ROCHDALE PUBLICATION CORE STRATEGY

STATEMENT OF CONSULTATION

Local Development Framework

January 2013



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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 the public and stakeholders throughout the preparation of the Core Strategy up to the current stage. This also includes the previous version of the Core Strategy which was ultimately withdrawn since it is important to consider all the stages of consultation in this report (details of this can be found under section 3).
- 1.3 The procedures and methods used for consultation, are based on the Councils Statement of Community Involvement (SCI).
- 1.4 This Consultation Statement is prepared in accordance with Regulation 27 of the Town and Country Planning (Local Development Framework) (England) Regulations 2004 (as amended) sets 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?
- 1.5 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.
- 1.6 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

Draft Core Strategy Consultation Reg 25	August – September 2012
Publication of the Core Strategy (Reg 27)	January 2013 – March 2013
Submission of final version to Secretary of	April 2013
State Reg 28	
Examination in Public	July 2013
Adoption	November 2013

1.7 This Consultation Statement details the consultation and engagement undertaken at the Issues & Options, Preferred Options, Publication Draft consultation stage, Submission stage (withdrawal of the Core Strategy) and Draft Core Strategy 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 a set of 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.

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.

							1	
	lssues and Options	Appendix	Preferred Options	Appendix	Publication Draft (Withdrawn)	Appendix	Draft Core Strategy	Appendix
Letters to all individuals and organisations on the LDF consultation database	\checkmark	2,3 and 14	\checkmark	16,17 and 31	\checkmark	34	V	50
Distribution of consultation documents and publicity to all libraries and Customer Service Centres	V	1	V	1	V	1	\checkmark	1
Article in Local Matters	\checkmark	4	\checkmark	20				
Leaflet	\checkmark	5	\checkmark	18	\checkmark	38 & 39		
Comments form	\checkmark	6,7 and 8	\checkmark	19	\checkmark	40 & 41	\checkmark	52
Advert in Local Press	\checkmark	12	\checkmark	22 & 23	\checkmark		\checkmark	49
Website			\checkmark			45		54
Press release		9 and 15		24 & 30				51
Posters		10		21				
Public meetings	\checkmark	See Section 3	\checkmark	26 & 27			\checkmark	See Section 3
Public exhibitions with officers in attendance	\checkmark	See Section 3	\checkmark	See Section 3	V	37		
Stakeholder events	\checkmark	See Section 3	\checkmark	28 & 29			\checkmark	53
Hard to reach events ¹	\checkmark	See Section 3	\checkmark	See Section 3				
Consultation Portal	\checkmark	13	\checkmark	25	\checkmark	45	\checkmark	54

2.2 We used the consultation results from the Issues and Options, Preferred Options, Publication Draft consultation, Submission Consultation (at which point the Core Strategy was withdrawn) and the Draft core Strategy to develop the Publication Core Strategy document.

¹ Hard to reach include the elderly, disabled, young, BME, gypsy's and travellers

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:

http://www.rochdale.gov.uk/environment_and_planning/planning/local_development_framewor k/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 <u>http://www.rochdale.gov.uk/environment and planning/planning/local development framewor</u> <u>k/main_ldf_policy_documents/ldf_core_strategy.aspx</u>
- 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 concluded 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 Councils 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 e.g., 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. <u>Preferred Options Consultation</u>

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	26 October 2009 to January 2010
Translation Service.	up to date with the progress.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	Ronald Gorton	21 October 2009	6.30pm
Milkstone Area	Centre		
Forum			
Central Ward Area	Richmond Hall	22 October 2009	6.30 pm
Forum			
RADDAG	Ronald Gorton	17 November 2009	4:30 - 6pm
	Centre		
Castleton Area	Castleton	24 November 2009	7pm
Forum	Community Centre		
Youth Council	Mathew Moss High	24 November 2009	6pm
	School		
Kingsway Area	Belfield Primary	26 November 2009	6.30pm
Forum	School		
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	Heywood Township Centre
7-9pm Tuesday 10th November 2009	7-9pm Tuesday 3rd November 2009
7-9pm Monday 11 January 2010	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	Littleborough
7-9pm Tuesday 14 January 2010	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_framewor_k/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 framewor k/main Idf policy documents/Idf 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 Councils 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 are 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. <u>Publication Draft Consultation</u>

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-

<u>consult.limehouse.co.uk/portal/planning_policy/core_strategy/publication_draft_consultation?ta</u> <u>b=files</u>

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, <u>http://www.rochdale.gov.uk/yourviews,.</u>	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: 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.

D <u>Submission Stage Consultation (withdrawal of the Core Strategy)</u>

Introduction

- 3.51 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 Core Strategy 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.
- 3.52 Following his initial review of the Core Strategy 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. Despite this response, the Inspector considered that an exploratory meeting was required to explore this and other issues in more detail.
- 3.53 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 Core Strategy, or
 - to withdraw the Core Strategy.
- 3.54 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.
- 3.55 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.
- 3.56 These modifications and new approach, cumulatively, meant that the Core Strategy could not be proceeded with until further consultation and publicity was undertaken. This would take time which could be better spent preparing a revised Core Strategy.
- 3.57 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.
- 3.58 All those who provided a representation on the Publication Core Strategy were notified about the withdrawal, see appendix 48.

- 3.59 It should be noted that there was general support for much of the Core Strategy, 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 Core Strategy 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.
- 3.60 We took into account the advice from the submission stage and Exploratory Meeting in producing the Draft Core Strategy. To ensure effective consultation, a decision was taken to return to Regulation 25 of the Town and Country Planning (Local Development Framework) (England) Regulations 2004 (as amended), which would give anyone interested another opportunity to make representation and still allow key changes to be made to the Core Strategy before publication and subsequent submission.

National Planning Policy Framework (NPPF)

- 3.61 The National Planning Policy Framework (NPPF) was published in March 2012 and constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications.
- 3.62 Some additional changes have been made since the publication of NPPF; these include changes around general conformity and compliance.

E Draft Core Strategy

Introduction

3.63 Following the withdrawal of the Core Strategy in May 2012, the Draft Core Strategy was produced and published for consultation. The Draft Core Strategy consultation lasted for six weeks from 13 August to 24 September 2012.

The following documents were produced at the Draft Core Strategy stage:

- 1. Rochdale Draft Core Strategy;
- 2. Sustainability Appraisal Draft Core Strategy;
- 3. Habitat Regulations Assessment Draft Core Strategy;
- 4. Rochdale Core Strategy Background Paper;
- 5. Infrastructure Delivery Plan;
- 6. Equalities Impact Assessment Draft Core Strategy;
- 7. Statement of Consultation Draft Core Strategy;
- 8. A Statement of Matters Draft Core Strategy; and
- 9. Comments Form Draft Core Strategy.
- 3.64 The Draft Core Strategy sought to expand on and address the issues raised by the inspector, particularly in relation to the South Heywood proposals. It also included changes due to the publication of National Planning Policy Framework (NPPF), the governments overarching planning policy. The Draft Core Strategy, background papers and supporting documents can be found on the Council's website at:

http://rochdale-

consult.limehouse.co.uk/portal/planning policy/core strategy/rochdale borough draft core st rategy consultation august 2012

Who was consulted?

- 3.65 All those on the Council's LDF database were consulted. This included those who responded to the Issues and Options, Preferred Options, Publication stage and those who asked to be included since the Publication stage of the withdrawn Core Strategy.
- 3.66 Letters were sent to all relevant contacts within the LDF database informing them of the Draft Core Strategy consultation (appendix 50).

How were they consulted?

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

Method	Aim	Date
A copy of each of the Draft Core Strategy 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)	13 August to 24 September 2012

Method	Aim	Date
The draft Core Strategy documents, a statement of the consultation and other supporting 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, <u>http://www.rochdale.gov.uk/yourviews</u>	As required by Regulations, Statement of Community Involvement (SCI)	13 August to 24 September 2012
A link to our website which holds the draft Core Strategy documents was sent to each of the Statutory Bodies who were invited to make representations during the stages of the preparation of the Draft Core Strategy DPD.	As required by Regulations, Statement of Community Involvement (SCI	Prior to 13 August 2012
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 13 August 2012
Advertisements were placed in the Rochdale Observer, Middleton Guardian and Heywood Advertiser which set out the consultation period and where the draft Core Strategy documents were available for inspection and of the places and times at which they could be inspected. The advert also publicised the Township events – see below.	As required by Regulations. These papers provide coverage of the Borough.	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
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
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

Method	Aim	Date
Township Events	To inform the wider community and members by providing feedback on any issues arising from the consultation so far and encourage engagement in the process.	10 th September – 13 th September 2012

Responses on the Draft Core Strategy

- 3.68 A total of 62 representations were received during the consultation. Comments were received from a wide range of bodies and organisations as well as individual members of the public. As well as these specific representations the comments made during the Township meetings in September have been taken into account. In addition we also agreed to take into account the objections made to the two planning applications submitted for the development of new homes on land off Broad Lane, Rochdale. There were 98 specific objections (made by 76 individuals) relating to the planning applications. All comments, along with a detailed response, will be set out in the subsequent Statement of Consultation, the final version of which is submitted alongside the Core Strategy.
- 3.69 The representations were varied with some site or policy specific, whilst other were detailed and covered a wide range of policies. As well as representations specifically objecting or commenting on the document there were also a number which supported specific policies, references or the general approach within the Core Strategy.
- 3.70 A detailed summary of the representations received, 'Summary of Comments for the Consultation on Draft Core Strategy ', which due to its length is published as a separate document and is available online to view at <u>www.rochdale.gov.uk/yourviews</u>

What were the main issues raised?

- 3.71 The consultation on the Draft Core Strategy confirmed that the Councils spatial strategy was generally supported by stakeholders and the local community.
- 3.72 The most objections were received for the proposal for housing development on Protected Open Land at land off Broad Lane.
- 3.73 The other key points from the comments received are summarised below under the relevant headings.

Overall

There were no major objections to the overall vision, objectives and Spatial Strategy. Any comments relating to these generally sought clarity or reference to specific sites or areas.

SO1 – Delivering a more prosperous economy

- The inclusion of specific retail floorspace targets for each of the town centres was questioned given that evidence supporting these may change during the plan period;
- Changes to the boundary of Rochdale centre were sought to include Central Retail Park;
- The removal of the South Heywood proposal was questioned, particularly in terms of how
 we now intended to deal with the traffic issues in the area without the proposed link road.
 There were no representations setting out clear support for the removal of this proposal,
 although some objectors to the previous scheme were of the view that the revised
 approach may still result in the South Heywood proposal coming forward in the future; and

• Greater clarity was requested in relation to policy E4 which sets out the mechanism to deliver additional employment land in the future if it is required. This includes a link to the requirement for additional employment land in policy E2.

SO2 – Creating successful and healthy communities

- Some representations questioned the overall approach and evidence relating to the target for additional housing in the borough over the plan period. Some representations argue that the target should be higher to meet need, whilst others question whether there are sufficient deliverable sites to meet the target;
- Whilst a number of representations have objected to the release of protected open land and Broad Lane (referred to above), others have sought the release of further land outside the urban area for housing in Middleton, Norden and Littleborough;
- Some objections were made to the affordable housing policy and, specifically, the impact it may have on site viability; and
- Comments have also been made (often in relation to specific sites such as Broad Lane) on whether there is sufficient community infrastructure, e.g. school places, to support additional homes.

SO3 – Improving design image and quality of place

• There were relatively few comments on these policies and those received are seeking minor wording changes and references to specific sites. It should be noted that a national organisation welcomed and supported the approach to heritage in the Core Strategy and stated that they would cite it as an example of good practice to colleagues within the organisation.

SO4 - Promoting a greener environment

- Whilst there is general support for the policies dealing with climate change and energy (G1-G3), some comments were received regarding the financial implications of meeting some of the targets / requirements set out in the policies. Other comments related to minor wording changes and references;
- There were a number of representations commenting on the Green Belt policy. These generally relate to specific sites which some objectors consider should be identified for future development. Other comments sought more flexibility regarding infilling in the Green Belt and greater clarity in terms of any future review of the Green Belt;
- Most of the comments within this chapter relate to policy G5 which deals with Protected Open Land and are mainly objections to the release of land at Broad Lane, Rochdale; and
- Most of the representations on the remaining policies within the chapter relate to minor wording changes / references. Some comments regarding green infrastructure and pollution were again linked to responses on the proposal at Broad Lane, Rochdale.

SO5 – Improving accessibility and delivering sustainable transport

- Some objections / comments were received regarding the deletion of the proposed South Heywood link road from M62 junction 19. These, along with other more general comments, requested greater clarity on how the problems of HGV traffic around Heywood and Birch could be tackled;
- Objections received regarding the indicative route of the proposed town centre link road; and
- Other comments relating to minor wording changes and protecting land to accommodate future transport improvements were also made.
- Managing delivery and monitoring progress, Appendices and supporting documents (e.g. Sustainability Appraisal)

- Some comments were received on these parts of the Core Strategy and supporting documents but were mainly related to minor wording changes, points of clarity and references.
- 3.74 During the consultation, officers also took the opportunity to engage with adjoining district and key bodies and organisations as part of the Duty to Co-operate process. This took the form of a Duty to Co-operate event, as well as a series of individual meetings over the consultation period. These sought to ensure that strategic and cross-boundary issues were properly considered and, where possible, addressed. A separate 'Duty to Cooperate' note has been produced which compiles and sets out the discussions between adjoining districts and key stakeholders and can be found online at <u>www.rochdale.gov.uk/yourviews</u>. It also helps to ensure consistency, improve delivery and ensure that our proposals complement rather that conflict with those of adjoining districts, key stakeholders and organisations. This is an ongoing process with neighbouring districts and national and regional bodies and the Duty to Co-operate note will be regularly updates to reflect the work undertaken.

How the representations were taken into account

- 3.75 Following receipt of representations, all responses were entered onto the consultation database. In addition to the database we produced the 'Summary of Comments for the Consultation on Draft Core Strategy ', which is available online to view at <u>www.rochdale.gov.uk/yourviews</u>. 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
- 3.76 After analyzing the responses a schedule of changes was created. In general there were no major objections to the overall Vision, Strategic Objectives and Spatial Strategy and therefore the overall approach and the aims and objectives appear to be supported.
- 3.77 The main single issue raised related to the proposed release of land for development at Broad Lane, Rochdale and was further highlighted as a result of applications that were received for the development of this site earlier in the year. Although officers recommended that this proposal be retained and included in the Publication Core Strategy, Members considered that the site should be withdrawn from the plan.
- 3.78 The applications for residential development on land at Broad Lane are the subject of planning appeals and the decision regarding the future of this land will be made by an independent Planning Inspector with a public inquiry set for April 2013.
- 3.79 Another key issue relates to comments concerning the deletion of the proposal at South Heywood which was included in the previously submitted Core Strategy and was the principal reason why it was subsequently withdrawn. This proposal did not attract as many comments as might have been expected. Many of the comments received in respect of this instead centred on how we intended to address the existing traffic issues without the link road and the need for greater clarity within the policy (E4) that effectively replaces this proposal. As a result of these comments some wording changes will be made to the Core Strategy to provide further clarity on these matters.

- 3.80 Other changes, most of which are relatively minor, will include the following:
 - Minor amendments to improve clarity and update references within the Spatial Portrait;
 - Some minor changes to the Strategies for the Townships, to take account of any related changes made to other policies within the document e.g. where a specific site reference which should be included has been omitted;
 - Removal of specific retail floorspace figures within policies E1/R, E1/R, E1/H and E1/L. However, the latest evidence will still be included in support of the overall objectives of these policies;
 - Minor wording changes to policy E4 to provide greater clarity on the purpose of the policy, the types of site/sites it is aimed at delivering (if required through evidence) and their timing;
 - Despite comments seeking the release of sites for additional housing in the Core Strategy, the Strategic Housing Land Availability Assessment will be the principal mechanism for identifying sufficient sites to meet the target for additional homes. This will continue to focus on the use of previously developed sites; and
 - Other minor wording and presentation changes throughout the document to refer to more up to date evidence, improve clarity, add references, improve the presentation and make the document easier to read.
- 3.81 Some minor changes are also proposed to the Background Paper, Sustainability Appraisal and Habitats Regulations Assessment.

4 PUBLICATION CORE STRATEGY CONSULTATION JANUARY 2013

- 4.1. The current stage in the process for the Council is producing the Publication Core Strategy document for consultation. This will be the version of the Core Strategy that the Council intends to submit to Government for independent examination.
- 4.2. The Core Strategy, along with any further proposed minor amendments, will then be submitted to the Secretary of State around April 2013.
- 4.3. The public consultation process will commence from the 25 January until 8 March 2013 for a period of six weeks. However, the Council will continue to consult until the submission stage.

Principal methods of consultation

4.4. The table below outlines the methods of consultation that we will be using for the Publication 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.	Before 25 January 2013
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.	Before 25 January 2013
Information on website	To increase ease of access and maximise awareness of the consultation information. To gain views on the preferred options	25 January until 8 March 2013
Online and paper based questionnaire/Response form	To provide formalised way of capturing comments from members of the public.	25 January until 8 March 2013
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	25 January until 8 March 2013

5. DOCUMENT AVAILABILITY

- 5.1. Copies will be available for inspection at the locations highlighted in Appendix 1.
- 5.2. The Publication Core Strategy report and its supporting documents, i.e. The Background paper, Sustainability Appraisal, Equalities Impact Assessment, Habitats Regulations Assessment, Duty to Cooperate and Infrastructure Delivery Plan will be available to view and download from the Council website <u>www.rochdale.gov.uk/yourviews</u>
- 5.3. Additional printed copies of the Publication Core Strategy report and supporting documents can be requested from the Strategic Planning Service (See address below) or to purchase:
 - The Core Strategy Publication 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 L	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 – 5.30pm
Balderstone L	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 Librar Monday Tuesday Wednesday Thursday Friday Saturday	ry, Belfield Community School, Samson Street, Rochdale 2pm – 5.30pm Closed 2pm – 5.30pm Closed 2pm – 5.30pm Closed 9.30am – 12.30pm
Castleton Lib	rary, 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 L	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

Spotland Library, Ings Lane, Rochdale Monday 9.30am - 7.30pm (closed 1pm - 2pm) Tuesdav 9.30am - 5.30pm (closed 1pm - 2pm) Wednesday Closed Thursday 9.30am - 5.30pm (closed 1pm - 2pm) 9.30am - 5.30pm (closed 1pm - 2pm) Friday 9.30am - 12.30pm Saturday Norden Library, Norden Community School, Shawfield Lane, Rochdale 2pm – 7.30pm (closed 5pm – 5.30pm) Monday Tuesday 9.30am – 1pm Wednesday Closed Thursday 2pm - 5.30pm Friday Closed Saturday 9.30am - 12.30pm Heywood Library, Church Street, Heywood Mondav 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 10am - 7.30pm (closed 1pm - 2pm) Mondav Tuesday 9.30am - 5.30pm (closed 1pm - 2pm) Wednesday Closed 9.30am - 5.30pm (closed 1pm - 2pm) Thursday Friday 2pm - 5.30pm Saturday 9.30am - 12.30pm Middleton Library, Long Street, Middleton Monday 9am - 7.30pm 10am - 5.30pm Tuesday 9am – 12.30pm Wednesday 9am – 5.30pm Thursday 9am - 5.30pm Friday Saturday 9am - 4pm (closed 1pm - 2pm) Alkrington Library, Kirkway, Middleton Monday 9.30am - 7.30pm (closed 1pm - 2pm) Tuesday Closed Closed Wednesday Thursday 9.30am - 5.30pm (closed 1pm - 2pm) 9.30am - 5.30pm (closed 1pm - 2pm) Friday 9.30am - 12.30pm Saturday Langley Library, Windermere Road, Middleton Monday 9am – 7.30pm (closed 12.30pm – 1.30pm) Tuesday 1.30pm - 5.30pm Wednesday Closed 9am - 5.30pm (closed 12.30pm - 1.30pm) Thursday 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

Saturday 9.30am - 12.30pm Littleborough Library, Hare Hill Park, Littleborough 9.30am - 7.30pm (closed 1pm - 2pm) Monday 9.30am - 5.30pm (closed 1pm - 2pm) Tuesday Wednesday Closed Thursday Closed Friday 9.30am - 5.30pm (closed 1pm - 2pm) 9.30am - 12.30pm Saturday 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) 9.30am - 12.30pm Saturday 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 9.30 - 12.30pm Saturday

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 Cousulting 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 Alkrington 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

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

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: online at: <u>www.rochale.gov.uk/yourviews</u> 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

localmatters25

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 Bonough is to be 'an attractive, vibrant and thriving place where people want to like, work, vibit 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 hausing 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

Sustainable transport system does not The boroughs transport system does not meet all needs. It is important that existing and new development is accessible by a range of sustainable means of transport such as waking, 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 countyside, 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. These 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.

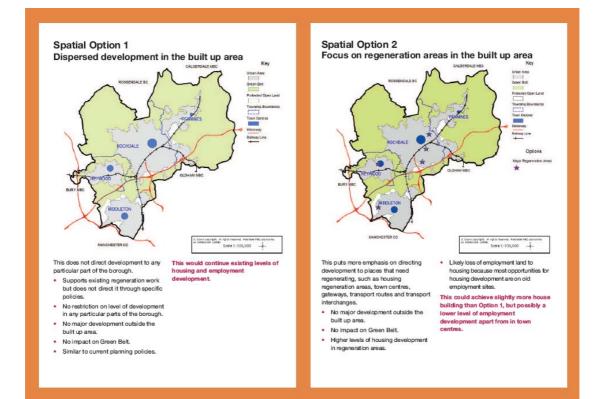
Spatial options

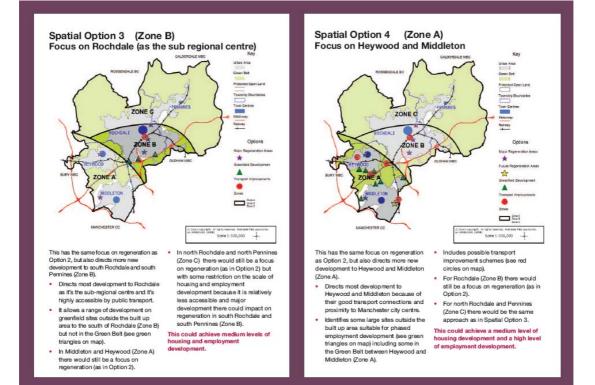
The six spatial options seek to address the main issues and deliver increasing levels of development in the borough, in particular for housing and employment, from low under option 1 to high under option 6.

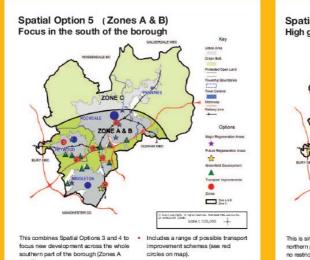
Each spatial option has a map showing where development would be focused and the location of possible development sites and transport schemes. There's a brief description of what the option could deliver and the key implications of choosing that option. See the full issues & Options report for more information.

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.





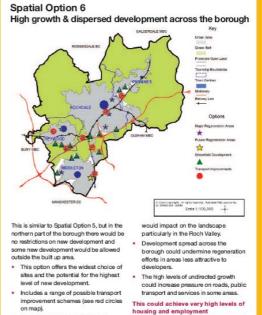


and B)

This directs development to the most accessible parts of the borough.

- 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.
- 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.



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

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.

Significant environmental impact because of development of greenfield sites outside the built up area which

.

ou think now; as the final plan will affect what is built over the next 15 to 20 years. see the Issues and Options report and Background Paper, and for more The closing date for comments is Monday 20 October.				
How to comment Fill in the attached comments form and return by Freepost, or Vist: www.rochdale.gov.uk/yourviews and comment on line, or Email: strategic.planning@rochdale.gov.uk, or 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.	Come to a meeting You can attend any of the following meetings for a presentation and discussion on the issues and options: Rochdale Town Hall, Rochdale 7-Spm Monday 22 September Middleton Civic Centre Fountain St, Middleton 7-Spm Thursday 25 September Heywood Township Centre, Bamford Rd, Heywood 7-Spm Monday 29 September Littleborough Coach House Lodge St, Littleborough 7-Spm Thursday 2 October	For the full report The full issues and Options Report, Background Paper and other related documents are available at all Council Information Points and Libraries. 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	Consultation on Preferred Options Consultation on Preferred Options' document. We are working to complete the Core Strategy, which is the 'Preferred Options' document. We are working to complete the Core Strategy by early 2011. Consultation on Issues and Options (now) Consultation on Preferred Options (Feb 2009) Consultation on Preferred Options (Feb 2009) Consultation on preferred Options (Feb 2009) Submission of the Core Strategy to the government (March 2010) Independent examination of the plan (July 2010) Receive government Inspector's binding report (October 2010) 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		
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?		O Yes				
Are you:	O Female	O Male	Age	under 18 O	18-60 O	over 60 O

My cultural / ethnic origin is:

White	Asian or British Asian
 White British 	O Bangladeshi O Pakistani
 White Irish 	• Indian • O Other (Please describe)
• Other (Please describe)	O Kashmiri
Black or Black British	Mixed Race or Dual Heritage
O African	O White Asian O White/Black Caribbean
O Caribbean	O White/Black African O Other (Please describe)
8 Other	

Are you registered disabled? Yes O No O

Appendix 7 General Comments Form

Rochdale Borough Local Development Framework

Core Strategy - Issues and Options Consultation

Comments Form

Your Details

Maria				_
Name				
Do you represe	ent an organisatio	on? (Y/N)		
Organisation				
Address				
	E	E- mail		
Postcode		Tel. No		
Do you represe Name of individ	ent an individual?	(Y/N)		
Name of Individ	JUAI			

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 Councils 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

No Female	Do you live in the Borough?	Yes	Are vou:	Male	
	Do you ive in the bolought	No	Ale you.	Female	

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

My cultural / ethnic origin is:						
White	Asian or British As	Asian or British Asian				
White British	Bangladeshi	Pakistani				
White Irish	Indian	Kashmiri				
Other (please describe)	Other (please descr	Other (please describe)				
Black or Black British	Mixed Race or Dua	Il Heritage				
African	White / Asian					
Caribbean	White / Black Caribb	bean				
Other (please describe)	White / Black Africa	n				
	Other (please descr	ibe)				
			·			

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 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
 - \checkmark 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 Gilbart, 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 confidential please		
Name (and Company)			
Address			
Tel No.	Email		
	The Landowner	A Land Agent	
I am: (please tick all that apply)	A Planning Consultant	A Developer	
	A Registered Social Landlord	Other	

Site Details	
Site Address	
Site Area (hectares)	
Current Use	
Relevant Planning History	
	Yes
I have enclosed a map clearly showing the site boundary	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.
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	
Liberte Anna francis fan	5 years (2008-2013)
Likely time frame for development	6 – 10 years (2014-2018)
	11 – 20 years (2019 – 2028)
Are you aware of any sustainability development to the best of your kr	y issues or physical constraints that might make the site unsuitable for nowledge?
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 I	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 of form of development then how mut type do you expect this to provide?	ch floorspace per		
Other Issues			
Are you happy for the site to be	Yes		
identified in a list, and if necessary mapped?	No, I would prefer it		
For Office Use Only – Please Do I	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

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,	Thursday 2 October, 7-9pm
Littleborough.	

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 <u>www.rochdale.gov.uk/yourviews</u>,
- 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 <u>Strategic.Planning@rochdale.gov.uk</u>.

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

Appendix 13 Consultation Portal

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Consultation Home > Planning Policy > Core St	ategy > Rochdale Borough Core Strategy Issues and Options consult	ation	
Rochdale Borough Core Strategy Issues and	Options consultation		Previous Page Next Page
Click on a section to view content	🗇 1 Introduction	G View Con	nments (1)
Help	Welcome to this first formal stage in the preparation of Rochdale Boroug document of the Local Development Framework and it will set a strategic		
	This is a consultation paper prepared by the Borough Council to start th	0, 0, ,	
Foreword	This is therefore <u>not</u> a draft plan setting out the Council's proposal what really matters in shaping the future of the borough (the 'issue: before draft proposals are published for further consultation.	s. It is a document aimed at exploring with the loss s' to be tackled) and what 'options' and approache	cal community and stakeholders s should be explored further,
We need your views	We need your views		
How to use this document	The document invites your views on many issues, including the following	:	
Other available documents How to access the documents docum	What level of housing and employment growth should we plan for? How many more houses do we need? Where? What type? Do we need to release employment hand for housing development? Where do we focus regeneration once we ve taolied our current end Should we be protecting all gener areas or rehaving some of them in How do we takely collide change and health issues through spatial How do we takely housing jobs: Shops and Community fac How do we insure quality housing jobs: Shops and Community fac How do we insure the mage of the borough? What will be the borough's now in the facture of the Manchester Cit;	D we need new employment sites? Where? generation areas? or development? planning? littles are accessible?	accommodate that growth?
Next Steps	The consultation focuses on the following:		
 2 Spatial Portrait 3 Key Evidence 4 Strategic Issues 5 Spatial Vision and Strategic 	 We want to know if you agree or disagree with how we have desort what the borough's unique social, economic and environmental do We want to know if you agree or disagree with the Strategic Issue We want to know if you agree with our "Vision" of what we want We want to know if you agree with our distribution (Stategic Objectives We want to know if you agree with the thematic Issues (e.g. on ho 	aracteristics are, the problems and opportunities they p s, that are based on the Spatial Portrait, that we want e borough to be like in 2026 (chapter 5) "which set out broad directions we need to go in to deli	resent. to tackle (chapter 4). iver the Vision (chapter δ).
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6 Economy - Issues and Options	Jk/portal/planning_policy/core_strategy/issues_and_option We want your views on the 6 "spatial Options for future develo could be distributed within different parts of the borough, how fart could be achieved. We also want your comments on where the ut 13) We want your views on the Site Options for the sites which have	pment' or the various elements within them. These Sp hey meet the the strategic objectives, and the level of an areas could be extended if this is necessary to ach	batial Options exployment we development housing and employment growth that ineve required levels of growth. (chapter
Options	How to use this document		
9 Climate Change, Pollution and Natural Resources - Issues and Options 10 Accessibility and Sustainable Transport - Issues and Options	This is a long and complex document and this reflects the complexity of housing, jobs, community faoilities) and transport and other essential infr you may wish to read and respond to all or just some of the questions. It	astructure, when planning development. Consequently	, depending on your level of interest,
Transport - Issues and Options	First, the report sets the background and considers what the borough is lik	(e (Spatial Portrait - chapter 2) and what are the most i	mportant issues that affect its future

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. Fourthy, there is a section on the Spatial Options (chapter 13). This sets out 8 Spatial Options which look at alternative ways of distributing future growth within the borough. You can comment on which option you think is beat or which elements of each you support. The maps for each Spatial Option show possible regeneration areas, transport softwares in otheres and development sites which are all numbered and referred to in more detail elements 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

11 Green Infrastructure (Open Space and Countryside) - Issues and Options

12 People and Community - Issues and Options

Appendix 2 Glossary of Terms

14 Site Options Appendix 1 Aligning the Core Strategy

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 varianability dynamical Raper (13k) 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 environmental doctors on the advantages and disadvantages of each one. A further more detailed sustainability appraisal will be necessary to assess the prefered options and policies.
A summary leafled 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 Trusted sites 👫 start 🖉 🖉 🖉 🖉 2 Micr... 🔻 🖾 Microsof... 🧔 2 Inter... 🔻 🔟 5 Micr... 🔹 🔂 Core Str... 🝃 Webtext 11:41 👋 Rochdal...

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		ormal status to guide spatial planning, regeneration and decisions d' if it is more appropriate to review them at a later time or noies, to inform the preparation of the Core Strategy. Through al engagement process. errot outline 'preferred options' or policy approaches and n. We will also exampling us correcting education on ish a pre-submission draft Core Strategy for further Secretary of State. A this stage formal objections will be
		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	
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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) 924210Fax:(01706) 924144Email:strategic.planning@rochdale.gov.ukWeb: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 <u>www.rochdale.gov.uk/yourviews</u>, 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



to comments			
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STRATEGIC PLA Paul Simpson Dip Strategic Planning PO Box 32, Telegr Baillie Street, Roct		i n e a	
Fax: (0 Email: strategic.p	1706) 924210 1706) 924144 lanning@rochdale.gov.uk ochdale.gov.uk		t <u>w</u> w w
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ale.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 <u>8 December 2009</u>.

• 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 <u>ldf.consultation@rochdale.gov.uk</u>
- 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 Cousulting 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 Alkrington 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

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

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 18 Leaflet

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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).



Our plan objectives are:

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

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.

Littleborough

Pennines

Focus development

. Focus on south Rochdale, south Pennines, Middleton

Allow some development outside the urban area.

. More land and opportunities for development.

. More accessible to GM and motorways, better public

. Development can help improve the built up area and image.

. This is where more, and better, housing and jobs are needed.

. Give priority to existing regeneration areas and schemes.

· Extend regeneration to cover East Middleton, Sudden to

in the south

Castleton and central Rochdale.

Priority for transport improvement.

and Heywood.

transport facilities.

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, Deeplish 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 canalside sites (Ealees,
- 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.

Key actions across the borough:

- · Improve the image of the borough
- focussing 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.

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.

Rochdale

Hewwood



Kev

++++ Rollwoy

Economic Growth Contdors



Housing Led Regeneration _____ Township Boundaries

Graan Balt

Why?



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, Roor 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 Bo	prough Local Development Framework	A.
Your Details		Comments Form	
Name			COUNCIL
Organisation/ Company			
Company			
Address			
	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	

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 <u>www.rochdale.gov.uk/yourviews</u>

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

On completion please return to: **Email:** <u>LDF.consultation@rochdale.gov.uk</u> **Post:** Strategic Planning Services, Rochdale Borough Council, PO Box 32, Telegraph House, Baillie Street, Rochdale OL16 1JH 72

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	Comments on the Preferred Options Report
(Please see	ooninients on the Freiened Options Report
(Please see Preferred	
Options	
Questions	
Checklist	
attached)	

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 vou:	Male	
bo you live in the bolought	No		Female	
	Under 18		Yes	

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

My cultural / ethnic origin is:				
White	Asian or British A	sian		
White British	Bangladeshi		Pakistani	
White Irish	Indian		Kashmiri	
Other (please describe)	Other (please desc	ribe)	-	
Black or Black British	Mixed Race or Dua	al Heritag	e	
African	White / Asian			
Caribbean	White / Black Carib	bean		
Other (please describe)	White / Black Africa	an		
	Other (please desc	ribe)		

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



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



Local Matters is a magazine that is publis bi-monthly and is brou to you



Supported

Heywood, Middle and Rochd

Appendix 21 Poster

An important chance to have your say on the borough's future??

Pennines

Rochdale

Middleto

Heywood

Local Development Framework Preferred Options Consultation

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

ROCHDALE METROPOLITAN BOROUGH COUNCIL

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

-

TIT

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

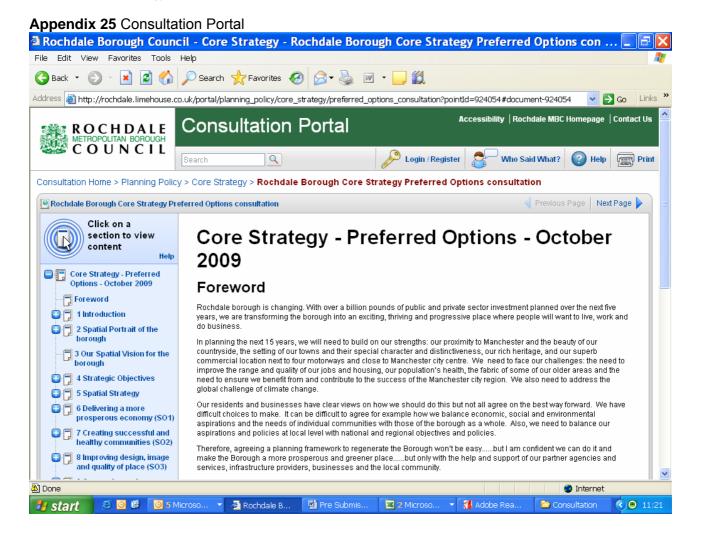
You can also look at and/or comment on the different options online at **www.rochdale.gov.uk/yourviews** or call in to your local Customer Service Centre, Library or the planning office - Telegraph House, Baillie Street, Rochdale.



Deadline for your views is 7 December 2009

Appendix 24 Press Release in Heywood Advertiser





Appendix 26 Letter inviting Adjoining Authorities to a workshop



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) 924210Fax:(01706) 924144Email:strategic.planning@rochdale.gov.ukWeb: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

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: 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

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) 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	01 June 2009
Partnership Board	
Presentation to Development Control	15 May 2009
Team and Single Management Team	
Presentation to Performance Board	18 May 2009
Meeting with Government Office	21 May 2009
Northwest	
Presentation to Rochdale Development	23 September 2009 &
Agency	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

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) 92Fax:(01706) 924144Email:strategic.planning@rochdale.gov.ukWeb: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, 11January, 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 lttps://documentsion.org/littlengenuet.com please phone us on 01706 924210 or e mail us at lttps://documentsion.org/littlengenuet.com please phone us on 01706 924210 or e mail us at lttps://documentsion.org/littlengenuet.com please pleas

We look forward to receiving your comments.

Yours faithfully,

Paul Lewis (Planning Officer)

Publication Draft Consultation

Appendix 32 Core Strategy Update 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) 924376Fax:(01706) 924144Email:strategic.planning@rochdale.gov.ukWeb: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: <u>http://www.rochdale.gov.uk/environment_and_planning/planning/local_development_framework/main_ldf_policy_documents/ldf_-_core_strategy.aspx</u>

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

E-mail: <u>strategic.planning@rochdale.gov.uk</u> 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: <u>paul.lewis@rochdale.gov.uk</u>. 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	
٠	The Core Strategy Sustainability	
	Appraisal – Executive Summary	
٠	The Core Strategy Background Paper	
	 key evidence and supporting 	
	information	
٠	Habitats Regulations Assessment	
٠	Statement of Consultation	
٠	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	
٠	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 <u>www.rochdale.gov.uk/yourviews</u>

Comments can be: E-mailed to <u>ldf.consultation@rochdale.gov.uk</u> 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 <u>www.rochdale.gov.uk/yourviews</u> 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

- 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) 924210Fax:(01706) 924144Email:strategic.planning@rochdale.gov.ukWeb: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 <u>www.rochdale.gov.uk/yourviews</u>

Comments can be:

E-mailed to <u>ldf.consultation@rochdale.gov.uk</u> 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 <u>www.rochdale.gov.uk/yourviews</u> 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
- 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) 924210Fax:(01706) 924144Email:strategic.planning@rochdale.gov.ukWeb: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 <u>www.rochdale.gov.uk/yourviews</u>)

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

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

For further information, the following supporting documents are available in electronic format at <u>www.rochdale.gov.uk/yourviews</u> 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.

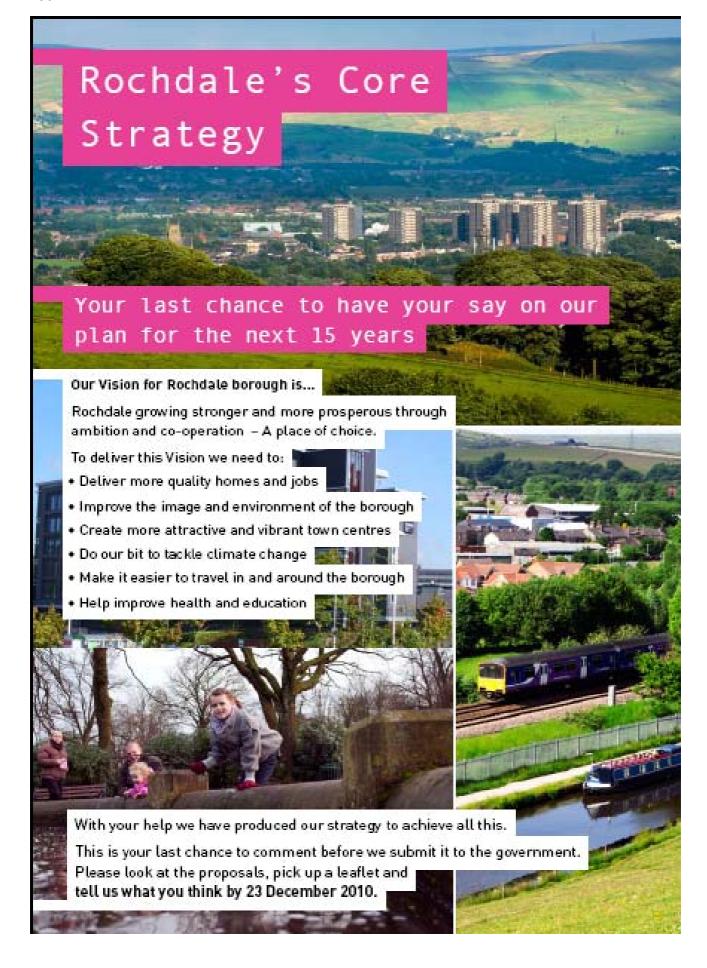
Following the consultation period for representations, it is intended that the Core Strategy will be submitted to the Secretary of State in February 2011 along with the representations received. An examination into the Plan by an independent inspector in June 2011 will then consider whether the document 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



Our plan for the Borough

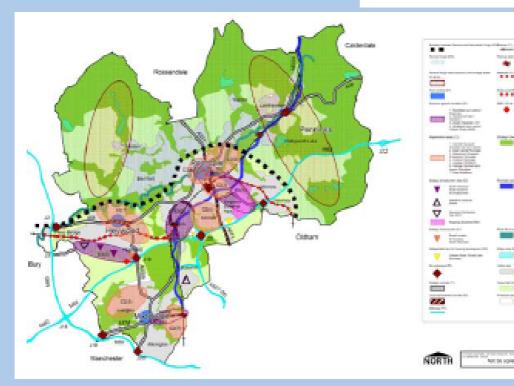
North of the Borough

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 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:

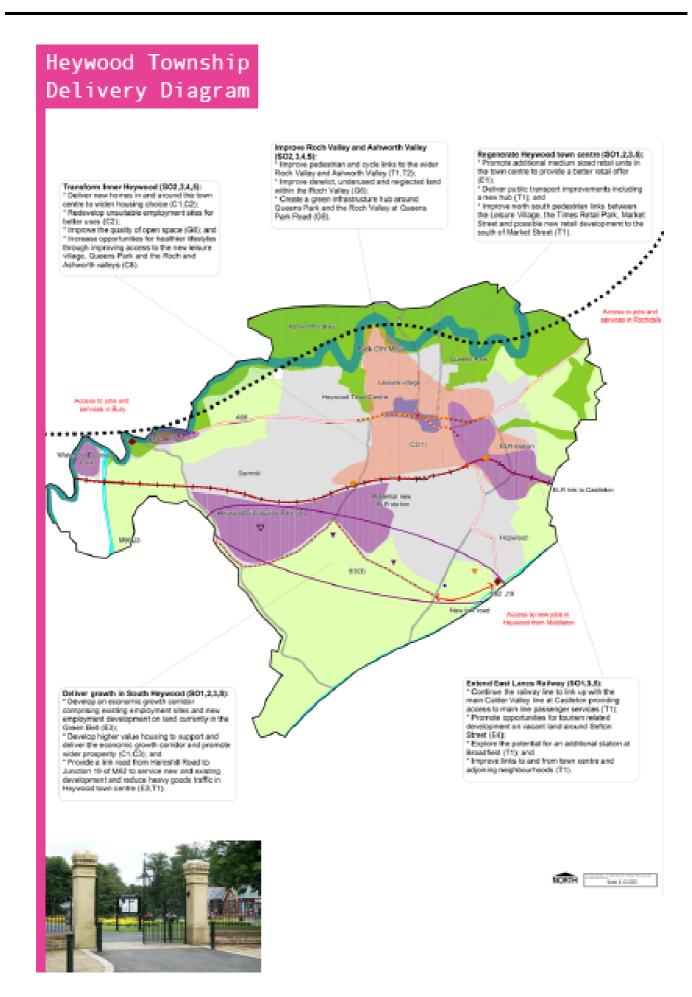
- Deliver more homes and jobs in the right places.
- Improve the image of the borough focussing on town centres, along main roads and at gateways
- Protect the Green Belt and open land outside the urban area but with limited release to meet the need for more homes and jobs
- Make more of the River Roch 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

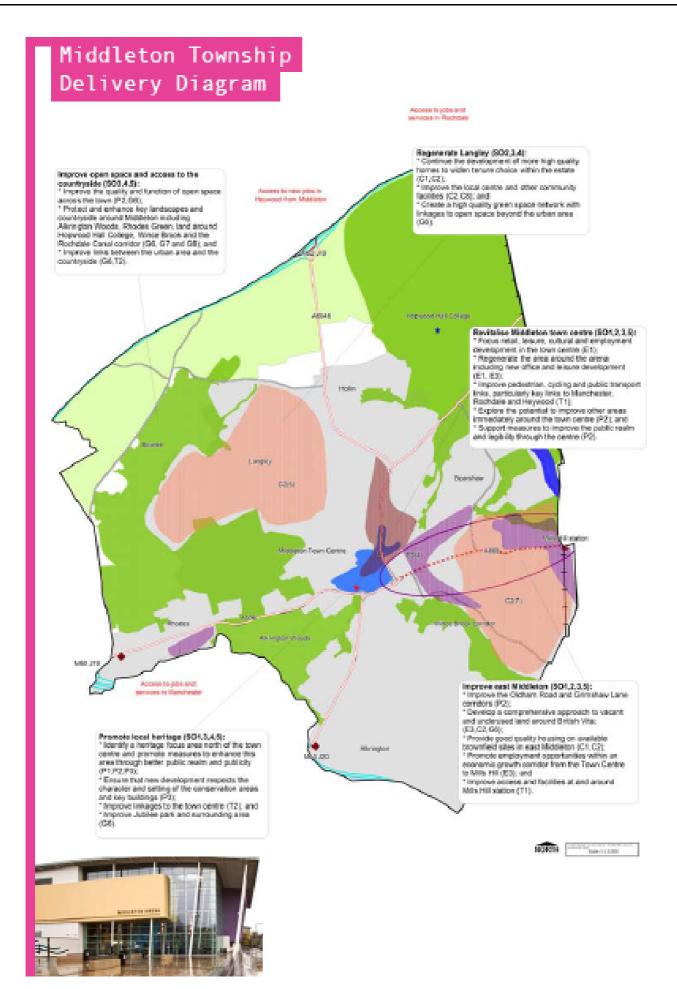


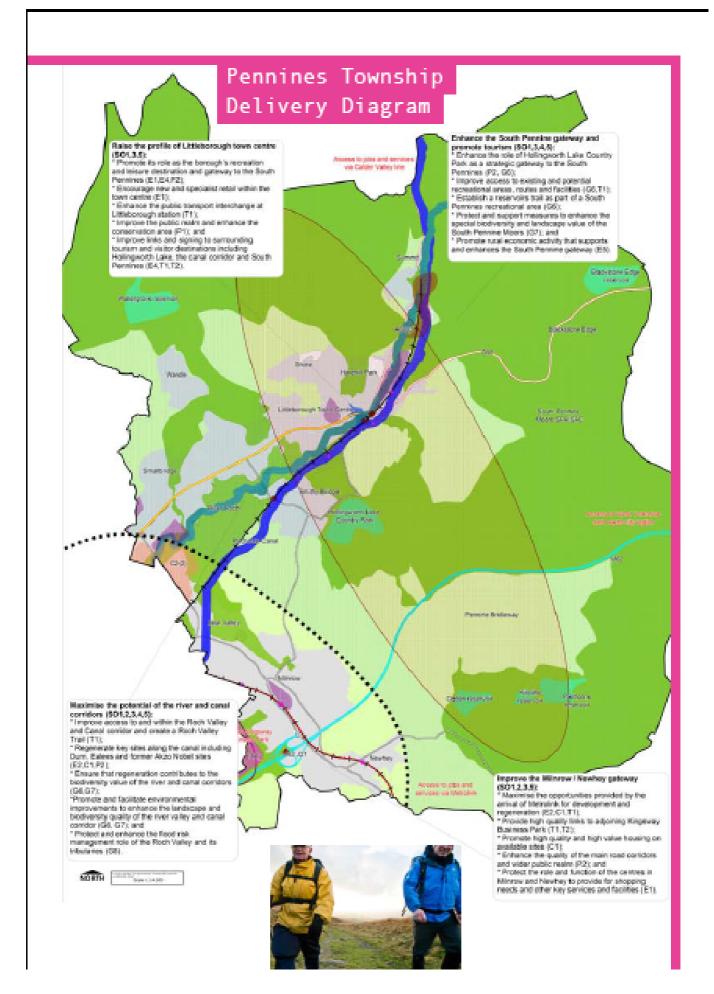
South of the Borough

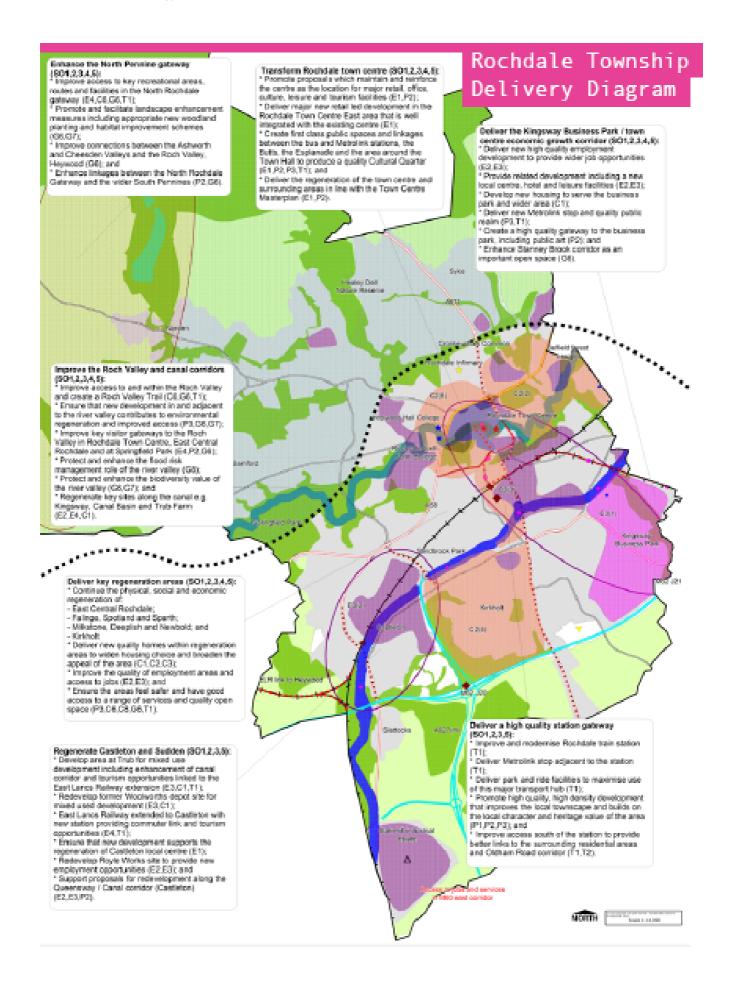
In the Manchester fringe, in the south of the borough, we will deliver most new housing, employment and commercial development, where it will have good access to existing facilities and infrastructure, the motorway corridor, public transport facilities and the wider Greater Manchester city region. We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

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









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.rochdala.gov.uk/yourviews
 at all Council Customer Service Centres and
 Ubraries, or exercises a
 at the Planning Reception, Floor 1
- Telegraph House, Baillie Street, Rochdale

You can talk to us on the helpline 01706 924210

Yeu 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 teme periods (see below) and you should come at those times if you want to ack any questions.

Exhibitions -

locations and dates.

Wheatsheat Library, Rochdale 15 November - 26 November Staffed - Honday 22 November 2010, 1.00 - 7.00pm

Heywood Phoenix Centre, Heywood 15 November - 26 November Staffed - Wednesday 24 Hovember 2010, 1.00 - 6.00pm

Littleborough Littleborough Library 29 November - 4 December Stafød - Monday 29 Hovember 2010, 2.00 - 7.00pm

Hiddleton 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 inwriting, preferably on a representation form, to reach us by the end of 23 December 2010.

Ploase 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 tall use what you support in the plan. You can download a form at www.rochdale.gov.uk/yourviews and E-mail it to us at loft.consultationRirochdale.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, DL 16 1.04

The next steps

Rochdale's

"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 nextyear. 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 yeu 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 centras, image and environment and how we will make ≹ 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 Lance Railway to Castleton to create a passenger rail link and promote tourism
- Promote use of and improve routes to the Roch Valley and Astworth Valley

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

Middleton

around 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

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 fringe. 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.

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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 corrider, public transport facilities and the wider Greater Manchester city region. We will focus investment, development and improvements on:

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

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 canaliside sites (Ealees, Durn and Akzo) and improve use of the canal
- Promote Littleborough town centre as a key service centre for the Pennine gateway
- Promote development opportunities in Minrow and Newhey along the metrolink corridor and at key gateways
 e.g. the metrorway

Our objectives:

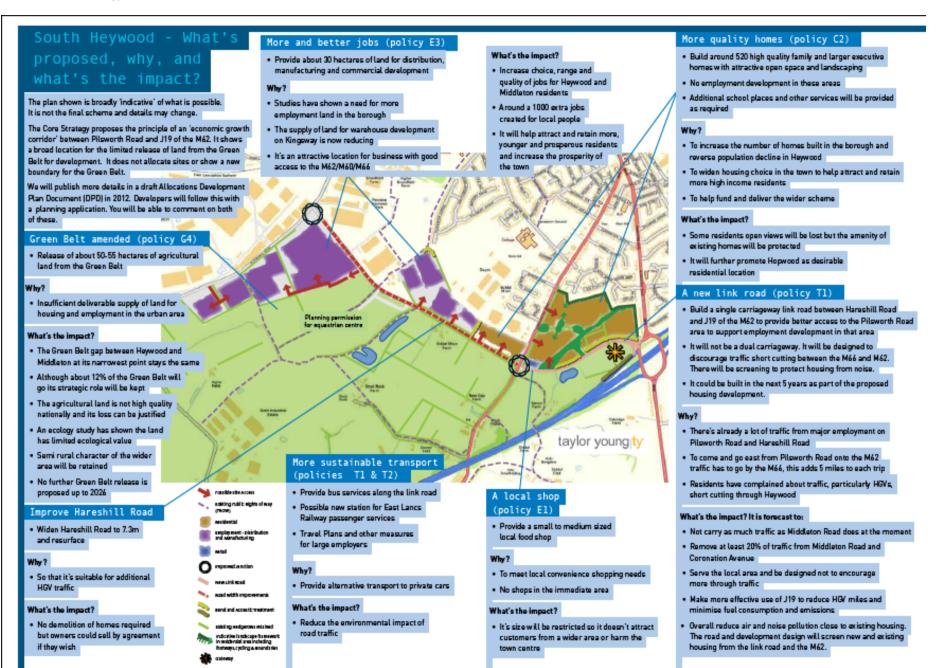
- To deliver a more prosperous economy
- To create successful and healthy communities
- To improve design, image and quality of place
- To promote a greener environment
- To improve accessibility and deliver sustainable transport



- 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 Kirkholt
- 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

Appendix 39 Heywood Core Strategy Leaflet

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Appendix 40 Representation form



COUNCIL

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:** <u>LDF.consultation@rochdale.gov.uk</u>

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)
	please complete only the Title, Na e the full contact details of the age		n
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

Part B – Please use a separate sheet for each representation

Name or Organisation:			
3. To which part of the Core Strategy	does this repre	sentation 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 Statement 12 and the additional guida If you have entered No to 4.(2), please of	ance for compl	eting this representation	form.
5. Do you consider the Core Strategy	is unsound be	cause it is not:	
(1) Justified]	
(2) Effective	Ľ]	
(3) Consistent with national policy	C]	
6. Please give details of why you complease be as precise as possible. If you wish to support the legal complex to set out your comments.			
(Continue on a separate sheet if necessary 7. Please set out what change(s) you compliant or sound, having regard to soundness. You will need to say why	consider neces the test you ha	ave identified at 5 above	where this relates to
sound. It will be helpful if you are abl policy or text. Please be precise as po	le to put forwar		
(Continue on a separate sheet if necessary	y)		

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 vou:	Male	
	No	, we you.	Female	

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

My cultural / ethnic origin is:				
White		Asian or British As	ian	
White British		Bangladeshi	Pakistani	
White Irish		Indian	Kashmiri	
Other (please describe)		Other (please descri	be)	
Black or Black British		Mixed Race or Dua	l Heritage	
African		White / Asian		
Caribbean		White / Black Caribb	ean	
Other (please describe)		White / Black Africar	1	
	_	Other (please descri	be)	

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

- 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
- 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

Appendix 42 Article in Heywood Advertiser, Thursday 9 December, 2010

HEYWOOD ADVERTISER, THURSDAY 9 DECEMBER, 2004

IOPWOOD News HEART OF THE COMMUNITY Art project puts pupils in picture

HAR 11 stations from Sideal foor Sports College task part a superial project to Jobs Deep here: Taky tasks constant acts. thean At the

these hairs they condition with the GOSE art paints true cloud to Stary Colloge for a weak of art extriction, further which four inserted a wide years of techniques using the foreign reads. Bet portrains we her work, which will here part of the students GOSE projects. The weak also gave sta-cents the classics to stperiods of a stall wright, 15, solid the stallab Wright, 15, solid

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be perfecting it this Christma



Youngster takes on role in gritty television drama

HETWOOD'S cost big size is set for her acting debut in Journy Weilswerrein latest tongt belevation damak. Mits-space-skil Jude Kählaff is ort to das dangshol Passileator Work Warren in Aremael sam Marshay Doowshor 20. Jude, wie Twoy so Consept Streve in Hopwood, obysi Unice Armshrong in the show whom thight and is it tracks harren a stream of the same who attacks of these

a jorwaga situk in a nase was children. Children The buddely Hopsenod Svianary pupil, who spent these weeks researching her empirical wave the surrown foldback suit. "In overlaw every minute of Gintug and the obset acture new oil could Sciencity with the second second second second second with the second with the second second

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Have your say on distribution park

PEOPLE are being urged to have their our on plans to expand highwood Distribution

The fact are being upper to have the proof of the set o



inte on Heywood Distribution P

so that superse can support or object to the plan. A draft of the Cars Strategy and supporting documents are available from head likewise, any oscial costoner for late another, outline of rothchais.proc.k./yograviews or in po the Parks ing Acception, Pa-Thingsugal, Houles, Issuer, Iso Par more Indocessing Contact II.700 Indian December 20. Appendix 43 Article in Heywood Advertiser, Thursday 18th November, 2010



Continued from above...

Developers to get green belt land

From page 1

ments. Planning chiefs decided to uss land in Heywood after ditching Langley Lang from their plans. And Mr Simpson said developments could continue beyond the

future. He said: "We cannot say that Newwood Distribution Park will not exceed 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 R 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 tham and \$pm, for people to heres their say on the plans.

ARE DO DO BY DOLLAR

Curtwheel Arts is holding its sennial general mosting on Tuesday November 23.

Pellowing the AGM, from 5.45pm at Heywood Sports Village, a panel will discuss the importance of the arts in

From 7pm, representatives from

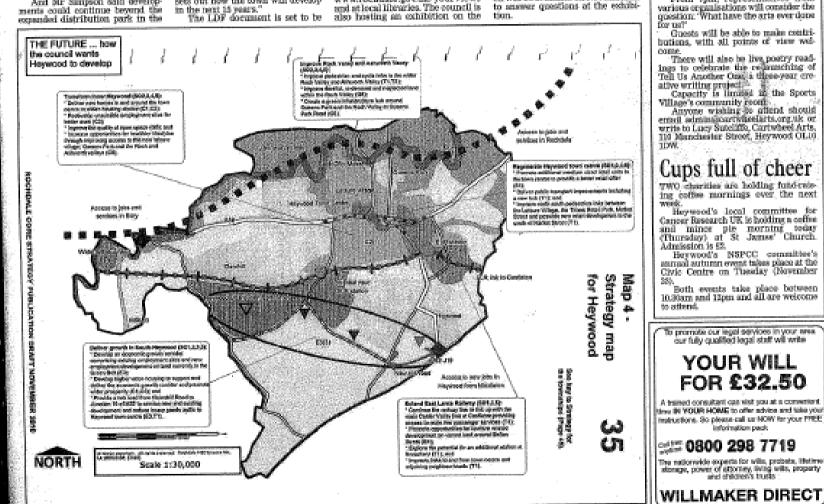
information peok.

Street-hased

discuss cuts MANCHESTER

the face of impending cuts.

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



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Appendix 44 Article in Middleton and North Manchester Guardian, Thursday 18th November, 2010



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

Planning chiefs have iden-tified cast Middleton as the area they want to develop overthe next 15 years.

It comes as planners revealed the borough's draft Development. Local . 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 now homes in the area.

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

before and we feel that without some intervention it could

"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 Oblham Road, planning chiefs also hope buildryds 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 carrisge and we are talking with rall operators to see if we can improve rail services in Mills Η̈́́Π.

"Together with a new park

be a real asset for the area."

The document also lists enhancing oden space at Bowlee, Alkrington Woods and Wince Brook as a priority, as well as improving access to 次.

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, peo-

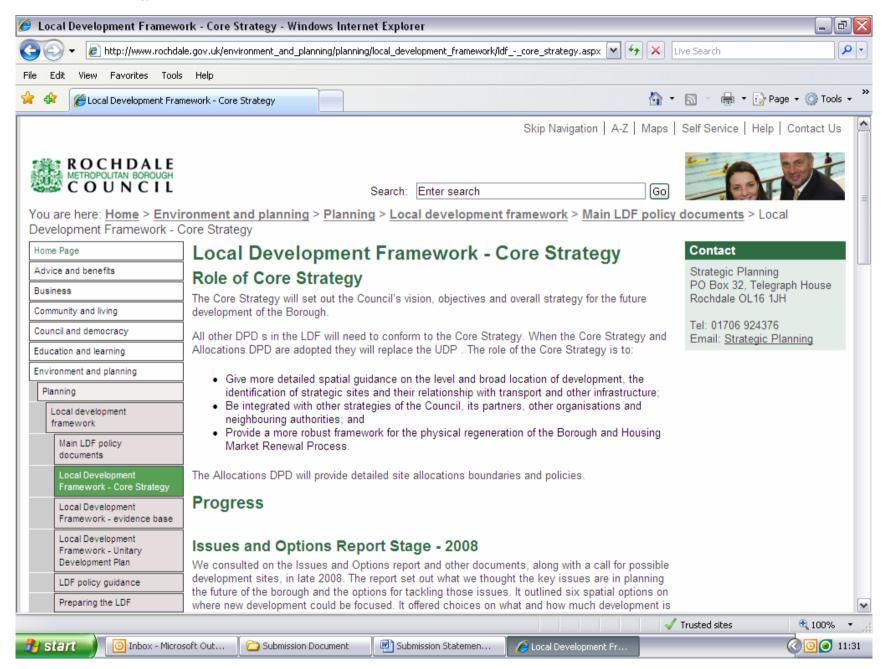
ple are being given their final chance to have their say on it. It can be viewed at www.rochdale.govuk/yourvie ws and at local libraries. The council is also hosting an exhibition at Middleton Arena between November 29 and December 3 on the plans.

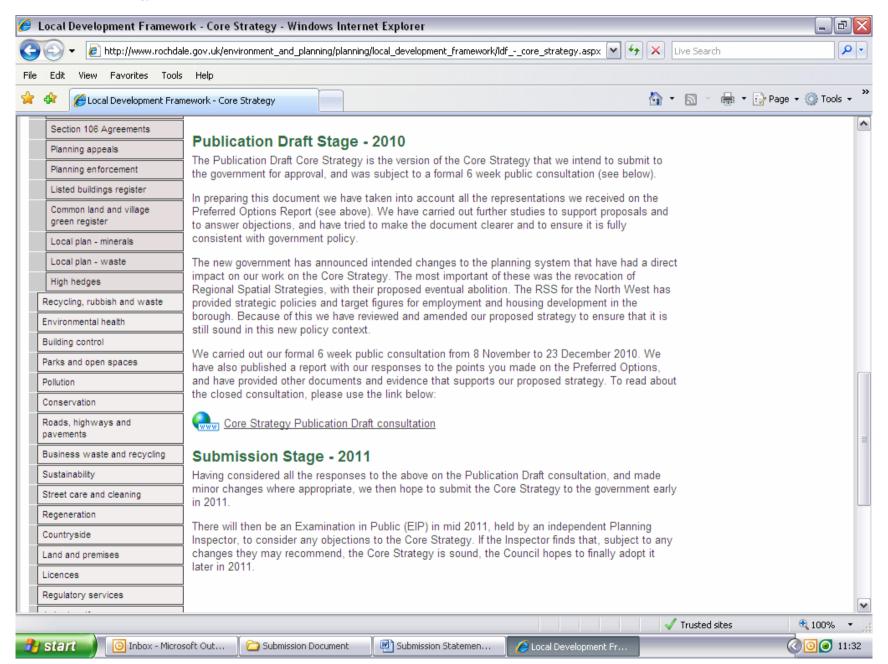


CLDHAM Road - one of the major arterial routes into Middleton, through Middleton Junction and Megrolose, now earmarked for development.

Appendix 45 Consultation web site

🥖 Local Development Framew	rork - evidence base - Windows Internet Explorer	_ 2 ×
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Home Page	Local Development Framework - evidence base	ntact
Advice and benefits	Background	ategic Planning
Business	The Local Development Framework (LDF) has to be based on a thorough understanding of local	Box 32, Telegraph House chdale OL16 1JH
Community and living Council and democracy		01706 924376
Education and learning	The maintenance of a 'robust and credible evidence base' is one of the key tests of soundness that	ail: <u>Strategic Planning</u>
Environment and planning	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	
Planning	information becomes available.	
Local development framework	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	
Main LDF policy documents	to support and justify policy formulation. The evidence that has been considered includes the following:	
Local Development Framework - Core Strategy Local Development Framework - evidence base Local Development Framework - Unitary	Broad Evidence Housing Economy Natural Environment	
Development Plan	Broad Evidence Core Strategy Preferred Options Background Paper, October 2009	
LDF policy guidance Preparing the LDF	This summarises the influences, information and data (e.g. studies and research) taken into account	
	in preparing the Core Strategy Preferred Optione Report In appendix A there is a list of all the 🗸 Truste	ed sites 🔍 100% 👻
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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)	
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L 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)	
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h. Report on Consultation on Preferred Options Core Strategy, November 2010.pdf (Size: 1,213.91K)	
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I. 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: 45.08K)	
In. 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)	
I. 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)	
L 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)	
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Appendix 46 Letter seeking further clarification



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) 924210Fax:(01706) 924144Email:strategic.planning@rochdale.gov.ukWeb: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	lion	Justified ?		
	development around Collop Gate Farm and off Hareshill Road		Effective ?		
	(More quality homes)		Consistent with government policy ?		
E3	Focussing on Economic Growth Corridors 'South Heywood / Jn 19 Corridor. Release of about 30 hectares of land for		Justified ?		
	employment development (More and better jobs)		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		Justified ?		
	employment development (see C2 and E3 above) (Green Belt amendment)		Effective ?		
			Consistent with government policy ?		
T1	Delivering Sustainable Transport. Heywood Southern Relief Road to M62 Jn 19 and supporting sustainable transport		Justified ?		
	access and traffic management improvements. (A new link road)		Effective ?		
			Consistent with government policy ?		
Do you cons	ider the Core Strategy to be legally compliant? (Please give rea	asons in box o	overleaf)		

Further information / clarification

Submission Stage Consultation

Appendix 47 Schedule of Changes from Draft Publication Stage and NPPF

Change No.	Chapter Title	Policy Ref	Suggested Change	Reason for Change
Change	s to be made to	the Publ	ication 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	s made to Habit	ats Regul	ation 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	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.	The Minerals Plan has been developed and is now at publication stage, and we can give a clearer indication of what its implications are.

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

Appendix 48 Withdrawal of the Submission Core Strategy

Dear Sir / Madam,

Confirmation of withdrawal of Rochdale LDF Core Strategy

You have previously made representations in relation to the Publication Draft Core Strategy for Rochdale Strategy or attended the Examination in Public Exploratory Meeting and as such we are writing to you to confirm that the Core Strategy has been withdrawn.

The decision to withdraw the Core Strategy was approved by Cabinet in March and ratified by full Council on the 18 April 2012. Following Council approval to withdraw the Core Strategy a letter was sent to the Secretary of State seeking a formal direction to withdraw the Core Strategy. A letter dated 9 May was received from the Department for Communities and Local Government (DCLG) stating that under the provisions of the Localism Act a formal direction was not required and the Council can therefore withdraw the Core Strategy.

The intention is to produce a revised Draft Core Strategy for consultation later in the summer. This six-week consultation period will invite comments on <u>all aspects</u> of the Draft Core Strategy. You will be informed of this consultation in due course. Comments received on the Draft Core Strategy will be considered and any necessary changes will be made before producing a final Publication Core Strategy.

The current timetable is to make a final Publication Core Strategy available for further consultation later in the year at which stage comments will be sought strictly on matters of 'soundness' and 'legal compliance' only. The Core Strategy will then be submitted to Government around March 2013 which, following Examination in Public, could be adopted in autumn 2013.

If you have any further queries in the meantime, please contact Wayne Poole on 01706 924373 or <u>wayne.poole@rochdale.gov.uk</u> .

Yours faithfully

Wayne Poole Principal Planning Officer

Draft Core Strategy Consultation

Appendix 49 Public Notice for Draft Core Strategy Consultation

Rochdale Council

Local Development Framework Draft Core Strategy, Development Plan Document

Regulation 25 of the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008

Notice of Consultation

Rochdale Council is consulting on its Draft Core Strategy Development Plan Document. This forms part of the preparation of its Local Development Framework and also forms part of the Local Plan.

The Core Strategy is a borough-wide strategic framework for growth and development up to 2028. It includes policies that set out the broad scale and location of new housing and employment development, transport and environmental policies and policies for determining planning applications.

The Draft Core Strategy, together with its supporting documents, is subject to a consultation period that runs from 13 August to 24 September 2012.

Comments on the proposals must be made by Monday 24 September 2012 to:

- Strategic Planning, Planning and Regulation Services, RMBC, Telegraph House, Baillie Street, Rochdale, OL16 1JH.
- Or e-mailed to LDF.consultation@rochdale.gov.uk
- Or completed online via www.rochdale.gov.uk/yourviews

The Draft Core Strategy, Sustainability Appraisal, other supporting documents and comments forms are available at all the libraries and Customer Service Centres either as hard copies or via www.rochdale.gov.uk/yourviews.

Township Committees: Anyone interested in the Draft Core Strategy consultation may attend one of the meetings below, which will include as part of the general meeting a brief overview of the document along with feedback on any key issues raised during the consultation.

Heywood Township, Phoenix Centre, Church Street,	Monday 10 September
Heywood	2012, 6.30pm
Pennines Township, St James' CE Primary School,	Tuesday 11 September
Crossfield Road, Wardle	2012, 6.15pm
Rochdale Township, No's 1 & 2 Committee Rooms -	Wednesday 12
Rochdale Town Hall	September 2012, 6.15pm
Middleton Township, Middleton Arena - Middleton	Thursday 13 September
Arena, Corporation St, Middleton	2012, 6.15pm

If you require further information about this consultation please contact the Strategic Planning Service, telephone 01706 924373 or email <u>LDF.consultation@rochdale.gov.uk</u>

Appendix 50 Draft Core Strategy Consultation Letter



PLANNING AND REGULATION SERVICES

Peter Rowlinson BA(Hons) MSc. M.R.T.P.I. Service Director Planning and Regulation

PLANNING SERVICE

Mark Robinson BSc (Hons), Dip, T.P., M.R.T.P.I. Chief Planning Officer

PO Box 32, Telegraph House Baillie Street, Rochdale, OL16 1JH

 Telephone:
 (01706) 647474

 Fax:
 (01706) 924628

 Our ref:
 Enquiries to:

 Direct Line:
 (01706) 924373

 Date:
 8th August 2012

Dear Sir/Madam

Rochdale Borough Draft Core Strategy

Rochdale Metropolitan Borough Council is preparing a Core Strategy to guide development and growth in the borough up to 2028. It will be the lead document of the Local Development Framework, will form part of our Local Plan and will decide how much development we should plan for and broadly where development should be located.

We are contacting you because you have in the past provided comments on the Core Strategy and/or expressed an interest in being involved in the consultation process.

We have previously consulted on 'Issues and Options' and 'Preferred Options' for the borough. This led us to producing our final Core Strategy which we submitted to Government in April 2011. Following concerns of the Inspector appointed to assess whether or not the Core Strategy was 'sound', the Council reluctantly decided to withdraw the submitted Core Strategy earlier this year and prepare a new Draft Core Strategy.

We have now prepared our Draft Core Strategy for consultation and we would like your views on this document. Much of the document, including the overall Spatial Strategy, has remained broadly the same since there was general support for many of the policies. The main change relates to the proposed release of Green Belt land for development in South Heywood. This specific proposal has been removed from the Draft Core Strategy and replaced with a criteria based policy to identify land for employment development later in the plan period. The other main changes reflect the recently published National Planning Policy Framework and general updating of background and evidence.

The consultation on the Draft Core Strategy runs for six weeks from the 13 August to 24 September.

You can view the Draft Core Strategy and other key documents:

- On-line via <u>www.rochdale.gov.uk/yourviews;</u>
- At Council Customer Service Centres and libraries (opening times can be found via <u>www.rochdale.gov.uk</u>), either as hard copies or via the website above; or
- At the Planning Reception, Floor 1, Telegraph House, Baillie Street, Rochdale.

Comments on the Draft Core Strategy and on any of the supporting documents must be made by **Monday 24 September 2012** to:

- Strategic Planning, Planning and Regulation Services, RMBC, Telegraph House, Baillie Street, Rochdale, OL16 1JH (if possible using a comments form which you can pick up from a library or customer service centre).
- Or e-mailed to LDF.consultation@rochdale.gov.uk (if possible using the comments form which you can download via the web site below)

If you write or email it would be helpful if you could indicate the policy, section or page number you are commenting on.

You may also attend one of the Township Committee meetings below where we will provide a brief overview of the document along with feedback on any key issues raised during the consultation.

Or preferably completed online via <u>www.rochdale.gov.uk/yourviews</u>

Heywood Township, Phoenix Centre, Church Street,	Monday 10 September
Heywood	2012, 6.30pm
Pennines Township, St James' CE Primary School,	Tuesday 11 September
Crossfield Road, Wardle	2012, 6.15pm
Rochdale Township, No's 1 & 2 Committee Rooms -	Wednesday 12
Rochdale Town Hall	September 2012, 6.15pm
Middleton Township, Middleton Arena - Middleton	Thursday 13 September
Arena, Corporation St, Middleton	2012, 6.15pm

(Please note that these are not dedicated Core Strategy events and there will be other items on the agenda at the committee meetings)

We will use your comments to help us finalise our Core Strategy. We plan to produce our Publication Core Strategy later in the year which you will also be able to comment on before we submit it to government. They will appoint an independent inspector to examine it and consider any objections, before deciding if it should be approved.

If you require further information about this consultation please contact the Strategic Planning Service, telephone 01706 924373 or email <u>LDF.consultation@rochdale.gov.uk</u>

Yours faithfully,

W. Poole

Wayne Poole - Principal Planning Officer

Appendix 51 Press Release

Shaping the borough's future -Feedback wanted on boroughs 15 year plan

Rochdale Borough Council wants your views on major plans to develop the borough over the next 15 years.

Public consultation has started on a revised 'Core Strategy' the councils plan on how the borough should grow and develop up until 2028. It shows the scale of employment and housing land needed and identifies where regeneration and environmental improvements should be focused. It also looks at what transport and other services are needed to support growth and development.

The original 'Core Strategy' was submitted to the government last year, but subsequently withdrawn to enable changes to be made to the proposals, particularly to the parts covering South Heywood. The government felt Green Belt land in South Heywood originally identified for development required more justification.

Councillor Terry Linden, Cabinet Member for Regulatory Services and Housing said the plan has been updated and the original proposal to release Green Belt land for development in South Heywood has been removed:

"This revised strategy reflects the feedback received, but in many areas, including the Spatial Strategy it remains broadly the same. There was general support for many elements of it. We now want to give people a chance to let us know what they think. The basic thrust of the council's development plan will remain as it is ... most new development will be focused in the south of the borough and employment sites will need to be well served by motorways and public transport."

This original proposal related to green belt land in South Heywood has been replaced with a criteria based policy to identify land for employment development later in the plan period. The other main changes reflect the recently published National Planning Policy Framework and general updating of background and evidence.

The Core Strategy is produced in line with legal requirements, so that anyone can support or object to the plan.

A draft of the Core Strategy and supporting documents are available online at <u>www.rochdale.gov.uk/yourviews</u> from local libraries, any council customer service centre, or in person at the Planning Reception, Floor 1, Telegraph House, Baillie Street, Rochdale.

If you want to have your say, the deadline is 24 September 2012.

After the consultation, the council will then produce a final version for consultation later in the year before submitting the core strategy to government along with the comments received.

"We want to give all residents, businesses, land owners and developers the opportunity to comment on the revised strategy before it is submitted for examination. If you have any questions or need help providing your feedback just phone us on 01706 924373."

added Councillor Linden.

You can also find out more and ask any questions you have on the plans in person at the Township Committee Meetings held in Heywood, Rochdale, Wardle and Middleton in September.

Appendix 52 Draft Core Strategy Comments form

Rochdale Borough Local Development Framework Draft Core Strategy Consultation Comments Form

Your Details

Name				
Organisation/ Company				
Address				
	E-	- mail		
Postcode	Te	el. No		

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

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

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

Please note:

Anonymous comments will not be accepted. All comments 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 <u>www.rochdale.gov.uk/yourviews</u>

For Office Use:	1
Please Do Not Complete	
Ref No:	1
Scanned:	
Acknowledged:]
On completion places return i	

On completion please return to: **Email:** <u>LDF.consultation@rochdale.gov.uk</u>



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

Appendix 53 Stakeholder/ Duty to Cooperate Letter



PLANNING AND REGULATION SERVICES

Peter Rowlinson BA(Hons) MSc. M.R.T.P.I. Service Director Planning and Regulation

PLANNING SERVICE

Mark Robinson BSc (Hons), Dip, T.P., M.R.T.P.I. Chief Planning Officer

PO Box 32, Telegraph House Baillie Street, Rochdale, OL16 1JH

Telephone:(01706) 924364Fax:(01706) 924628Our ref:Enquiries to:Sohida BanuDirect Line:Date:Monday, January 14, 2013

Dear <first name>,

Duty to Cooperate

Draft Core Strategy workshop with adjoining authorities and stakeholders. Tuesday 21 August 2012 at 2.00 pm in Committee Room 1, Rochdale Town Hall, The Esplanade, Rochdale, OL16 1AB.

I am writing to invite you to meet with us so we can provide you with information on our Draft Core Strategy and discuss consistency with and support of your strategies, development plan and associated documents.

As you are aware, through Section 110 of the Localism Act there is a new 'duty to co-operate' element which all Local Planning Authorities need to comply with. This requires public bodies to work collaboratively to ensure that strategic planning priorities across administrative boundaries are properly coordinated and clearly reflected in Local Plans. Our intention is to:

- Present the Draft Core Strategy proposals and explain our spatial strategy for the future development of the borough;
- Discuss cross boundary issues;
- Identify any areas of potential joint interest or conflict between our emerging strategies and any necessary joint working; and
- Discuss arrangements for future engagement to comply with the 'duty to cooperate'

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.

The meeting will take place on 21 August 2012 at 2.00 pm in Committee Room 1, Rochdale Town Hall, The Esplanade, Rochdale, OL16 1AB. You should report to the Main Reception on the Ground Floor. Tea and coffee will be provided.

Please could you confirm whether or not you, or a representative, intend to attend the meeting either by email to Sohida Banu directly on 01706 924364 or email: Sohida.Banu@Rochdale.gov.uk by Friday 10th August 2012. A programme will be distributed in due course.

Yours sincerely,

Sohida Banu Strategic Planning Officer

Appendix 54 Website link to the Draft Core Strategy

