



Rochdale Core Strategy Statement of Consultation

Publication Draft Stage



Local Development Framework
November 2010



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1. INTRODUCTION

Purpose of this statement

- 1.1 Rochdale Council is in the process of preparing the Core Strategy Development Plan Document (DPD) as part of its Local Development Framework. The Core Strategy is the first DPD to be prepared as part of the LDF for Rochdale. 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 include the strategic land allocations and generic development control policies documents.
- 1.2 This document sets out how we have involved and consulted with the public and stakeholders during previous stages of the Core Strategy and how we will engage at this current Draft Publication stage (known as Pre-submission stage as it precedes the submission of the Core Strategy to the Secretary of State). This stage is effectively the final stage of consultation. The procedures and methods used are based on the Planning Regulations and Guidance and on Councils up-to-date Statement of Community Involvement.
- 1.3 This Consultation Statement is prepared in accordance with Regulation 27¹ of the Town and Country Planning (Local Development Framework) (England) Regulations 2004 (as amended) which requires the publication alongside the Pre Submission Core Strategy, of a statement setting out the following:
- i) Who was consulted?
 - ii) How were the public and other stakeholders consulted?
 - iii) What were the main issues raised because of the consultation?
 - iv) How have representations been taken into account?
- 1.4 This statement of consultation provides in detail how the community involvement requirements for the Core Strategy have been met, showing that the minimum requirements have been met in each stage.
- 1.5 A number of consultation and engagement exercises were carried out as part of the Core Strategy preparation process. 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	26 October 2009 – 29 January 2010
Publication of the Core Strategy (Pre - submission) Reg 27	08 November 2010 – 23 December 2010
Submission of final version to Secretary of State Reg 30	February 2011
Examination in Public	May / June 2011
Adoption	December 2011

- 1.6 This Consultation Statement deals with consultation and engagement at the Issues & Options and Preferred Options consultation stages and sets out what consultation arrangements have been planned for this current stage of the

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

process for the Pre-Submission document. Each section details who was consulted, how they were consulted, the main issues raised in representations and how they have been addressed by the Council in each stage of the Core Strategy preparation. This Statement is supported by a comprehensive set of appendices which supply further details of each consultation exercise, which includes a list of consultees, publicity material, meeting, exhibitions etc..

2. CONSULTATION METHODS

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

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

2.2 We have used the consultation results from the Issues and Options and the Preferred Options consultation in developing the next stage of the Core Strategy, the Pre-Submission stage.

2.3 In September 2010, the Council adopted a revised Statement of Community Involvement (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_framework/ldf_statement_of_community_in.aspx

2.4 The consultation process complies with the Statement of Consultation (SCI).

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

CONSULTATION SO FAR

A. Issues and Options Consultation

Introduction

- 3.1 Consultation on the 'Core Strategy Issues and Options' document ran from 8th September to 3 November 2008. The following documents were produced at the issues and options stage:
1. A 'Core Strategy Issues and Options' report
 2. A 'Core Strategy Issues and Options' background paper
 3. An 'Issues and Options' Leaflet/ questionnaire
 4. Equalities Impact Assessment
 5. Sustainability Appraisal Draft Scoping Report
- 3.2 The **Issues and Options report** outlined a number of issues for the future planning of Rochdale and identified a number of different options accordingly. The paper and a summary leaflet can be found on the Council's website at http://www.rochdale.gov.uk/environment_and_planning/planning/local_development_framework/main_ldf_policy_documents/ldf_-_core_strategy.aspx
- 3.3 In advance of the publication of the Issues and Options Report the following engagement consultations took place, within the Council, the Local Strategic Partnership and Government Agencies:
- 16th January – Liaison/meeting with Highways Agency
 - 18th February – Briefing session with RMBC Education Service
 - 4th March - Presentation/meeting with ORESA
 - 9th April – Briefing Session with Primary Care Trust
 - 10th April – Meeting with Government Office North West to discuss issues and options
 - 24th April – Presentation/meeting with RMBC Development Control Service
 - 14th May - Presentation/meeting with the Environment Agency
 - 20th May – Presentation/meeting with RMBC Environmental Management team
 - 20th May – Presentation/meeting with Primary Care Trust and Acute Trust
 - 20th May – Presentation/meeting with RMBC Township Managers
 - 27th May – Presentation/meeting with Local Strategic Partnership
 - 28th May – Presentation/meeting with Local Strategic Partnership Executive
 - 3rd June – Presentation/meeting with Executive Leadership Team
 - 5th June – Presentation/meeting with Impact Partnership management team
 - 5th June – Presentation/meeting with Rochdale Transport Partnership
 - 10th June - Presentation/meeting with RMBC Highways
 - 10th June - Presentation/meeting with Impact Partnership management team
 - 12th June – Sustainability Appraisal panel appraise Spatial Options
 - 20th June – Sustainability Appraisal panel appraise Spatial Options
 - 17th June – Presentation and briefing to elected Members
 - 7th July - Presentation/meeting with Rochdale Transport Partnership
 - 14th July – Cabinet agree to draft Issues and Options for consultation
- 3.4 The Issues and Options consultation documents were published for a six week formal consultation period. This identified issues that needed to be addressed in planning the next 15 years and some of the options for tackling

those issues. The intention was to test out if the right issues and options had been identified and if other issues and options should be considered. The **Issues and Options Report** invited views on:

- Whether the 'Spatial Portrait' accurately described the Borough;
- Whether the 'Vision' of what we want the Borough to be like in 2026 is supported;
- Whether the draft 'Strategic Objectives' are supported (these set out broad directions we need to go in to deliver the Vision);
- Whether the thematic Issues which need to be addressed to deliver the objectives are comprehensive
- Whether there is support for the 'Options' or Approaches for tackling the issues or are there options that have not been considered; and
- Which of the 6 'Spatial Options for Growth' which explore different levels of growth in different parts of the Borough are supported and whether there are elements of each of the Options that are supported.

- 3.5 The evidence available as background to the issues was published in a **Background Paper**. This included key information, and influences and signposted to other relevant documents, data and studies.
- 3.6 A **publicity leaflet** identifying six spatial options, a summary of issues and information on how to get involved in the preparation of the Core Strategy, was widely distributed around the borough in libraries, information points, at Township and various public meetings. The Leaflet also included a prepaid/freepost tear-off slip for anyone to send their comments. Questionnaires for anyone to respond to the questions in the Issues and Options Report were available on line and at all places where the documents could be inspected. Additionally, a 'Site Nomination Form' (Appendix 8) was available for land-owners, developers and development interests to put forward areas of land for consideration for development. This was to identify potential land availability in ensuring adequate provision for housing and employment development could be made.
- 3.7 An **Equalities Impact Assessment**, **Habitats Regulations Assessment**, and a **Sustainability Appraisal Report** were also published with the Issues and Options Report.

Who was consulted?

- 3.8 A database of contacts was established using a wider Council database, Township contacts database and new organisations or individuals who registered an interest in the LDF process. It also 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
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 eg, Langley Lane, Middleton and land south of Heywood, whilst some were supported by landowners and development interests.
- Support was showed for improving retail provision in the boroughs centres of Rochdale and Heywood, and making some further provision in the Local Centres.

How the representations were taken into account

- 3.15 The findings of the issues and options stage of consultation assisted the council in moving towards the preferred options stage of the core strategy preparation. These comments and suggestions formed a key part of the evidence base. The council's response to the comments can be seen in the Report on Consultation on Issues and Options, October 2009.
- 3.16 In brief, the representations indicated general agreement on the key issues and many of the options identified. However, a number of interest groups and organisations sought changes in emphasis on some issues and suggested variations to the options. They also identified the need for further work and research on some matters eg, land availability, co-ordinating infrastructure with new development policy detail, etc.. Significantly though, the representations supported a spatial approach whereby:
- new necessary housing and employment development should be located within the southern part of the borough and distributed between south Rochdale, Heywood and Middleton; and
 - existing regeneration priorities should be maintained.
- 3.17 A number of organisations were contacted to discuss their representations to establish clarity or discuss possible changes. Dialogue with some consultees continued outside the formal consultation period.

B. Preferred Options Consultation

Introduction

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

The following documents were produced at preferred options stage:

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

Who was consulted?

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

Hard to reach groups

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

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

Kingsway Area Forum	Belfield Primary School	26 November 2009	6.30pm
User Carer Forum	Town Hall Rochdale	30 November 2009	2- 3.30pm

How were they consulted?

3.23 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
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	These were the main public	November

Across the borough *	meetings used to explain and discuss the Preferred Options (see table below).	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
Consultation Portal	Linked to the Council's web site this consultation portal provides an interactive way for people to read and make comments against any part of the Core Strategy. It also allows users to read other people's comments and keep up to date with the progress.	26 October 2009 to January 2010
Translation Service.	Anyone who requires the document in large print or in Braille or who wishes to raise questions about the documents can rely on a translation service.	26 October to January 2010.

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

December to 29th January 2010. See letter to consultees dated 2nd December 2009 art Appendix 31

Public meetings

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

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

Responses on Preferred Options

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

What were the main issues raised?

- 3.27 The Report on the Preferred Options Consultation provides details as to how the representations were taken into account for each of the policies and the spatial strategy. The full schedule of formal representations received under this stage and the council's response can be accessed at http://www.rochdale.gov.uk/environment_and_planning/planning/local_development_framework/main_ldf_policy_documents/ldf_-_core_strategy.aspx or viewed at the Council's libraries and customer service centres.
- 3.28 The consultation on the Preferred Options confirmed that the 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 indicated 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 (eg., 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 (eg GM transport modelling, flood risk assessment, green infrastructure study, GM Strategic Housing Market Assessment);
- emerging new local policy (eg the Sustainable Community Strategy - POP3, Borough Masterplan and local evidence (eg, 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.

4. CONSULTATION OF THE PRE-SUBMISSION

Introduction

4.1 The Core Strategy Publication Draft DPD was approved by Council on 13 October 2010. Following this approval, Rochdale has published its Pre Submission documents comprising:

- The Core Strategy Pre Submission document DPD;
- The Core Strategy Pre Submission Background Paper;
- The Core Strategy Pre Submission Infrastructure Plan;
- The Sustainability Appraisal Report;
- The Sustainability Appraisal Executive Summary;
- The Habitat Regulations Assessment Report;
- The Equalities Impact Assessment
- The Statement of Consultation
- Report on Consultation on Preferred Options
- Other studies and evidence relating to proposals for South Heywood

Consultation methods proposed

4.2 The formal consultation on the Pre Submission documents will commence on 8th November 2010 for a six weeks period and end on 23rd December 2010. In line with the requirements of section 27 of the Regulations, and the Council's SCI it will use the following methods:

Method	Aim	Date
Make a copy of each of the Pre Submission documents 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)	From 8 th November
Publish on the Council's consultation webpage, http://www.rochdale.gov.uk/yourviews the proposed submission documents, a statement of the representations procedure, and a statement of the fact that the proposed submission documents are available for inspection and of the places and times at which they can be inspected.	As required by Regulations, Statement of Community Involvement (SCI)	From 8 th November
Send to each of the Statutory Bodies invited to make representations during the stages of the preparation of the Core Strategy Submission document DPD, a link to our website which holds the pre submission documents, and a statement of representations procedure.	As required by Regulations, Statement of Community Involvement (SCI)	Prior to 8 th November
Send to each individual and organisations who asked to be notified and those on the consultation database a link to our web	As required by Regulations, Statement of	Prior to 8 th November

site either by e-mail or letter (which will also explain where the documents are available, the places and times at which they can be inspected and how to make representations.	Community Involvement (SCI	
Place advertisements in Rochdale Observer, Middleton Guardian and Heywood Advertiser which set out the consultation period and where the proposed submission documents are available for inspection and of the places and times at which they can be inspected.	As required by Regulations. These papers provide coverage of the Borough.	On or before 8 th November 2010.
<p>Hold exhibitions both staffed and unstaffed to help organisations and individuals to make informed responses about the soundness of the documents. These will be held at:</p> <ul style="list-style-type: none"> • Wheatsheaf library, Rochdale • Pheonix 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.	<p>Rochdale: 15 – 26 Nov, staffed 22 November 1-7pm.</p> <p>Heywood: 15 – 26 Nov staffed 24 Nov 1-8pm</p> <p>Middleton: 29 Nov – 3 Dec, staffed 1 Dec, 1-7pm</p> <p>Littleborough: 29 Nov – 4 Dec, staffed 29 November 2-7pm</p>
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.	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. This will be delivered to businesses and homes in the area and will also be distributed more widely within Heywood.	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.
To advertise the start of the consultation at the Township Committees during the week beginning 8 th November.	Township Committees are attended by local groups	8 th – 11 th November.

Document availability

- 4.3 Copies will be available for inspection at the locations highlighted in Appendix 1.
- 4.4 The Preferred Options report and its supporting documents, ie, The Background paper, Sustainability Appraisal, Equalities Impact Assessment, Habitats Regulations Assessment and the Report on the Preferred Options will be available to view and download from the Council website www.rochdale.gov.uk/yourviews
- 4.5 Additional printed copies of the Pre Submission report and supporting documents can be requested from the Strategic Planning Service (See address below) or to purchase:
- The Core Strategy Publication Draft (Pre-Submission) Report - £20
 - The Core Strategy Background Paper - £25
 - The Report on Consultation - £30
 - Infrastructure Delivery Plan - £10
 - Sustainability Appraisal Report - £15
 - Other supporting documents are available at standard copying charges
- 4.6 **For further information** on this document please contact:

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

Tel: 01706 924369
By email: strategic.planning@rochdale.gov.uk
Website: www.rochdale.gov.uk/yourviews

APPENDICES

Appendix 1 Deposit Locations

Customer Service Centre:

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
Milnrow Customer Service centre, 82 Dale Street, Milnrow
Littleborough Customer Service Centre, Council Offices, Harehill Park, Littleborough
Kirkholt Customer Service Centre, 46 The Strand, Kirkholt, Rochdale
Langley Customer Service Centre, 17 Lingmell Close, Langley

Libraries

Wheatsheaf Library, Baillie Street, Rochdale
Balderstone Library, Balderstone Park, Rochdale
Belfield Library, Belfield Community School, Samson Street, Rochdale
Castleton Library, 881 Manchester Road, Rochdale
Smallbridge Library, Stevenson Square, Rochdale
Spotland Library, Ings Lane, Rochdale
Norden Library, Norden Community School, Shawfield Lane. Rochdale

Heywood Library, Church Street, Heywood
Darnhill Library, Argyle Parade, Heywood

Middleton Library, Long Street, Middleton
Alkrington Library, Kirkway, Middleton
Langley Library, Windermere Road, Middleton
Junction Community Library, Jumbo Social Centre, Grimshaw Lane, Middleton

Littleborough Library, Hare Hill Park, Littleborough
Milnrow Library, Newhey Road, Milnrow
Smithybridge Library, 121/3 Smithybridge Road, Littleborough
Wardle Library, 448 Birch Road, Wardle, Rochdale

Issues and Options Consultation

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

A J Cocker Associates	Country Land & Business Association
Age Concern	Countryside Properties (Northern) Ltd
AGMA Policy Unit	CPRE Lancashire Branch
Airport Operators Association (AOA)	Crime Concern
Alison Roland Town Planners Ltd	Crown Estate Office
Ancient Monuments Society	Dance Environment Middleton
Architectural Design	Dane Ashworth Cottam Architects
Arriva Trains Northern Limited	David Wilson Homes North West
Ashiana Housing Association	De Pol Associates
Association of Inland Navigation Authorities (AIHA)	Department for Environment, Food & Rural Affairs
Atisreal Ltd	Department of Constitutional Affairs
Bamford Road Allotments Society	Design-A-Plan
Bangladesh Association Community Project	DevPlan UK
Barris Liptrott & Associates	DfT
Barton Willmore	Disabled Persons Transport Advisory Committee
Bellway Homes (Manchester Division)	DTZ Consultancy
Beva Investments/Hamer Vale Estates Ltd	E.ON UK plc
Bleakhead Gate Commonland Association	EDC
Bolton Emery Partnership	EDR Consulting
Bolton Metropolitan Borough Council	English Heritage - North West Region
Borough Wide User Forum	English Partnerships
Bower Mattin Architects	Environment Agency
Bowlee Park Housing Board	Equality and Human Rights Commission
Brian Clancy Partnership	Erinaceous
British Airports Authority	Exchange Shopping Centre
British Chemical Distributors & Traders Association	Ferguson Development Ltd
British Gas Manchester Area	Fields in Trust
British Geological Survey	Fire & Rescue Services
British Waterways	Forestry Commission
Broadfield Associates Ltd	Freight Transport Association
BT Group plc	Friends of Alkrington Woods
Building Design Services	Friends of Broadfield Park
Burr Garside Architects	Friends of Denehurst Park
Bury Metropolitan Borough Council	Friends of Falinge Park
C J Partnership	Friends of Hare Hill Park
CA Planning	Friends of Healey Dell
CAB	Friends of Long Street Methodist church
CABE	Friends of Milnrow Memorial Park
Calderdale Metropolitan Borough Council	Friends of Syke Pond
Camlin Lonsdale	Friends of Taylor Park
Campaign for Real Ale (Rochdale, Oldham, Bury)	Friends of the Earth
Carter Jonas LLP	G Barnett Builders
Castleton (EC) Residents Association	Gelder Clough and Gelder Wood Park
CB Richard Ellis Ltd	GL Hearn
Centre for Ecology & Hydrology	Gleeson Regeneration
Chisholm Court TRA	GMN EEAC
Chorlton Planning Ltd	Gough Planning Services
Church Commissioners	Government Office North West
Civic Trust	Greater Manchester Archaeological Unit
Civil Aviation Authorities	Greater Manchester Chamber of Commerce
Cloverhall TRA	Greater Manchester Ecology Unit
Colliers CRE	Greater Manchester Fire Service
Contour Housing Group	Greater Manchester Geological Unit
Cordingleys	Greater Manchester Learning & Skills Council
Council for British Archaeology - North West Region	Greater Manchester Passenger Transport Authority
Council for the Protection of Rural England	Greater Manchester Passenger Transport Executive
Council for Voluntary Services Rochdale	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	Taylor Young
Property & Facilities Management	The Bowker Sadler Partnership
Race Equality Partnership Oldham	The British Chamber of Commerce
RADDAG	The Cloisters TRA
Rail Freight Group	The Coal Authority
RAL Architects Ltd	The Co-operative Group Ltd
Ramblers Association - Rochdale Group	The Development Planning Partnership LLP
RBC Rochdale Ltd	The Emerson Group
Redrow Homes NW	The Garden History Society
Regenda Group	The Georgian Group
Road Haulage Association	The Guinness Trust
Rochdale and District Disability Action Group	The Gypsy Council
Rochdale Borough Learning Partnership	The Healey Brown Partnership
Rochdale Centre of Diversity	The Land & Development Practice
Rochdale Civic Society	The National Trust
Rochdale Cyclists' Action	The New North Manchester Golf Club Ltd
Rochdale Development Agency	The Planning Bureau Limited
Rochdale Disability Panel	The Planning Inspectorate
Rochdale Field Naturalists' Society	The Royal Society for the Protection of Birds
Rochdale Group of the Ramblers' Association	The Royal Society of Wildlife Trusts (National)
Rochdale Local Strategic Partnership	The Showmen's Guild of Great Britain
Rochdale M B C Environmental Management	The Society for the Protection of Ancient
Rochdale Partnership	Buildings
Rochdale Primary Care Trust	The Spotland & Falinge Community Association
Rochdale Special Needs Cycling Club	The Theatres Trust
Rochdale Women's Welfare	The Twentieth Century Society
RoFTRA	The Victorian Society
Roger Tym & Partners	The Wheatsheaf Shopping Centre
Roland Bardsley Homes Ltd	The Woodland Trust
Rossendale Borough Council	Thornham Senior Citizens Club
Royal Mail Group Property	Three Owls Bird Sanctuary
Royal Mail Holdings	Three Pits Allotment Society
RPS Group	T-Mobile (UK)
Rugby Road Recreation Club	Todmorden Angling Society
Russells Limited	Town Council of Todmorden
Salford City Council	Trafford Metropolitan Borough Council
Sanderson Weatherall	Traveller Law Reform Project/Friends, Families
Save Spodden Valley	and Travellers
Shawclough Community Association	United Utilities
Shopping Centre Management	University of Manchester
Shore Hurst Trust	Urban Splash (CABE)
SLW Designs	URBED
Smithy Bridge Library	Valentine Homes Ltd
South Pennine Pack Horse Trails Trust	Virgin Media
Southdale Homes	Viridor Waste Management
Space Housing Association	Voluntary Action Oldham
Sport England North West	Wain Homes (Development) Ltd
St Vincent's Housing Association	Walton & Co
St. Luke's C of E Church	Wardle Society
Steven Abbott Associates	West Pennine Housing Association
Stewart Ross Associates	West Pennine Sailboard Club
Stockport Metropolitan Borough Council	Whitworth Town Council
Stoneleigh Planning	Wigan Metropolitan Borough Council
Storah Architecture	Wiggett Construction
STORM	Wilbys Chartered Surveyors
Strategic Planning Department	Wilson Bowden Developments Ltd
Strutt & Parker	Women's Housing Action Group
Stuart Smith & Associates Ltd	Women's National Commission
Sustainability Northwest	Yorkshire and Humber Assembly
Tameside Metropolitan Borough Council	Yorkshire Forward
Taylor Wimpey Manchester Ltd	

Appendix 3 Standard Letter inviting Consultees to comment



PLANNING AND REGULATION SERVICES

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

STRATEGIC PLANNING SERVICE

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

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

Your ref:
Our Ref: LDF/CS/C/
Enquiries: Paul Simpson
Date: 5 September 2008

Dear Sir/Madam,

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

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

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

You may view the Report and other supporting documents:

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

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

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

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

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

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

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

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

Yours sincerely,

Paul Simpson
Strategic Planning Manager

Appendix 4 Advert in Local Matter publicising event

localmatters25

community noticeboard



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.



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

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

Issues

1. Economy

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

2. Housing

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

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

3. Quality of place

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

4. Climate change, pollution and natural resources

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

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

5. Accessibility and sustainable transport

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

6. Green infrastructure

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

7. People and community

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

facilities in those areas.

Spatial options

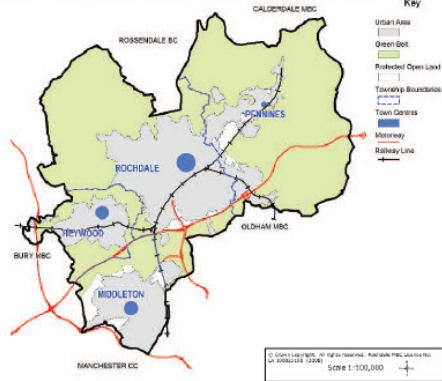
The six spatial options seek to address the main issues and deliver increasing levels of development in the borough, in particular for housing and employment, from low under option 1 to high under option 6.

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

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

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

Spatial Option 1 Dispersed development in the built up area

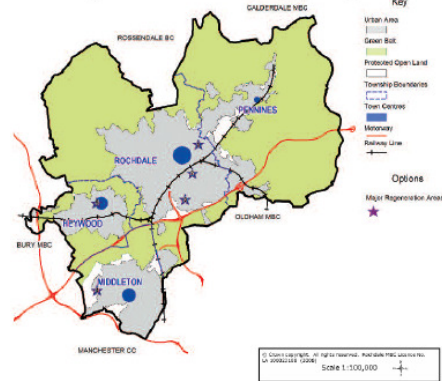


This does not direct development to any particular part of the borough.

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

This would continue existing levels of housing and employment development.

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

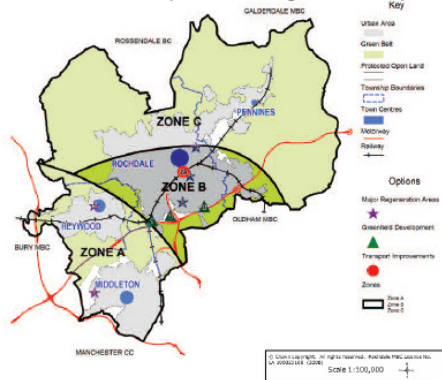


This puts more emphasis on directing development to places that need regenerating, such as housing regeneration areas, town centres, gateways, transport routes and transport interchanges.

- No major development outside the built up area.
- No impact on Green Belt.
- Higher levels of housing development in regeneration areas.

- Likely loss of employment land to housing because most opportunities for housing development are on old employment sites.
- This could achieve slightly more house building than Option 1, but possibly a lower level of employment development apart from in town centres.**

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



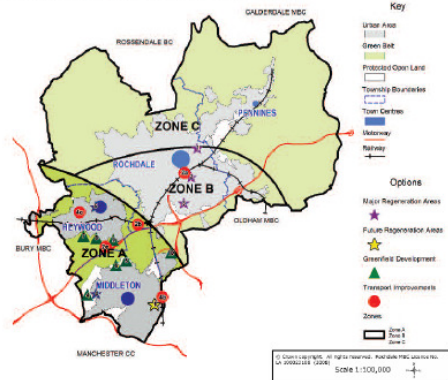
This has the same focus on regeneration as Option 2, but also directs more new development to south Rochdale and south Pinnines (Zone B).

- Directs most development to Rochdale as it's the sub-regional centre and it's highly accessible by public transport.
- It allows a range of development on greenfield sites outside the built up area to the south of Rochdale (Zone B) but not in the Green Belt (see green triangles on map).
- In Middleton and Heywood (Zone A) there would still be a focus on regeneration (as in Option 2).

- In north Rochdale and north Pinnines (Zone C) there would still be a focus on regeneration (as in Option 2) but with some restriction on the scale of housing and employment development because it is relatively less accessible and major development there could impact on regeneration in south Rochdale and south Pinnines (Zone B).

This could achieve medium levels of housing and employment development.

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



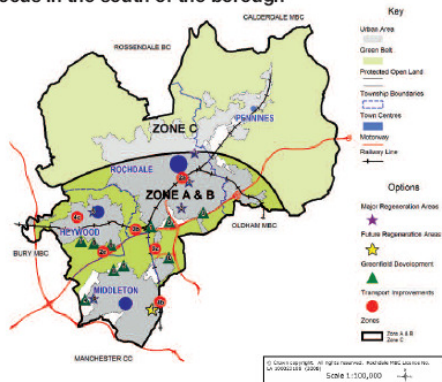
This has the same focus on regeneration as Option 2, but also directs more new development to Heywood and Middleton (Zone A).

- Directs most development to Heywood and Middleton because of their good transport connections and proximity to Manchester city centre.
- Identifies some large sites outside the built up area suitable for phased employment development (see green triangles on map) including some in the Green Belt between Heywood and Middleton (Zone A).

- Includes possible transport improvement schemes (see red circles on map).
- For Rochdale (Zone B) there would still be a focus on regeneration (as in Option 2).
- For north Rochdale and Pinnines (Zone C) there would be the same approach as in Spatial Option 3.

This could achieve a medium level of housing development and a high level of employment development.

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



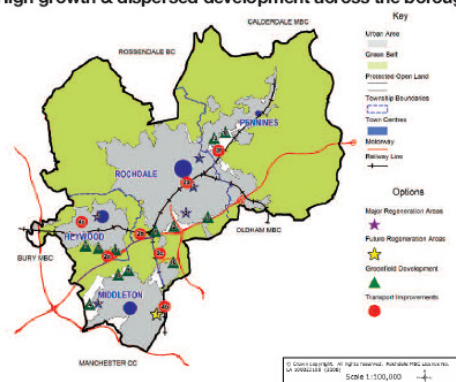
This combines Spatial Options 3 and 4 to focus new development across the whole southern part of the borough (Zones A and B)

- This directs development to the most accessible parts of the borough.
- It provides a greater choice of development sites outside the built up area as it combines the sites identified under Options 3 & 4 (see green triangles). The sites, which are suitable for a range of uses, would only be released for development when needed.

- Includes a range of possible transport improvement schemes (see red circles on map).
- It directs most development to where it would be most beneficial in tackling deprivation and improving image.
- In north Rochdale and Pennines (Zone C) there would be the same approach as in Spatial Option 3.

This could achieve high levels of housing and employment development.

Spatial Option 6 High growth & dispersed development across the borough



This is similar to Spatial Option 5, but in the northern part of the borough there would be no restrictions on new development and some new development would be allowed outside the built up area.

- This option offers the widest choice of sites and the potential for the highest level of new development.
- Includes a range of possible transport improvement schemes (see red circles on map).
- Significant environmental impact because of development of greenfield sites outside the built up area which

would impact on the landscape particularly in the Roch Valley.

- Development spread across the borough could undermine regeneration efforts in areas less attractive to developers.

The high levels of undirected growth could increase pressure on roads, public transport and services in some areas.

This could achieve very high levels of housing and employment development, but with little focus and at a cost to the environment.

Have your say

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

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

The closing date for comments is Monday 20 October.

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

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

Appendix 6 Comments Form

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

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

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

Please use the other side to write more comments.

About you

Name

Organisation

Address

Postcode E-mail

Tel. No

Equal Opportunities Monitoring

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

Do you live in the Borough? ☐ Yes

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

My cultural / ethnic origin is:

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

Are you registered disabled? Yes ☐ No ☐

Appendix 7 General Comments Form

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

Your Details

Name	<input type="text"/>		
Do you represent an organisation? (Y/N)	<input type="text"/>		
Organisation	<input type="text"/>		
Address	<input type="text"/>		
	E- mail	<input type="text"/>	
Postcode	<input type="text"/>	Tel. No	<input type="text"/>
Do you represent an individual? (Y/N)	<input type="text"/>		
Name of individual	<input type="text"/>		
Do you wish to be contacted at future stages? (Y/N) <input type="text"/>			

Please note:

Anonymous forms will not be accepted.

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

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

For Office Use:
Please Do Not Complete
Ref No:

Scanned:

Acknowledged:



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

Your comments

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

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

Chapter / Reference No	Comments on the Issues and Options Report

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

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

Equal Opportunities Monitoring

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

Please put an X in the appropriate boxes

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

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

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

Appendix 8 Site Nomination Form

Rochdale Borough Council

Core Strategy – Issues and Options Consultation

Site Nomination Form – September 2008



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

8 DO:

- ✓ Submit a separate form for each site
- ✓ Submit a map clearly showing the location of each site
- ✓ Submit sites that are likely to be available for development or redevelopment in the next 20 years

X DON'T:

- Submit sites with existing planning permission unless a new and different proposal is likely in the future
- Submit sites that are outside of the Rochdale Local Authority area.

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

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

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

If you have any queries please ring: 01706 924362

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

Site Details		
Site Address		
Site Area (hectares)		
Current Use		
Relevant Planning History		
I have enclosed a map clearly showing the site boundary	Yes	
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		
Likely time frame for development	5 years (2008-2013) 6 – 10 years (2014-2018) 11 – 20 years (2019 – 2028)	
Are you aware of any sustainability issues or physical constraints that might make the site unsuitable for development to the best of your knowledge?		
Environmental Constraints (e.g. SSSI, Flood Risk, possible contamination)		
Physical Constraints (e.g. Tree Preservation Orders, topography)		
Are there any access problems that the site has that you are aware of?		
Planning Policy Constraints (e.g. protected employment site)		

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

Name / Organisation

Ref No.

Other Designations (e.g.
Conservation Area)

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

Type of development

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

Number of Dwellings

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

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

Amount of Floorspace

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

Other Issues

Are you happy for the site to be identified in a list, and if necessary mapped?

Yes

No, I would prefer it to remain confidential

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

Name / Organisation

Ref No.

Any further comments

Is there 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

have your say

on the future development of Rochdale Borough

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



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

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

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

Helpline: 01706 924210

Talk to us at:

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

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

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

Appendix 12 Public Notice

PUBLIC NOTICE

ATTEND A LOCAL MEETING TO DISCUSS THE FUTURE OF YOUR AREA

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

The following public meetings are being held to discuss:

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

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

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

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

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

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

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

Appendix 13 Consultation Portal

The screenshot shows a web browser window with the title "Rochdale Borough Council - Core Strategy - Rochdale Borough Core Strategy Issues and Options co...". The address bar shows the URL: http://consult.rochdale.gov.uk/portal/planning_policy/core_strategy/issues_and_options_consultation?pointid=d15831480e169. The page header includes the Rochdale Metropolitan Borough Council logo and the text "Consultation Portal". A search bar and navigation links like "Login / Register", "Who Said What?", "Help", and "Print" are visible. The main content area is titled "1 Introduction" and includes a "View Comments (1)" and "Add Comments" link. The text welcomes users to the first formal stage in the preparation of the Local Development Framework Core Strategy. It states that the document is a consultation paper prepared by the Borough Council to start the process of reviewing planning policy. A sidebar on the left lists the document's sections: Core Strategy - Issues and Options Report, Foreword, 1 Introduction (selected), We need your views, How to use this document, Other available documents, How to access the documents and submit your views (by 20 October 2008), More about the Local Development Framework, More about the Core Strategy, Next Steps, 2 Spatial Portrait, 3 Key Evidence, 4 Strategic Issues, and 5 Spatial Vision and Strategic Options. The main text under "1 Introduction" includes a section titled "We need your views" which lists several key issues for consultation, such as housing and employment growth, employment land, regeneration areas, green areas, climate change, and the borough's role in the Manchester City Region.

The screenshot shows the same web browser window, but the page content has changed to "How to use this document". The sidebar on the left now lists sections from 6 to 14, plus two appendices. The main content area explains the structure and purpose of the document. It states that the document is a long and complex one, reflecting the complexity of spatial planning. It is structured into sections: a background section (chapters 2 and 4), a section on the Vision and Strategic Objectives (chapter 5), a section on the Spatial Options (chapter 13), and a section on the Site Options (chapter 14). It also mentions that the document 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. The page includes a section titled "Other available documents" which lists the Core Strategy Background Paper, an Interim Sustainability Appraisal Report (ISA), and a summary leaflet. It also provides information on how to access the documents and submit views by 20 October 2008. The bottom of the page shows a "Trusted sites" notification.

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

File Edit View Favorites Tools Help

Back Forward Stop Home Search Favorites Print Mail W Y Address http://consult.rochdale.gov.uk/portal/planning_policy/core_strategy/issues_and_options_consultation?pointId=d15831480e169 Go Links

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

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

More about the Local Development Framework

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

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

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

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

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

More about the Core Strategy

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

Its will include:

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

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

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

Next Steps

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

Trusted sites

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

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Back Forward Stop Home Search Favorites Print Mail W Y Address http://consult.rochdale.gov.uk/portal/planning_policy/core_strategy/issues_and_options_consultation?pointId=d15831480e169 Go Links

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

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

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

Next Steps

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

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

A timetable is set out below.

Table 1 Core Strategy Timetable

New Comments (0) Add Comments

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

Table 1 Core Strategy Timetable

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

Your ref:

Our Ref: LDF/CS/C/

Enquiries: Paul Simpson

Date: 14 October 2008

Dear Sir/Madam,

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

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

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

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

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

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

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

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

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

Yours sincerely,

Paul Simpson

Strategic Planning Manager

Final chance to have your say on borough development plans

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

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

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

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

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

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

You can take part in the consultation by:

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

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

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

Preferred Options Consultation

Appendix 16 Standard letter inviting Consultees to comments



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

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: 2 November 2010

Dear Sir / Madam,

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

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

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

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

- On-line at www.rochdale.gov.uk/yourviews
- At Council libraries and Customer Service Centres and at the Planning Reception (Floor 1, Telegraph House, Baillie Street, Rochdale)

You can make comments:

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

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

You may also attend any of our public meetings/workshops. These will be held on:

Council, Telegraph House, OL16 1JH.

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

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

- 10 November 2009, 7-9pm, Rochdale Town Hall (for Rochdale and Pennines townships)
- 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 Cousing
English Heritage - North West Region
English Partnerships
Environment Agency
Equality and Human Rights Commission
Erinaceous
Exchange Shopping Centre
Ferguson Development Ltd
Fields in Trust
Fire & Rescue Services
Forestry Commission
Freight Transport Association
Friends of Alkington Woods
Friends of Broadfield Park
Friends of Denhurst 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



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

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

How do we improve the environment?

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

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

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

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

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

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

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

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

Our plan objectives are:

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



Heywood:

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



Middleton:

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

Restrict development in the north

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

Why?

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



Key

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

Focus development in the south

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

Why?

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

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, Millstone, Deepdish 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.

“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?

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.

How can I find out more?

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

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

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.

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



Appendix 19 Comments form

Rochdale Borough Local Development Framework



Comments Form

Your Details

Name			
Organisation/ 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 www.rochdale.gov.uk/yourviews

For Office Use:

Please Do Not Complete

Ref No:

Scanned:

Acknowledged:

On completion please return to:

Email: LDF.consultation@rochdale.gov.uk

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

Your comments

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

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

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

Equal Opportunities Monitoring

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

Please put an X in the appropriate boxes

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

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

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

Preferred Options Questions Checklist

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

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

Question 3 What do you think of our Spatial Vision?

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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Centre page pull out
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Make sure you're ready digital TV!

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

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We've got six VIP family tickets for Sleeping Beauty

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

 **ROCHDALE METROPOLITAN BOROUGH COUNCIL**

Supported

 **Link4Life**


Heywood, Middle and Rochdale

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

Local Development Framework Preferred Options Consultation

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



Tell us
what you
think, by
7 December
2009

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

Heywood Township
Centre, Church Street
7-9pm 3 November

Touchstones, Rochdale
7-9pm 4 November

Middleton Arena,
Middleton
7-9pm 9 November

Rochdale Town Hall
7-9pm 10 November



www.rochdale.gov.uk

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.



ROCHDALE
METROPOLITAN BOROUGH
COUNCIL

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.



ROCHDALE
METROPOLITAN BOROUGH
COUNCIL

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

**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.



ROCHDALE
METROPOLITAN BOROUGH
COUNCIL

Deadline for your views is 7 December 2009

Heywood Advertiser

MEN
media

No 8,115

Thursday 5 November, 2009

www.heywoodadvertiser.co.uk

52p



<< Brown Cow puts on a spooky night for troops - p19
■ Join the MEN Media golf challenge – page 8 >>



ANGER AT M62 LINK PLAN

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

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

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

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

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

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

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

by Lisa Gray

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

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

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

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

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

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

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

think won't make a difference.

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

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

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

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



THE BIRCH HOTEL
RESTAURANT, CONFERENCE & BANQUETING CENTRE



WEDDING FAYRE

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

Raffle Prizes

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

Bridal show - 12.00 Noon

Beautiful brides by Sue of Oldham. Closes 3pm

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

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FREE! BOOK A PARTY OF 10 OR OVER - ORGANISER GOES FREE

Appendix 25 Consultation Portal

The screenshot displays a web browser window with the title "Rochdale Borough Council - Core Strategy - Rochdale Borough Core Strategy Preferred Options con ...". The address bar shows the URL: http://rochdale.limehouse.co.uk/portal/planning_policy/core_strategy/preferred_options_consultation?pointId=924054#document-924054.

The website header features the Rochdale Metropolitan Borough Council logo and the title "Consultation Portal". Navigation links include "Accessibility", "Rochdale MBC Homepage", and "Contact Us". A search bar and links for "Login / Register", "Who Said What?", "Help", and "Print" are also present.

The breadcrumb trail reads: "Consultation Home > Planning Policy > Core Strategy > Rochdale Borough Core Strategy Preferred Options consultation".

The main content area is titled "Core Strategy - Preferred Options - October 2009" and includes a "Foreword" section. The foreword text states: "Rochdale borough is changing. With over a billion pounds of public and private sector investment planned over the next five years, we are transforming the borough into an exciting, thriving and progressive place where people will want to live, work and do business. In planning the next 15 years, we will need to build on our strengths: our proximity to Manchester and the beauty of our countryside, the setting of our towns and their special character and distinctiveness, our rich heritage, and our superb commercial location next to four motorways and close to Manchester city centre. We need to face our challenges: the need to improve the range and quality of our jobs and housing, our population's health, the fabric of some of our older areas and the need to ensure we benefit from and contribute to the success of the Manchester city region. We also need to address the global challenge of climate change. Our residents and businesses have clear views on how we should do this but not all agree on the best way forward. We have difficult choices to make. It can be difficult to agree for example how we balance economic, social and environmental aspirations and the needs of individual communities with those of the borough as a whole. Also, we need to balance our aspirations and policies at local level with national and regional objectives and policies. Therefore, agreeing a planning framework to regenerate the Borough won't be easy.....but I am confident we can do it and make the Borough a more prosperous and greener place.....but only with the help and support of our partner agencies and services, infrastructure providers, businesses and the local community."

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

The Windows taskbar at the bottom shows the "start" button and several open applications: "5 Microso...", "Rochdale B...", "Pre Submis...", "2 Microso...", "Adobe Rea...", and "Consultation". The system clock indicates the time is 11:21.

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
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Tel: (01706) 924210

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Email: strategic.planning@rochdale.gov.uk

Web: www.rochdale.gov.uk

Your ref:

Our Ref: LDF/CS/C/

Enquiries: Paul Simpson

Date: 19 May 2009

Dear first name,

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

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

- Present the draft Preferred Options 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.

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
Strategic Planning Manager

Appendix 27 Letter inviting Councillors to a workshop



PLANNING AND REGULATION SERVICES

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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:

- Listening to the comments from the Issues and Options Public Consultation
- To present the draft 'Preferred Options' and explain our spatial strategy for the borough
- 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,

Paul Simpson
Strategic Planning Policy Manager

Appendix 28 Letter inviting Stakeholders to a workshop



PLANNING AND REGULATION SERVICES

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Head of Planning and Regulation Services

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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

You will have already received an e-mail from my colleague, Sohida Banu, inviting you to the above event. This is just a reminder and draft agenda. The event is intended to:

- present the draft 'Preferred Options' and explain our spatial strategy for the borough
- Seek your views on our policy approach before they are published
- Explore organisations' potential to assist in the delivery of the Core Strategy through infrastructure provisions and other support
- 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 by Monday 1st June 2009 to confirm your attendance. An Agenda/Programme is attached.

Yours faithfully,

Paul Simpson
Strategic Planning Manager

Appendix 29 Consultation so far on the Preferred Options

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

More chances to have your say on development plans for borough

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

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

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

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

Public meetings in January

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

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

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

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

In Heywood, the main contentious issue is the proposal to release land in the green belt mainly for employment uses and the construction of a new link road between Hareshill Road and Junction 19 of M62. The proposals are part of a wider package of 'options' for South Heywood. The employment land is needed to help meet Regional targets for job needs up to 2026 and a new road link is proposed to connect Hareshill Road with Junction 19 to provide a satisfactory access

alongside traffic management measures. At a previous public meeting local people expressed concern that some residents were unaware of the proposals so Peter Rowlinson, Head of Planning at the council promised that a further meeting should be held to ensure those residents have an opportunity to attend. Planners will answer residents concerns about the extent of the land and in what circumstances it may be released,,the effect of the link road, how impact could be minimised and what planting and open space could be provided. Planners will explain the options that have been looked at and some further options for residents to consider.

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

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

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

Appendix 31 Consultation period extension letter



PLANNING AND REGULATION SERVICES

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Your ref:

Our Ref: CS/PO consultation

Enquiries: Paul Lewis

Date: 02 December 2009

Dear Sir / Madam,

Rochdale Borough Core Strategy

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

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

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

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

The dates of the meetings are as follows:

Rochdale

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

Littleborough

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

Milnrow

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

Middleton

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

Heywood

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

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

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

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

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

We look forward to receiving your comments.

Yours faithfully,

Paul Lewis
(Planning Officer)

Peter Rowlinson BA (Hons) MSc MRTPI
Service Director
Planning and Regulation Services
Telegraph House, Baillie Street
Rochdale OL16 1JH

ldf.consultation@rochdale.gov.uk
www.rochdale.gov.uk/yourviews

This document can be made available in large print or in Braille on request.
Anyone who requires the translation of this document to Bengali or Urdu should request this.
Tel: **01706 924210**

اگر آپ کو یہ معلومات بڑی لکھائی یا بریل میں یا اردو یا بنگلہ میں درکار ہو تو براہ مہربانی نیلی فون نمبر: 01706 924210 پر رابطہ کریں۔

আপনি যদি এই তথ্যসমূহ বড় ছাপার অক্ষরে, ব্রেইল, টেইপে অথবা উর্দু এবং বাংলায় পাইতে চান
তাহা হইলে দয়া করিয়া 01706 924210 নম্বরে ফোন করুন।



ROCHDALE
METROPOLITAN BOROUGH
COUNCIL