to be satisfied that the DPD is justified, effective and consistent with national policy. To be sound a DPD should be:

- **Justified**

This means that the DPD should be founded on a robust and credible evidence base involving:

- Evidence of participation of the local community and others having a stake in the area; and

- Research/fact finding: the choices made in the plan are backed up by facts.

The DPD should also provide the most appropriate strategy when considered against reasonable alternatives. These alternatives should be realistic and subject to sustainability appraisal. The DPD should show how the policies and proposals help to ensure that the social, environmental, economic and resource use objectives of sustainability will be achieved.

- **Effective**

This means the DPD should be deliverable, embracing:

- Sound infrastructure delivery planning;
- Having no regulatory or national planning barriers to delivery;
- Delivery partners who are signed up to it; and
- Coherence with the strategies of neighbouring authorities.

The DPD should also be flexible and able to be monitored.

The DPD should indicate who is to be responsible for making sure that the policies and proposals happen and when they will happen. The plan should be flexible to deal with changing circumstances, which may involve minor changes to respond to the outcome of the monitoring process or more significant changes to respond to problems such as lack of funding for major infrastructure proposals. Although it is important that policies are flexible, the DPD should make clear that major changes may require a formal review including public consultation.

Any measures which the LPA has included to make sure that targets are met should be clearly linked to an Annual Monitoring Report. This report must be produced each year by all local authorities and will show whether the DPD needs amendment.

- **Consistent with national policy**

The DPD should be consistent with national policy. Where there is a departure, LPAs must provide clear and convincing reasoning to justify their approach. Conversely, you may feel the LPA should include a policy or policies which would depart from national policy to some degree in order to meet a clearly identified and fully justified local need, but they have not done so. In this instance it will be important for you to say in your representations what the local circumstances are that justify a different policy approach to that in national policy and support your assertion with evidence.

3.2 **If you think the content of a DPD is not sound because it does not include a policy where it should do, you should go through the following steps before making representations:**

- Is the issue with which you are concerned already covered specifically by any national planning policy? If so it does not need to be included.
- Is what you are concerned with covered by any other policies in the DPD on which you are seeking to make representations or in any other DPD in the LPA's Local Development Framework (LDF). There is no need for repetition between documents in the LDF.
- If the policy is not covered elsewhere, in what way is the DPD unsound without the policy?
- If the DPD is unsound without the policy, what should the policy say?

4 **General advice**

- 4.1 **If you wish to make a representation seeking a change to a DPD or part of a DPD you should make clear in what way the DPD or part of the DPD is not sound having regard to the legal compliance check and three tests set out above.** You should try to support your representation by evidence showing why the DPD should be changed. It will be helpful if you also say precisely how you think the DPD should be changed. Representations should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as

there will not normally be a subsequent opportunity to make further submissions based on the original representation made at publication. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

- 4.2 Where there are groups who share a common view on how they wish to see a DPD changed, it would be very helpful for that group to send a single representation which represents the view, rather than for a large number of individuals to send in separate representations which repeat the same points. In such cases the group should indicate how many people it is representing and how the representation has been authorised.
- 4.3 Further detailed guidance on the preparation, publication and examination of DPDs is provided in PPS12 and in The Plan Making Manual⁴.

Endnotes

1. View the 2004 Act at: http://www.opsi.gov.uk/acts/acts2004/ukpga_20040005_en_1
View the amending 2008 Act at: http://www.opsi.gov.uk/acts/acts2008/pdf/ukpga_20080029_en.pdf
2. View the 2004 Regulations at: <http://www.opsi.gov.uk/si/si2004/20042204.htm>
View the 2008 amending Regulations at: http://www.opsi.gov.uk/si/si2008/pdf/uksi_20081371_en.pdf
View the 2009 amending Regulations at: http://www.opsi.gov.uk/si/si2009/pdf/uksi_20090401_en.pdf
3. View Planning Policy Statement12 at:
<http://www.communities.gov.uk/publications/planningandbuilding/pps12lsp>
4. View the Plan Making Manual at: <http://www.pas.gov.uk/pas/core/page.do?pageId=51391>

HOPWOOD News

HEART OF THE COMMUNITY

Including Pilsworth and Birch

CONTACT Lisa Gray 0161 211 2328
E: lisa.gray@hwa-media.co.uk

Art project puts pupils in picture

YEAR 11 students from Birkdale Moor Sports College took part in a special project to help them learn their own stories.

The GCSE art pupils travelled to Burn College for a week of art activities, during which they learned a wide range of techniques using different media.

The week also gave students the chance to experience life as a pupil.

Miss Wright, 18, said: "I've really enjoyed it. I hadn't done any making before, so

that was good. The week has given me an insight into what it's like at college and the tutors have been really good in offering advice and helping me decide which courses to apply for."

Art teacher, Mary Curran, said: "The week has gone very well and the students are learning a wide range of work to use for their own projects. Everyone's really enjoyed it and it's given them

an idea of what to expect when they come to college."

Students showcased their work at a special exhibition at the college, giving parents a chance to see what they had created. Certificates were also awarded during a celebratory evening for the young people's achievements over the week.

Tim Johnson, director of 24-25 Higher Education and Skills School Division at Burn College, said: "The event provided an excellent opportunity for the pupils to gain experience in a wide range of creative processes. They have worked really hard this week and the quality of work they have produced has been fantastic."



ART ATTACK: Students from Birkdale Moor Sports College show off some of their work.



TELEVISION STAR... Jade Kitchell

Youngster takes on role in gritty television drama

HEYWOOD'S next big star is set for her acting debut in January BBC's gritty latest teen television drama.

16-year-old Jade Kitchell is set to star alongside Manchester's Mark Wray in *Accused* next Monday (December 13).

Jade, who lives on Grange Street in Heywood, plays Chloe Armstrong in the show, which follows her as a teenage girl who is the victim of a savage attack on a man who attacks Chloe.

The bubbly Heywood teenager, who spent three weeks recording the episode over the summer holidays, said: "It's really excited about it."

"I loved every minute of filming and the other actors were all really friendly with me."

The show from acclaimed writer Jimmy McGovern, follows a different storyline each week when it consists of a crime after being looked into a crime.

Monday's episode will see Jade take on the role of Chloe, the child of the leading actor, as well as learning and delving

several lines. Jade was tasked with acting the role of a girl whose father has been sent to jail.

An episode starring in one of the year's biggest television productions, her name Diana said Jade was impressed by her role to star in it.

Jade said: "Jade took it all in her stride and wasn't ever struck at all. In fact the thing she was most impressed with was her trailer which had her name outside and a little dressing table and bathroom just for her."

Her appearance in *Accused* is the last in a series of high-profile roles for Jade, who has already starred in *Aggravation* on BBC1's *Younger's the Night* and was runner-up in the national *Let's Dance* competition to find the country's next dancing sensation.

This talented 16-year-old is now helping to screen scenes as an actor on a dance choreographer after being chosen for the part in last year's series. *Accused* is on BBC1, next Monday (December 13) at 9pm.

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Have your say on distribution park

PEOPLE are being asked to have their say on plans to expand Heywood Distribution Park.

Rechtel's Council is asking people to comment on its Core Strategy document which will guide how the town develops over the next 10 years.

It includes plans to expand Heywood Distribution Park south of Pilsworth Road, build new houses and create a new link road to the site.

Cabinet member for development, Councillor Dale Mulgrew, said: "We need to build the new houses, offices, shops, leisure facilities and other forms of development that we need, whilst safeguarding our valuable green spaces and other environmental assets."

"There are also some big opportunities for new investment and we want plans and deliver them to best effect, so it's important that local people have a voice and have their say on the plans."

The council has already consulted on various options during two themed evening forums for residents around the park. They have now published the Core Strategy in line with legal requirements,



STRATEGY...Rechtel's council wants comments on Heywood Distribution Park

so that anyone can support or object to the plan. A draft of the Core Strategy and supporting documents are available from local libraries, any council customer service centre, online, or

rechtel.gov.uk/consultations or in person at the Planning Reception, Floor 2, Telegraph House, Barville Street, Southdale. For more information, contact 01792 524275 before December 23.

Heywood Advertiser

HEART OF THE COMMUNITY

Thursday, November 18, 2010

heywoodadvertiser.co.uk

52p

What's going on where you live?

Five pages of district news start on page 11



Jim aims to move mountains

Page 4



Charlie rallies to her causes

Page 11

INVASION OF GREEN BELT

Developers are to get land by M62

GREEN belt separating Heywood from the M62 will be handed to developers to build factories and hundreds of new homes.

Planning bosses have given land south of Farnworth Road and north of Harefield Road for a major new housing development and to expand Heywood's industrial park.

As part of the development, an 800m new road linking Harefield Road and junction 14 of the M62 will also be built.

It comes after Rochdale Council released its Local Development Framework (LDF) which will guide how the town is developed over the next 15 years.

Local Transport Strategy planning manager at Rochdale Council, David Lee, has been a tough decision to give green land to be used as part of a water plan to create 30 hectares for new developments.

He said: "It was not an easy decision but we were asked by the government to clear up to 30 hectares of land for new development and we felt Heywood offered the best option."

"The area is already an empty wasteland and it has great links with the M62."

"Because this is green land we have had to provide more evidence demonstrating why we've selected this land but we are confident we have enough."

Under the plan, Heywood Distribution Park could double in size on fields opposite its current home along Farnworth Road.

Up to 100 high quality homes could also be built along its Harefield Road as well as shops and a new bus road that planners hope will cut the number of heavy goods vehicles travelling through Heywood.

As part of the LDF plan have also been revealed to extend the East Lancashire Railway to Castleton station, consider for the rail to run through Heywood and onto the main line between Manchester to Tiverton.

It comes after a further two-year battle over where the council should give up green land for new develop-

■ Turn to page 3



Town remembers

■ See page 16

INSIDE

Rapist filmed attack on woman
A RAPIST who filmed himself attacking his victim as she slept has been jailed.

David Bell, 31, was sentenced to eight and a half years and ordered to register for life for the October 2009 rape for life.

Page 3

Plan rises to keep out lorries
A PERMANENT solution could be introduced to stop HGVs from driving through residential streets.

Money has been set aside by Heywood Township for the possible introduction of a rising bollard on Farnworth Road, to restrict an experimental night restriction order.

Page 6

Burglars reveal cannabis farm
A HIGHLY sophisticated cannabis farm was discovered at a business in York Street after burglars attempted to break in and steal the plants.

The thieves broke the steering on one of the security van windows causing the bright light used to give the plants to stream out into a neighbouring window, alerting residents.

Page 7

Call for drivers to slow down
COUNSELLORS are calling for speed restrictions following a fatal road accident in Heywood.

Nancy was killed after she, 71, was hit by a car in the junction of Derry and Harefield Old Road.

Page 9

Continued from above...

Developers to get green belt land

■ From page 1

ments. Planning chiefs decided to use land in Heywood after ditching Langley Lane from their plans.

And Mr Simpson said developments could continue beyond the expanded distribution park in the

future. He said: "We cannot say that Heywood Distribution Park will not expand further than what has been proposed.

"But we can say that this plan sets out how the town will develop in the next 15 years."

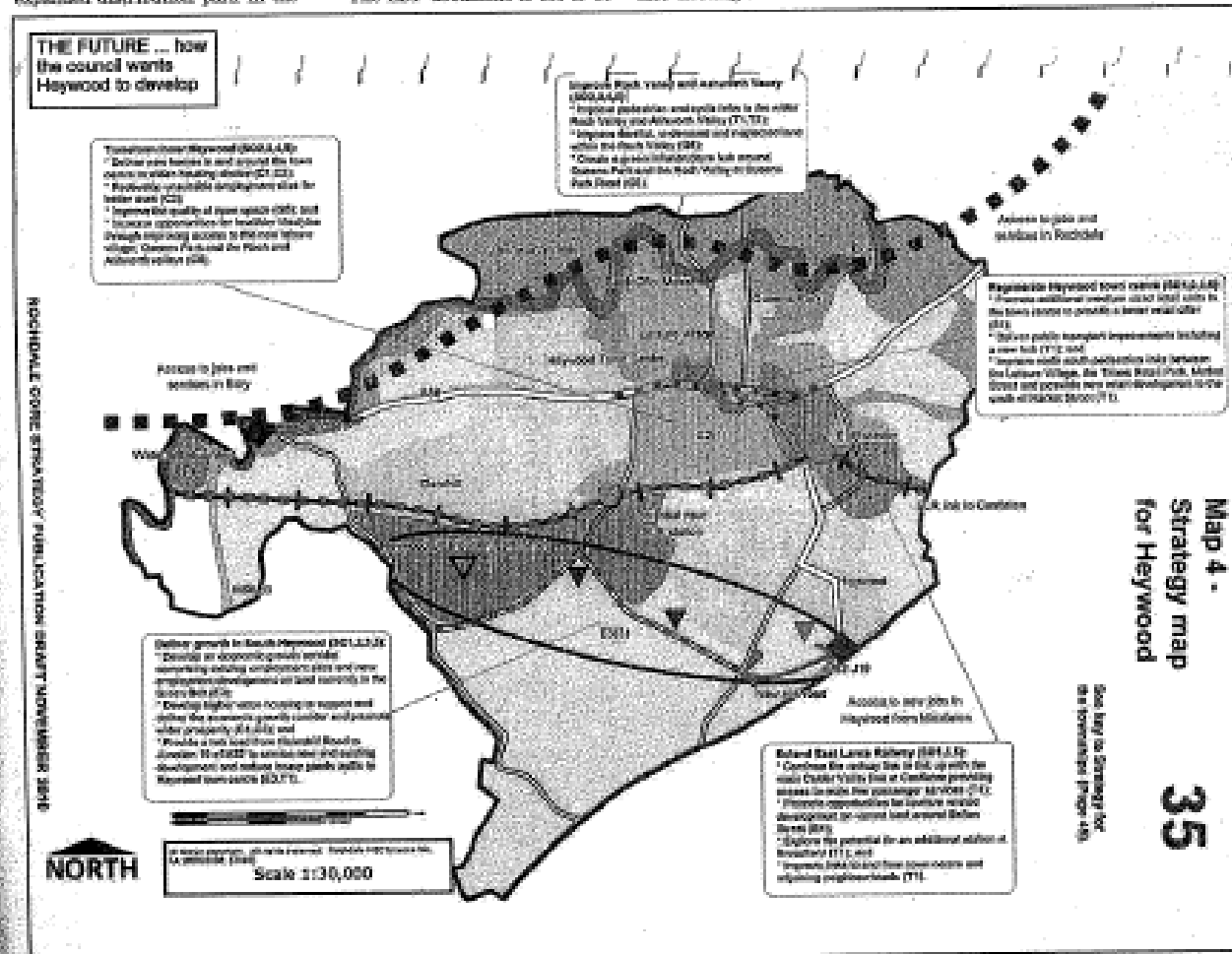
The LDF document is set to be

sent to the government in the new year for final approval. Before it does, people are being given their final chance to have their say on it.

It can be viewed at www.rochdale.gov.uk/yourviews and at local libraries. The council is also hosting an exhibition on the

plans at the Phoenix Centre between now and November 26, between 9am and 5pm, for people to have their say on the plans.

Representatives from the council will be available on November 24 to answer questions at the exhibition.



discuss cuts

MANCHESTER Street-based Cartwheel Arts is holding its annual general meeting on Tuesday, November 23.

Following the AGM, from 8.45pm at Heywood Sports Village, a panel will discuss the importance of the arts in the face of impending cuts.

From 7pm, representatives from various organisations will consider the question: "What have the arts ever done for us?"

Guests will be able to make contributions, with all points of view welcome.

There will also be live poetry readings to celebrate the re-launching of Tell Us Another One's three-year creative writing project.

Capacity is limited to the Sports Village's community room.

Anyone wishing to attend should email admin@cartwheelarts.org.uk or write to Lucy Sutcliffe, Cartwheel Arts, 199 Manchester Street, Heywood OL10 1JW.

Cups full of cheer

TWO charities are holding fund-raising coffee mornings over the next week.

Heywood's local committee for Cancer Research UK is holding a coffee and mince pie morning today (Thursday) at St James' Church. Admission is £5.

Heywood's NSPCC committee's annual autumn event takes place at the Civic Centre on Tuesday (November 25).

Both events take place between 10.30am and 12pm and all are welcome to attend.

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E: lin@nmanmedia.co.uk

Big plan to bring new life to area

Junction could be new gateway

MOORCLOSE and Middleton Junction could become the town's new economic centre.

Planning chiefs have identified east Middleton as the area they want to develop over the next 15 years.

It comes as planners revealed the borough's draft Local Development Framework (LDF) - the document which will guide how the borough develops over the next 15 years.

And they have identified Oldham Road as the town's new 'economic growth corridor'. The move means new employers will be attracted to east Middleton alongside plans to build new homes in the area.

Paul Simpson, strategic planning manager for Rochdale Council, said: "East Middleton is an area which we

have not really focused on before and we feel that without some intervention it could start to go down hill.

"Oldham Road is a gateway into the borough and is in need of sprucing up. We feel there is a real opportunity to develop the area.

As well as encouraging new employers to locate to Oldham Road, planning chiefs also hope hundreds of new homes can be built on former industrial land in the area.

They also want to develop Mills Hill railway station into a commuter line and have set their sights on building a new park and ride facility there.

Mr Simpson added: "The station at Mills Hill could accommodate an extra carriage and we are talking with rail operators to see if we can improve rail services in Mills Hill.

"Together with a new park

and ride facility there it could be a real asset for the area."

The document also lists enhancing open space at Bowles, Alkington Woods and Wince Brook as a priority, as well as improving access to it.

It also backs current plans to continue regenerating the Langley estate and town centre, but argues that major new retail projects will not be supported unless developers can show demand exists.

The LDF document is set to be sent to the government in the new year for final approval. Before it does, people are being given their final chance to have their say on it.

It can be viewed at www.rochdale.gov.uk/yourvie and at local libraries. The council is also hosting an exhibition at Middleton Arena between November 28 and December 3 on the plans.



OLDHAM Road - one of the major arterial routes into Middleton, through Middleton Junction and Moorclose, now earmarked for development

Appendix 45 Consultation web site

The screenshot shows a Windows Internet Explorer browser window displaying the website for Rochdale Metropolitan Borough Council. The address bar shows the URL: http://www.rochdale.gov.uk/environment_and_planning/planning/local_development_framework/main_ldf_policy_documents/. The page title is "Local Development Framework - evidence base".

The website header includes the Rochdale Council logo and a search bar with the text "Search: Enter search". Navigation links include "Skip Navigation", "A-Z", "Maps", "Self Service", "Help", and "Contact Us".

The breadcrumb trail reads: [Home](#) > [Environment and planning](#) > [Planning](#) > [Local development framework](#) > [Main LDF policy documents](#) > Local Development Framework - evidence base.

The left-hand navigation menu lists various categories, with "Local Development Framework - evidence base" highlighted in green. Other categories include Home Page, Advice and benefits, Business, Community and living, Council and democracy, Education and learning, Environment and planning, Planning, Local development framework, Main LDF policy documents, Local Development Framework - Core Strategy, Local Development Framework - evidence base, Local Development Framework - Unitary Development Plan, LDF policy guidance, and Preparing the LDF.

The main content area is titled "Local Development Framework - evidence base" and "Background". It contains the following text:

The Local Development Framework (LDF) has to be based on a thorough understanding of local needs, opportunities and limitations. In order to do this we need to collate and maintain as much relevant information as possible; this is known as an evidence base.

The maintenance of a 'robust and credible evidence base' is one of the key tests of soundness that all Development Plan Documents will be tested against by an independent planning inspector at an examination-in-public. It is an ongoing piece of work that will be continually updated as new information becomes available.

The Evidence Base consists of a range of documents that set the planning policy context, and studies which analyse the demographic, economic, social and environmental factors, that are used to support and justify policy formulation. The evidence that has been considered includes the following:

- [Broad Evidence](#)
- [Housing](#)
- [Economy](#)
- [Natural Environment](#)

Below this list is a section titled "Broad Evidence" and "Core Strategy Preferred Options Background Paper, October 2009". The text begins: "This summarises the influences, information and data (e.g. studies and research) taken into account in preparing the Core Strategy Preferred Options Report. In appendix 4 there is a list of all the..."

On the right side of the page, there is a "Contact" box with the following information:

Contact
 Strategic Planning
 PO Box 32, Telegraph House
 Rochdale OL16 1JH
 Tel: 01706 924376
 Email: [Strategic Planning](#)

The browser's taskbar at the bottom shows the Start button and several open applications: "Inbox - Microsoft Out...", "Submission Document", "Submission Statemen...", and "Local Development Fr...". The system tray shows the time as 11:30.

Local Development Framework - Core Strategy - Windows Internet Explorer

http://www.rochdale.gov.uk/environment_and_planning/planning/local_development_framework/ldf_-_core_strategy.aspx

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Home Page
Advice and benefits
Business
Community and living
Council and democracy
Education and learning
Environment and planning
Planning
Local development framework
Main LDF policy documents
Local Development Framework - Core Strategy
Local Development Framework - evidence base
Local Development Framework - Unitary Development Plan
LDF policy guidance
Preparing the LDF

Local Development Framework - Core Strategy

Role of Core Strategy

The Core Strategy will set out the Council's vision, objectives and overall strategy for the future development of the Borough.

All other DPD s in the LDF will need to conform to the Core Strategy. When the Core Strategy and Allocations DPD are adopted they will replace the UDP . The role of the Core Strategy is to:

- Give more detailed spatial guidance on the level and broad location of development, the identification of strategic sites and their relationship with transport and other infrastructure;
- Be integrated with other strategies of the Council, its partners, other organisations and neighbouring authorities; and
- Provide a more robust framework for the physical regeneration of the Borough and Housing Market Renewal Process.

The Allocations DPD will provide detailed site allocations boundaries and policies.

Progress

Issues and Options Report Stage - 2008

We consulted on the Issues and Options report and other documents, along with a call for possible development sites, in late 2008. The report set out what we thought the key issues are in planning the future of the borough and the options for tackling those issues. It outlined six spatial options on where new development could be focused. It offered choices on what and how much development is

Contact

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Local Development Framework - Core Strategy

Section 106 Agreements

Planning appeals

Planning enforcement

Listed buildings register

Common land and village green register

Local plan - minerals

Local plan - waste

High hedges

Recycling, rubbish and waste

Environmental health

Building control

Parks and open spaces

Pollution

Conservation

Roads, highways and pavements

Business waste and recycling

Sustainability

Street care and cleaning

Regeneration

Countryside

Land and premises

Licences

Regulatory services

Publication Draft Stage - 2010

The Publication Draft Core Strategy is the version of the Core Strategy that we intend to submit to the government for approval, and was subject to a formal 6 week public consultation (see below).

In preparing this document we have taken into account all the representations we received on the Preferred Options Report (see above). We have carried out further studies to support proposals and to answer objections, and have tried to make the document clearer and to ensure it is fully consistent with government policy.

The new government has announced intended changes to the planning system that have had a direct impact on our work on the Core Strategy. The most important of these was the revocation of Regional Spatial Strategies, with their proposed eventual abolition. The RSS for the North West has provided strategic policies and target figures for employment and housing development in the borough. Because of this we have reviewed and amended our proposed strategy to ensure that it is still sound in this new policy context.

We carried out our formal 6 week public consultation from 8 November to 23 December 2010. We have also published a report with our responses to the points you made on the Preferred Options, and have provided other documents and evidence that supports our proposed strategy. To read about the closed consultation, please use the link below:

[Core Strategy Publication Draft consultation](#)

Submission Stage - 2011

Having considered all the responses to the above on the Publication Draft consultation, and made minor changes where appropriate, we then hope to submit the Core Strategy to the government early in 2011.

There will then be an Examination in Public (EIP) in mid 2011, held by an independent Planning Inspector, to consider any objections to the Core Strategy. If the Inspector finds that, subject to any changes they may recommend, the Core Strategy is sound, the Council hopes to finally adopt it later in 2011.

Trusted sites 100%

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Consultation Home > Planning Policy > Core Strategy > **Rochdale Borough Core Strategy Publication Draft consultation**

Rochdale Borough Core Strategy Publication Draft consultation

This is Rochdale Borough Council's consultation on its 'Publication Draft' Core Strategy.

Please click on the 'Read document' tab below to read the report online. You can enlarge all maps, figures and diagrams by clicking on 'Pop up full image'.

To get the Core Strategy in a pdf version please click on the 'Supporting Documents' tab.

The following supporting documents and evidence, including information on the South Heywood proposals are also available below by clicking on the 'Supporting Documents' tab:

Core Strategy and supporting documents

- a. Publication Draft (Pre-Submission) Core Strategy, November 2010
- b. Core Strategy Background Paper, November 2010 - key evidence and supporting information
- c. Sustainability Appraisal (SA) Core Strategy - Full Report, November 2010
- d. Sustainability Appraisal (SA) Core Strategy - Executive Summary, November 2010
- e. Habitat Regulations Assessment Publication Draft Core Strategy, November 2010
- f. Equalities Impact Assessment Publication Draft Core Strategy, November 2010
- g. Statement of Consultation Publication Draft Core Strategy, November 2010
- h. Report on Consultation on Preferred Options Core Strategy, November 2010

Publicity leaflets and representation form

- i. Consultation Leaflet Publication Draft Core Strategy, November 2010
- j. Heywood South proposals leaflet Publication Draft Core Strategy, November 2010
- k. Comments Form Publication Draft Core Strategy, November 2010
- l. Guidance note for Comments Form Publication Draft Core Strategy, November 2010
- m. Notice of publication of the Core Strategy (Publication Draft), November 2010

South Heywood evidence and studies


Rochdale Borough Council - Core Strategy - Rochdale Borough Core Strategy Publication Draft con - Windows Internet Explorer

http://rochdale-consult.limehouse.co.uk/portal/planning_policy/core_strategy/publication_draft_consultation?tab=files

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Need help. If you have any queries, or problems in responding, please telephone us on 01706 924210.

 Read Document

Event Information Supporting Documents

Here are links to a selection of supporting media to this consultation event.

-  [a. Publication Draft \(Pre-Submission\) Core Strategy, November 2010.pdf](#) (Size: 11,136.04K)
-  [b. Core Strategy Background Paper, November 2010.pdf](#) (Size: 12,482.87K)
-  [c. Sustainability Appraisal \(SA\) Core Strategy - Full Report, November 2010.pdf](#) (Size: 812.54K)
-  [d. Sustainability Appraisal \(SA\) Core Strategy - Executive Summary, November 2010.pdf](#) (Size: 22.34K)
-  [e. Habitat Regulations Assessment Publication Draft Core Strategy, November 2010.pdf](#) (Size: 455.78K)
-  [f. Equalities Impact Assessment Publication Draft Core Strategy, November 2010.pdf](#) (Size: 79.5K)
-  [g. Statement of Consultation Publication Draft Core Strategy, November 2010.pdf](#) (Size: 6,720.49K)
-  [h. Report on Consultation on Preferred Options Core Strategy, November 2010.pdf](#) (Size: 1,213.91K)
-  [i. Consultation Leaflet Publication Draft Core Strategy, November 2010.pdf](#) (Size: 706.09K)
-  [j. Heywood South proposals leaflet Publication Draft Core Strategy, November 2010.pdf](#) (Size: 1,051.49K)
-  [k. Comments Form Publication Draft Core Strategy, November 2010.doc](#) (Size: 327.5K)
-  [l. Guidance note for Comments Form Publication Draft Core Strategy, November 2010.doc](#) (Size: 47.0K)
-  [m. Notice of publication of the Core Strategy \(Publication Draft\), November 2010.pdf](#) (Size: 45.06K)
-  [n. South Heywood Feasibility Study - Full Report, October 2010.pdf](#) (Size: 606.94K)
-  [o. South Heywood Feasibility Study - Appendices, October 2010.pdf](#) (Size: 6,940.57K)
-  [p. South Heywood Economic Corridor - TA \(Model Development Report\), October 2010.pdf](#) (Size: 4,033.23K)
-  [q. South Heywood Economic Corridor - TA \(M62 J19 Operational Assessment Report\), October 2010.pdf](#) (Size: 2,868.99K)
-  [r. South Heywood Economic Corridor - TA \(Travel Planning Report\), October 2010.pdf](#) (Size: 2,477.44K)
-  [s. South Heywood Link Road Proposal - Pilsworth Road to J19 M62, October 201.pdf](#) (Size: 761.78K)
-  [t. South Heywood - A Prospectus for the Future, October 2010.pdf](#) (Size: 45,060.17K)
-  [u. Updated Housing Trajectory from AMR, November 2010.pdf](#) (Size: 13.5K)

Appendix 46 Letter seeking further clarification



PLANNING AND REGULATION SERVICES

Peter Rowlinson BA (Hons) MSc MRTPI
Head of Planning and Regulation Services

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Paul Simpson Dip TP. MRTPI
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Web: www.rochdale.gov.uk

Your ref:

Our Ref:

Enquiries: Paul Simpson

Date:

Dear Sir / Madam,

Thank you for your representations on the Local Development Framework Core Strategy. I attach a copy of your records.

Yours is one of a number of representations objecting to proposals in South Heywood which is not entirely clear because it does not state:

- a) which specific proposals you object to, and
- b) why you feel the proposal does not meet the government's test of soundness.

You will appreciate that the inspector appointed to hold the examination in public and who will consider all representations will need to be clear on these points. (The official objection form has been designed by government to ensure this information is provided.) I am therefore writing to you to give you the opportunity to clarify your representation.

To assist, I have described all the proposals affecting South Heywood on the attached sheet. I would be grateful if you could tick those that you object to (as they are not 'sound') and, possibly, those which you support (which are 'sound').

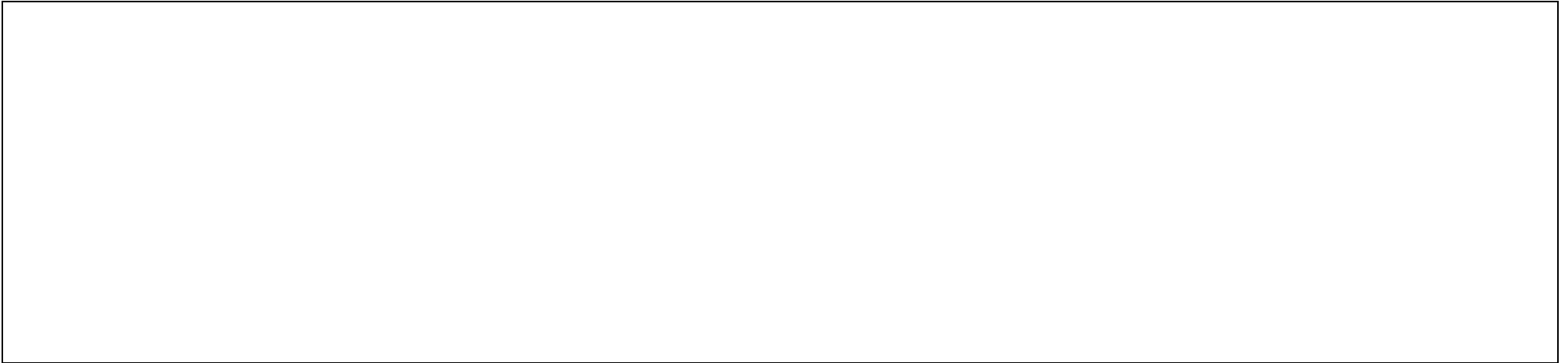
I assume that in most cases you consider the proposals you object to be not sound because you consider they are not justified or not effective. Not justified means there is insufficient evidence to support the proposal and not effective means that the proposal can be implemented and delivered. Please indicate which on the attached list (you can indicate both). If you also feel the policy is not sound because it is not consistent with national policy, you will need to explain why (please write in box ?).

Name			Ref (for official use only)
Address			
Telephone		E-mail	

Place a tick against those proposals you are commenting on, and tick why you think the policy is / is not 'sound'.

Policy No.	Policy title (description)	Please tick	Sound?	No (tick)	Yes (tick)
C2	Focussing on regeneration areas and economic growth corridors: South Heywood / Jn 19 growth corridor. Housing development around Collop Gate Farm and off Hareshill Road (More quality homes)		Justified ?		
			Effective ?		
			Consistent with government policy ?		
E3	Focussing on Economic Growth Corridors 'South Heywood / Jn 19 Corridor. Release of about 30 hectares of land for employment development (More and better jobs)		Justified ?		
			Effective ?		
			Consistent with government policy ?		
G4	Managing Green Belt; Release of 50-55 hectares of land from the green Belt to accommodate new housing and employment development (see C2 and E3 above) (Green Belt amendment)		Justified ?		
			Effective ?		
			Consistent with government policy ?		
T1	Delivering Sustainable Transport. Heywood Southern Relief Road to M62 Jn 19 and supporting sustainable transport access and traffic management improvements. (A new link road)		Justified ?		
			Effective ?		
			Consistent with government policy ?		
Do you consider the Core Strategy to be legally compliant? (Please give reasons in box overleaf)					

Further information / clarification

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Appendix 47 Schedule of Changes from Draft Publication Stage and NPPF

Change No.	Chapter Title	Policy Ref	Suggested Change	Reason for Change
Changes to be made to the Publication Draft				
01	Spatial Portrait of the borough	n/a	Move key challenge for "Improving the quality of many of our open spaces" to Green Infrastructure.	Accept that open spaces could be included within the key challenges for Green Infrastructure rather than Environment.
02	Spatial Portrait of the borough	n/a	Add new key challenge to Green Infrastructure "Conserve and enhance natural heritage assets to maximise their value for local landscape character and quality, biodiversity and geodiversity"	There should also be a key challenge for protecting and enhancing natural heritage i.e. landscape, bio and geodiversity in the Green Infrastructure section rather than Environment in order to align key challenges more effectively.
03	Spatial Portrait of the borough	n/a	Insert an additional paragraph in the Rochdale section of the Spatial Portrait of the Core Strategy as follows and to reflect this in the Background Paper: 'Regeneration has focussed on the inner areas of Rochdale, the town centre, main road corridors and housing areas where HMR funding has been available and this will need to continue. There are also opportunities to focus regeneration in areas where there is investment interest, e.g., around Rochdale station, along road and rail corridors/interchanges and in Castleton where new housing, commercial and leisure uses have the potential to improve and revitalise Castleton.'	To update information in the Core Strategy and provide additional clarity.
04	Strategic Objectives	SO1	Amend beginning of sixth bullet point to read 'Making the most of the borough's assets...'	Agree with wording change suggested.
05	Strategic Objectives	SO1	Add at end of SO1.1. 'and maximise the opportunities created by Kingsway Business Park'.	It will be useful to include reference to Kingsway Business Park.
06	Strategic Objectives	SO2	Amend bullet point 5 to delete 'new' i.e., ' 5. Ensuring that housing is supported by community facilities etc..	Agree that this bullet should refer to the fact that all housing, not just new housing, needs to be supported by community facilities.
07	Strategic Objectives	SO3	Change beginning of third bullet to read 'Protecting and enhancing our heritage and natural assets...'	Typographical error
08	Strategic Objectives	SO3	Amend 1. Under SO3 to read: Further improving town centres and gateways into the borough etc..	Strategic Objective should refer to town centres.

Change No.	Chapter Title	Policy Ref	Suggested Change	Reason for Change
09	Strategic Objectives	SO4	Last sentence of second to last paragraph on page 21 to be amended to read: "Wind farms are a source of renewable energy (and support SO4), but if poorly designed and /or located could damage the appearance and ecological value of the local environment (and harm delivery of SO3).	The wording on page 21 should be expanded to give further explanation as to how damage could occur.
10	Spatial Strategy	SP1	Introduction to policy G1 to be amended to read "Ensuring that new development minimises its impact on climate change, and also adapts to its impacts, will make sure the borough plays its part in delivering national and sub regional targets on climate change".	It is appropriate to make reference to sub regional targets in the introduction to policy G1.
11	Spatial Strategy	SP3/R	Under 'Regenerate Castleton and Sudden' add to third bullet 'and Corus siding land regenerated through appropriate uses' (E3, E4, T1)	It would be helpful to include mention of Corus siding site within policy SP3/R.
12	Spatial Strategy	SP3/R	Under Transform Rochdale Town Centre last bullet replace 'the Town Centre Masterplan' with 'policy E1/R'.	Agree that it shouldn't refer to the Town Centre Masterplan.
13	Delivering a more prosperous economy	E1	Policy E1 second bullet - delete wording in brackets and replace with 'taking into account the indicative retail capacity figures shown for each centre in Tables 1 and 2 below.	Disagree that capacity figures should not be used but insert wording to indicate that the capacity figures are indicative.
14	Delivering a more prosperous economy	E1	Add at the end of paragraph 5 of the reasoned justification 'However, the capacity figures are only indicative and individual development proposals will be considered taking into account circumstances at the time and the most up to date evidence available'.	Disagree that capacity figures should not be used but insert wording to indicate that the capacity figures are indicative.
15	Delivering a more prosperous economy	E1/R	Amend wording of key to Map 8 regarding the Canal Basin to reflect the wording of policy E1/R	Agree the wording of the policy and plan should be consistent
16	Delivering a more prosperous economy	E3	Include as additional bullet under E3.2.f 'Corus siding land - housing, leisure and open space'	It would be helpful to include mention of Corus siding site within the urban area.
17	Delivering a more prosperous economy	E4	Under E4.4.a. add 'with a new ELR station and the Corus siding land, both inside and outside the urban area, regenerated with appropriate uses.'	Consider that it would be helpful to mention the Corus land under E4.4a.

Change No.	Chapter Title	Policy Ref	Suggested Change	Reason for Change
18	Delivering a more prosperous economy	E4	Propose additional wording to bullet 3 of point 3 on page 63 of the Core Strategy (a change) to read as follows " The Council will work with the Highways Agency to assess the impact of the proposed development and link road on the Strategic Road Network to ensure that all issues are satisfactorily addressed."	To recognise the importance of continued close working with the Highways Agency to deliver the South Heywood proposals in a sustainable manner
19	Delivering a more prosperous economy	E4	Change start of sentence 5.c.ii. to read 'Improving access to and within the Hollingworth Lake area for pedestrian, public transport and car movement.	To clarify the importance of the need to improve pedestrian access.
20	Creating successful and healthy communities	C1	In policy C1 , after the word facilities in the third bullet point add 'green infrastructure'	Agree that in policy C1 it would be useful to refer to sites being accessible to green infrastructure
21	Creating successful and healthy communities	C1	In the second bullet of policy C1 replace the word 'minimum' with the word 'target'.	It is agreed that in terms of recycling previously developed land, that the 80% figure should be expressed as a target and not a minimum requirement. However it is not considered appropriate to refer to it as an 'indicative' target.
22	Creating successful and healthy communities	C1	In the Reasoned justification add the following before the penultimate paragraph 'There will be a strong focus on providing housing on previously developed land. The previous regional target was 80% and this has subsequently been adopted as a local target. This target will be retained and monitored.'	It is agreed that in terms of recycling previously developed land, that the 80% figure should be expressed as a target and not a minimum requirement. However it is not considered appropriate to refer to it as an 'indicative' target.
23	Creating successful and healthy communities	C1	Change first sentence of policy C1 to read "We will provide sufficient land to deliver at least 400 net additional dwellings per year between 2010 and 2026..."	To improve clarity of the policy.
24	Creating successful and healthy communities	C1	Add "or" to end 1.d.i in policy C1	To correct reading and understanding of policy.
25	Creating successful and healthy communities	C5	Delete criterion a. of policy C5.	Agree that criterion a. can be deleted. The other criteria in the policy will ensure that sites are located and designed in a way that protects the amenity of new and existing residents.

Change No.	Chapter Title	Policy Ref	Suggested Change	Reason for Change
26	Creating successful and healthy communities	C5	Add the following at the end of the policy 'All development will be expected to comply with policy C1 and the general development management criteria outlined in policy DM'1.	This needs to be added as this cross reference was previously included within criterion a.
27	Creating successful and healthy communities	C5	Replace the 3rd and 4th sentences of the first paragraph of the reasoned justification with 'Regional evidence indicates a need for 45 residential pitches and 5 transit pitches by 2016 with a year on year increase of 3% post 2016. Therefore it will be appropriate to identify sites in the Allocations Development Plan Document.'	Agree that reference to regional evidence should include the split between residential and transit pitches. The reasoned justification should be changed to give more certainty in terms of identification of sites but this needs to be worded in a way that acknowledges resource constraints.
28	Creating successful and healthy communities	C6	Add new sentence at end of third paragraph. of RJ: "Deficiencies in open space will be identified through appropriate surveys and strategies."	A PPS17audit has been carried out. Green Infrastructure work and an Open Spaces Strategy are being undertaken which should be referenced in the RJ.
29	Improving design, image and quality of place	P1	Amend P1 (first sentence) to read: "We will protect, enhance and promote the borough's character, the distinctiveness of its town centres, housing areas and countryside, and the qualities of its landscapes, galvanising the considerable potential of these assets in development and regeneration schemes. "	Agree with need for minor wording changes to emphasise the proactive role that heritage can have in regeneration.
30	Improving design, image and quality of place	P1	Point d) to be amended to read "Protecting, enhancing and utilising outstanding cultural landscapes, such as the Cheesden Valley area and around Littleborough and Hollingworth Lake.	Agree with need for minor wording changes to emphasise the proactive role that heritage can have in regeneration.
31	Improving design, image and quality of place	P1	Point f) to be amended to read "Conserving, enhancing and utilising other heritage assets of local interest, be they buildings, parks, gardens or archaeological sites."	Agree with need for minor wording changes to emphasise the proactive role that heritage can have in regeneration.
32	Improving design, image and quality of place	P2	Bullet point d) to be amended to read "Promoting the development and re-use of under-used land and buildings, maximising the potential for heritage assets to provide a sense of place and image". First sentence of second paragraph of RJ to be amended to read "Public art and heritage assets can play a major part in re-enforcing the borough's character and distinctiveness and can be incorporated in many ways in developments and regeneration schemes."	Agree with need for minor wording changes to emphasise the proactive role that heritage can have in regeneration.

Change No.	Chapter Title	Policy Ref	Suggested Change	Reason for Change
33	Improving design, image and quality of place	P2	First sentence of second paragraph of RJ to be amended to read "Public art and heritage assets can play a major part in re-enforcing the borough's character and distinctiveness and can be incorporated in many ways in developments and regeneration schemes."	Agree with need for minor wording changes to emphasise the proactive role that heritage can have in regeneration.
34	Improving design, image and quality of place	P3	3. Diversity to be amended to read "Providing sustainable variety, choice and interest in design, materials, cultural and heritage connections etc."	Agree with need for minor wording changes to emphasise the proactive role that heritage can have in regeneration.
35	Improving design, image and quality of place	P3	7. Sustainability to be amended to read "Minimising impact upon the environment, and adapting to the impact of climate change by, for example, re-using existing buildings and materials (maximising the benefits of existing embodied energy), maximising the benefits of passive systems for energy efficiency, incorporating features to promote biodiversity on the site, and incorporating measures for water conservation and reducing run-off."	Agree with need for minor wording changes to emphasise the proactive role that heritage can have in regeneration.
36	Promoting a greener environment	DM1	Amend Policy DM1 by including an additional bullet point to refer to unstable land, as follows: "have assessed the whether development may be affected by ground instability and where a potential risk exists, a survey should be carried out and any necessary remedial measures identified (and carried out in accordance with planning conditions)."	Agree with comment but it is best dealt with as a change to policy DM1.
37	Promoting a greener environment	G1	Change G1 (third bullet point) to: "Encouraging and promoting renewable energy developments, including standalone and community developments, that do not, by virtue of their scale, siting, construction or operation, cause harm to the local area, its character and environmental assets and adjoining uses, which cannot be satisfactorily mitigated (see policy G3 below);"	Agree that the wording needs refining.
38	Promoting a greener environment	G1	G1 (e) to be amended to read: "Biodiversity including protected species, statutory and locally designated sites and important habitats, and geodiversity;"	Agree that the wording needs refining.
39	Promoting a greener environment	G1	Amend the third bullet point of the policy by omitting the word 'standalone'.	Agree that bullet point three should apply to all renewable energy developments.

Change No.	Chapter Title	Policy Ref	Suggested Change	Reason for Change
40	Promoting a greener environment	G1	Amend point d.iv. to read; "the retention of existing trees wherever possible and the taking of all appropriate opportunities to plant trees and other suitable vegetation on site".	Agreed that bullet point d.iv. could be clarified, and this clarification will be contained within the Climate Change Adaptation SPD.
41	Promoting a greener environment	G1	Change G1, d (ii) to: "where possible, the opening up of covered and culverted sections of waterways and providing new water features, to help cooling (this may also have biodiversity, landscape and flood prevention benefits)	Agree. G1 sub section d.ii. amended to refer to flood risk management as a benefit of opening up of culverts.
42	Promoting a greener environment	G1	Change G1 (third bullet point) to: "Encouraging and promoting renewable energy developments, including standalone and community developments, that do not, by virtue of their scale, siting, construction or operation, cause harm to the local area, its character and environmental assets and adjoining uses, which cannot be satisfactorily mitigated (see policy G3 below)"	Agreed that the wording is not satisfactory; however, if this wording is changed, wording of G1 (third bullet point) must also be amended.
43	Promoting a greener environment	G1	Remove references to National Indicator 186 and National Indicator 188 from RJ.	Remove reference indicators as they have been abolished.
44	Promoting a greener environment	G2	Amend bullet point 4 of policy to read "Encouraging and promoting renewable energy developments including stand alone, and community developments....."	Agree that the policy wording could more clearly express support for renewable energy proposals as a general objective.
45	Promoting a greener environment	G3	Change first sentence of second paragraph of G3 to: "Any proposal through its scale, siting, construction, operation, access and associated infrastructure must avoid harm to the following:"	Agree that the wording needs refining.
46	Promoting a greener environment	G3	Delete first sentence of final paragraph of policy.	Agreed that other uses as described can be appropriate. Will amend policy wording to reflect this.
47	Promoting a greener environment	G3	The third sentence of the third to last paragraph to be amended to read: "The visual impact of infrastructure associated with renewable energy developments should be minimised, for instance by routing power lines underground wherever possible."	Amend policy wording to cover all renewable energy installations needed to route underground where practical and viable.
48	Promoting a greener environment	G3	Add additional bullet point h) stating "water quality (there must be compliance with the Water Framework Directive or equivalent).	Comment suggests an additional factor to be taken into consideration. Agree with comment.

Change No.	Chapter Title	Policy Ref	Suggested Change	Reason for Change
49	Promoting a greener environment	G3	Change first sentence of second paragraph of G3 to: "Any proposal through its scale, siting, construction, operation, access and associated infrastructure must avoid harm to the following:"	Agreed that the wording is not satisfactory; however, if this wording is changed, wording of G1 (third bullet point) must also be amended.
50	Promoting a greener environment	G4	Amend the second sentence of the explanatory text after G4 as follows: 'Within the green belt, the Council will seek to protect its openness and visual amenity and to apply a general assumption against inappropriate development by assessing proposals against national policy (currently PPG2).'	The policy has been misinterpreted in part but some minor wording change would bring the policy more in line with national (PPG2) policy. Agree that there is not a 'general presumption against development'. PPG 2 states There is a presumption against 'inappropriate development'.
51	Promoting a greener environment	G5	Amend point 1 as follows: "We will continue to protect from development on open land outside the urban area and not in the green belt in the following broad areas..."	Typographical error
52	Promoting a greener environment	G6	The following to be added to the end of the last paragraph. of the RJ of policy G6 : " Opportunities to expand and enhance green infrastructure will be identified through appropriate surveys and strategies."	Agree that it would be useful to add a reference in policy G6 to the identification of opportunities through appropriate surveys and strategies.
53	Promoting a greener environment	G6	Amend bullet point 6 of the policy to read "...where the focus will be on promoting the use of the canal for navigation, stimulating sustainable regeneration and development opportunities along the canal corridor, protecting and conserving its nature conservation value....."	The potential economic and regeneration benefits of the Rochdale Canal could be highlighted more in point 6 of the policy.
54	Promoting a greener environment	G7	Amend text of point 6b to read "...damage to habitats is minimal and alternative habitat provision is effective in maintaining those species."	Accepted that protected species can be separated out as point 7 to read more clearly.
55	Promoting a greener environment	G7	Separate final part of point 6 in policy text referring to species protected by law as new point 7.	Point 6b could be clarified by making it clear that loss or damage should be minimal and effective alternative habitat provided where needed. Amendments to the policy wording to specify particular types of potential impacts on European designated sites are too detailed for the Core Strategy and more appropriate for Supplementary Planning Documents.

Change No.	Chapter Title	Policy Ref	Suggested Change	Reason for Change
56	Promoting a greener environment	G10	Amend policy so that bullet point d) reads "Expect proposals to balance the environmental, social and economic impacts of minerals extraction, storage, processing and transfer within the Borough."	There is a clear reference in the RJ to the opportunity for increased nature conservation value. However, there is no objection to bringing this into the policy.
57	Promoting a greener environment	G10	Then add an additional bullet point e), which will read: "Ensure the effective and appropriate restoration and aftercare of sites, taking opportunities to increase nature conservation value and recreational value".	There is a clear reference in the RJ to the opportunity for increased nature conservation value. However, there is no objection to bringing this into the policy.
58	Promoting a greener environment	G10	The second sentence of the third paragraph of the RJ will then be amended to read: "The Council will also need to ensure that minerals are extracted and transported in an environmentally acceptable manner and are appropriately restored."	There is a clear reference in the RJ to the opportunity for increased nature conservation value. However, there is no objection to bringing this into the policy.
59	Promoting a greener environment	G10	Amend second paragraph of RJ to add a new second sentence: "There are also coal resources present across the borough at, or close to, the surface."	This was an omission pointed out at Publication stage and which the Council had agreed to include reference. The omission should be rectified.
60	Promoting a greener environment	G10	Amend criterion a) as follows: "Work with other districts, through a Greater Manchester Joint Minerals Development Plan document to define and identify minerals safeguarding areas...."	To bring in line with the publication stage of the Greater Manchester Minerals Plan.
61	Promoting a greener environment	G10	Insert new criterion as point c) as follows: Contribute towards the maintenance of an appropriate land bank for non energy minerals". Rename existing criterion to follow on (i.e. current criterion c) to become d) and current criterion d) to become e).	To bring in line with the publication stage of the Greater Manchester Minerals Plan.
62	Promoting a greener environment	G10	Amend first sentence of RJ to read: "Minerals are important to the economy and known reserves (and associated infrastructure as appropriate) need to be safeguarded from other development to prevent their sterilisation. Minerals Safeguarding Areas (MSAs) will be areas where these reserves will be safeguarded in line with policies set out in the Greater Manchester Joint Minerals Plan and/or other documents which may replace it (see below)".	To bring in line with the publication stage of the Greater Manchester Minerals Plan.
63	Managing delivery and monitoring progress	DM2	Amend criterion as follows: (f) Public realm improvements within town and local centres, along main corridors, and the incorporation of public art where appropriate; and ...	It would be appropriate to refer to public realm improvements along corridors as well as in centres. This would improve consistency with P1, P2, P3.

Change No.	Chapter Title	Policy Ref	Suggested Change	Reason for Change
64	Managing delivery and monitoring progress	n/a	Undertake a wider review of the plan to take account of these ongoing changes.	Due to current issues regarding resources and loss / restructuring of a number of national bodies and partners it will be necessary to undertake ongoing changes to reflect the most up to date and accurate information regarding relevant partners, agencies etc.
65	Appendix 5 - Parking Standards	n/a	In Publication draft Appendix 5 Parking Standards (bottom of P153) change "Minimum of 10 lockers per station" to "Minimum of 10 spaces per station".	To bring in line with GM Parking Standards 2006.
Changes made to Habitats Regulation Assessment				
66	Habitats Regulation Assessment	n/a	Amend Habitats Regulation Assessment to ensure that policy reference numbers are consistent.	Agree with point about consistency with Core Strategy in terms of policy reference numbers.
67	Habitats Regulation Assessment	n/a	Amend policy G7 (1) to read: "The South Pennine Moors - our focus is to maintain and enhance the peat land habitats of the moorland and to support development, land and water management activities which provide an opportunity to conserve and enhance the value of moorland for upland breeding birds of conservation significance and the habitats on which they depend, and which do not harm biodiversity value .. (rest of policy remains as is)	Agree that wording of policy G7 should be slightly amended. On the whole we feel that the Core Strategy has sufficient references to ensure no harm to European sites from new developments.

Change No.	Chapter Title	Policy Ref	Suggested Change	Reason for Change
68	Background Paper	G6	Update reference to Greater Manchester Green Infrastructure Project as follows: "Greater Manchester has begun to take a strategic approach to green infrastructure planning and a baseline report 'Towards a Green Infrastructure Framework for Greater Manchester' has been published by AGMA in September 2008. It identifies strategic green infrastructure assets and the role of spatial planning in delivering green infrastructure objectives for supporting growth and regeneration. The role of the river valleys and urban greenspace networks is particularly noted in the report as forming the backbone of a strategic green infrastructure network. A further report 'Greater Manchester's Green Infrastructure: Next steps towards a Green Infrastructure Framework' was published by AGMA in 2010 and sets out additional refinement of green infrastructure functions and priorities and recommendations for how they might be developed and delivered as part of a future Greater Manchester GI Framework and Strategy. Taking these reports forward, AGMA is currently preparing a GI Framework which is scheduled for completion in Spring 2011 and which will be supported by an Action Plan later in 2011".	To update the Background Report based on AGMA's current published reports and timetabled work programme for Green Infrastructure.
69	Background Paper	G8	Update reference to Greater Manchester Surface Water Management Plan as follows: "A Greater Manchester Surface Water Management Plan has now been commissioned and has been commenced with an expected completion of December 2011. The Plan will identify areas of significant surface water flood risk within and between Greater Manchester districts and its primary causes. This will be used as a basis for more detailed study of surface water flood risk within specific 'hot spots' and the development of solutions for managing, reducing and removing risk. The process of detailed study of specific areas of risk and identifying solutions will be continued through local flood risk management plans and strategies to be prepared in due course by AGMA and the constituent ten districts of Greater Manchester as Lead Local Flood Authorities".	To update references to the Greater Manchester Surface Water Management Plan which is now in preparation

Change No.	Chapter Title	Policy Ref	Suggested Change	Reason for Change
70	Background Paper	G10	<p>Section in respect of the Greater Manchester Minerals Plan: add following after the list of objectives: "The Minerals Plan identifies Areas of Search, where minerals extractions will be allowed subject to compliance with other policies, and Minerals Safeguarding Areas, where non-mineral developments may have to take measures to protect mineral resources, such as prior extraction before other development takes place. The Plan also sets out consistent policies for the 10 GM districts, with respect to the Areas of Search and Mineral Safeguarding Areas, as well as matters such as sustainable transport of minerals and restoration and aftercare". Replace the Minerals Plan objectives with the following objectives: 1. To protect and enhance local communities and the natural and built environment from the impacts of minerals development and to promote and ensure the achievement of effective restoration (reclamation) recognising the potential positive impacts on biodiversity(6) once operations have ceased; 2. To safeguard potentially economically viable mineral resources and infrastructure from sterilisation, protect minerals related infrastructure and encourage the appropriate use of high quality materials; 3. To promote, where practicable, the sustainable transport of minerals; 4. To seek to provide a steady and adequate supply of minerals to meet Greater Manchester's needs through: i. Contributing to the sub-regional apportionment of aggregates, including maintenance of appropriate landbanks; ii. Identifying and protecting existing non-aggregate minerals; and iii. Facilitating the re use of secondary and recycled aggregates. 5. To support the development of local energy minerals (excluding peat) where required to supplement the energy mix nationally and regionally.</p>	<p>The Minerals Plan has been developed and is now at publication stage, and we can give a clearer indication of what its implications are.</p>

Change No.	Chapter Title	Policy Ref	Suggested Change	Reason for Change
71	Background Paper	C1, C2, C3	With regard to the section dealing with national household and population projections on page 78 of the Background Paper more up to date and relevant information has now been published. Therefore the following information should be considered as an addendum to this information. "In November 2010 Communities and Local Government (CLG) published 2008-based Household Projections. These replaced the 2006-based Household Projections that were published in March 2009. These projections show for Rochdale that the number of household will increase from 84,000 in 2008 to 91,000 in 2026 and 94,000 in 2033. This equates to an annual increase of 389 in the period 2008 to 2026 and 400 if you look at the whole period 2008-2033. This is significantly lower than the 2006-based projections which indicated an annual increase of 733 per annum between 2011 and 2026. The annual increase set out in the latest projections gives a figure that is in line with the net additional housing target proposed in the Publication Draft Core Strategy."	To provide an update to information in the Background Paper
72	Background Paper	T1, T2	Add maps and information from ACCESSION on accessibility mapping	To provide supporting evidence regarding accessibility within the borough
73	Background Paper	T1, T2	Include in Background paper reference to GMPTe study to identify and appraise opportunities for improving links from Bury, Rochdale and Rossendale to Manchester City Centre and key employment destinations include an option of public passenger services on East Lancashire Railway. The study findings will be inform a package of interventions to be taken forward for further development.	To provide further information in the Background Paper
74	Sustainability Appraisal	n/a	Amend the Non Technical Summary to include paragraph 5.30 from the main report (further detail of significant effects of the Plan) and paragraphs 6.2 to 6.3 of the main report (further detail in respect of monitoring).	Agree with additional clarification of certain matters required in the SA Non Technical Summary.
75	Sustainability Appraisal	n/a	Correct minor errors in the scores within Table 5.1 of the Sustainability Appraisal	To correct scores within the Table where there has been a minor error in calculation. This does not affect the comparative assessment of the sites or the conclusions

