

# Bamford/Norden, Rochdale

GMSF ref. GMA23

## Development Framework

March 2019



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Planning  
Masterplan  
Economics

Turley

Drainage and  
Flood Risk



Transport  
and Highways



Ecology



**Peel Holdings (Land and Property) Ltd**

Peel Dome  
intu Trafford Centre  
TRAFFORDCITY  
Manchester M17 8PL

**Telephone**

0161 629 8200

**Contact**

Richard Knight

**Date of Issue**

18 March 2019

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# Part A: The Proposed Scheme

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# 01 Introduction

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1.1 Rochdale Borough Council (RBC) with the Greater Manchester Combined Authority (GMCA) has proposed the allocation of the land north east of Jowkin Lane – referred to as the “Bamford/Norden” site (“the Site”) – for a residential-led development as part of the emerging Greater Manchester Spatial Framework (GMSF).

1.2 As part landowner Peel Holdings (Land and Property) Ltd (“Peel”) supports the ‘allocation’ of the Site for a new, high quality sustainable urban extension.

1.3 To inform the next stages of the GMSF Peel has commissioned a wide range of technical studies as part of an initial masterplanning study set out in this Development Framework. This work shows that the Bamford/Norden site can make an important contribution to the sustainable growth of Greater Manchester and Rochdale.

1.4 The Revised Draft GMSF (January 2019) identifies that the Site (GM Allocation 23) can deliver around 450 homes, with “...a focus on larger, higher value properties to balance out the current offer within the Borough...”. It will protect and promote a green infrastructure setting, improve sport and recreational facilities, and contribute to enhancing transport infrastructure in the local area.

1.5 This study confirms that the initial work carried out by the local authority is sound and that the Bamford/Norden site represents a genuinely sustainable urban extension without compromising the wider integrity of the strategic Green Belt.

1.6 The work is to be advanced further in consultation with the local authority and key stakeholders. The Development Framework can be refined and detailed in this process as the GMSF progresses.







Norden

A580

Naden  
Brook

GMA23  
Bamford / Norden

Bamford

Broadhalgh

B622

Simpson Clough



# 02 Strategic Context

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## Sustainable growth of Greater Manchester and Rochdale

**2.1** Greater Manchester is one of the most successful conurbations in the UK and a world city drawing in substantial investment and talent. As a leading component of the Northern Powerhouse, Greater Manchester is well placed to deliver sustainable growth and help rebalance the UK economy. To do so it needs a positive and ambitious plan.

**2.2** The GMSF can deliver the growth required in key areas including:

- Attraction and retention of talent and knowledge
- Attraction of investment of all scales and sectors
- Development of transport and knowledge infrastructure
- Delivery of the wide range of homes by geography and type that is needed including affordable housing.

**2.3** There is an acknowledged and growing housing crisis in Greater Manchester with supply lagging behind need and affordability worsening every year.

**2.4** Within Rochdale district there is a particular need for higher quality, larger family homes in areas of high demand and for affordable homes. Development at the Bamford/Norden site will complement high density residential development in inner-urban locations. This will help to ensure a balanced approach to housing delivery, providing the full range and type of new homes which are needed.

## Exceptional Circumstances for Green Belt Release

**2.5** The prosperity and success of Greater Manchester will not be realised without a significant release of land currently within the Green Belt over and above 'brownfield' sites that exist. The existing Green Belt was established in 1984 and has not been comprehensively reviewed since that date – it is seriously out of date.

**2.6** The growth that is needed in all its components comprises the 'exceptional circumstances' for the release of carefully selected sites from the Green Belt. The way in which this takes place is critical.

## Sustainable Urban Extensions

**2.7** The most significant factor in the release of land from the Green Belt is how it can be achieved in the most sustainable way.

**2.8** As the conurbation is highly developed, site selection must make the best use of existing infrastructure and deliver the new facilities and benefits.

**2.9** In this way new communities can be successfully integrated with those existing with wider net benefits.

**2.10** These developments will need to adopt the best place-making principles to deliver quality new developments that provide the best of what current practice can offer.

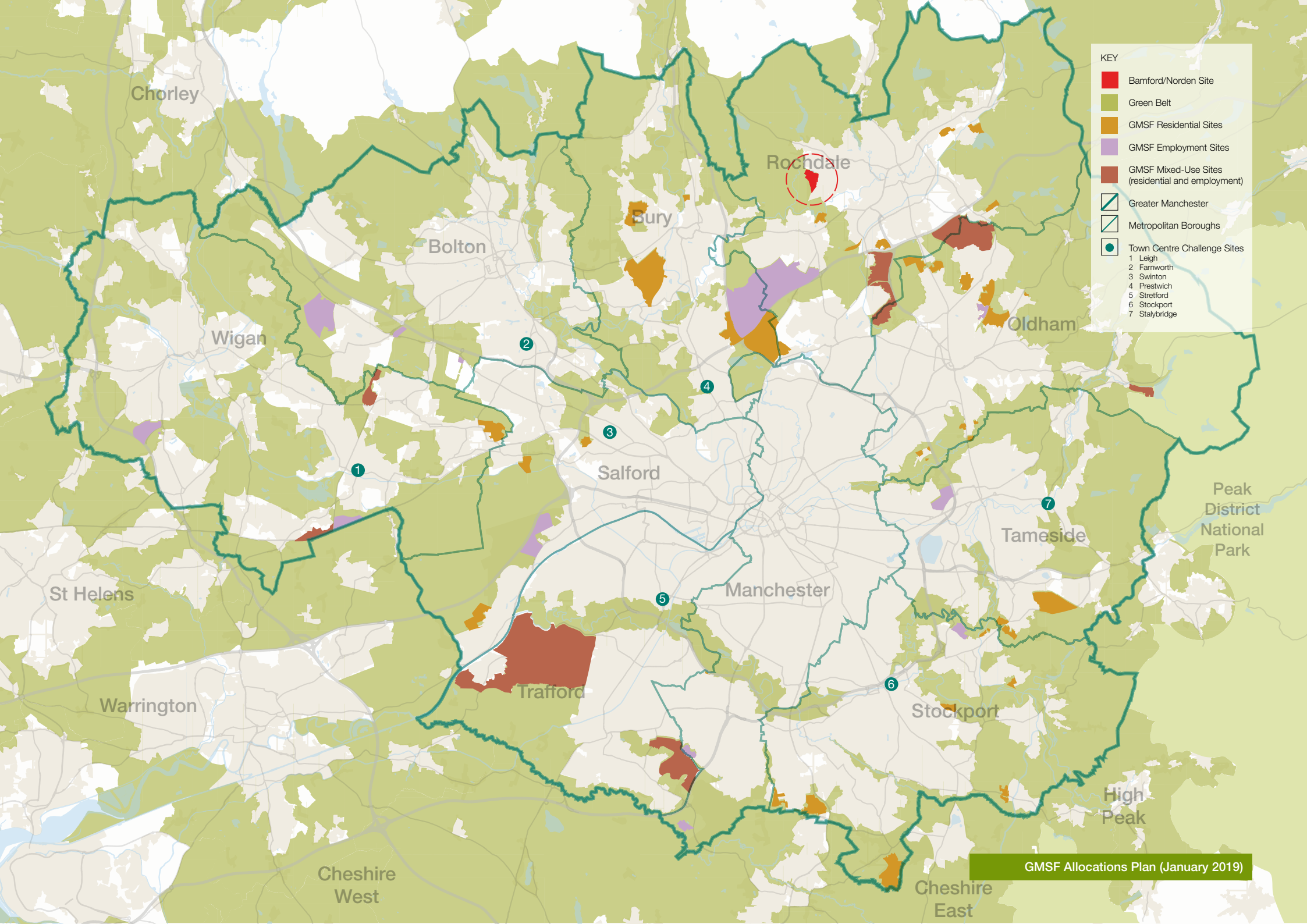
## Strategic Green Belt

**2.11** Identifying sites for sustainable urban extensions will require land to be released from the Green Belt. This will, by definition, harm some of the purposes of Green Belt such as restricting sprawl, preventing merger of towns and avoiding encroachment into countryside. This is part of the overriding exceptional circumstance justification and can be carried out in a way that pays particular attention to the larger swathes of 'strategic' Green Belt and the creation of new, defensible, long term boundaries.

**2.12** In the case of the Bamford/Norden site, the strategic Green Belt is the larger swathe of land to the west between Rochdale and Bury (see plan opposite).

**2.13** With all the land releases a new local Green Belt boundary will be necessary and carefully defined.





**KEY**

- Bamford/Norden Site
- Green Belt
- GMSF Residential Sites
- GMSF Employment Sites
- GMSF Mixed-Use Sites (residential and employment)
- Greater Manchester
- Metropolitan Boroughs
- Town Centre Challenge Sites
- 1 Leigh
- 2 Farnworth
- 3 Swinton
- 4 Prestwich
- 5 Stretford
- 6 Stockport
- 7 Stalybridge

# 03 Ambition and Masterplan

3.1 The Bamford/Norden site will create a sustainable community within an attractive landscape framework. It will be a mixed and inclusive neighbourhood, providing a wide range of new family and affordable homes in an accessible location. The development will be delivered alongside enhanced sport and recreational facilities.



### A range of housing

450 new homes, with an emphasis on aspirational family and affordable homes, pre-retirement / retirement living and higher value “executive” housing.

### Economic growth

An increased labour force which can underpin and drive sustainable economic growth.

### Social infrastructure

Services and facilities to meet local needs, with contributions to community amenities.

### Health and well-being

A substantial network of recreational resources, including linear parks, childrens playspaces and links to the Ashworth Valley.

### Sport and leisure

Enhancement of local sports facilities, including improved pitches, changing and clubhouse amenities, and spectator facilities which create a recreational ‘hub’.



### An aspirational place

Strong place-making and high quality landscape features to provide an attractive neighbourhood with unique character.

### Habitat creation and protection

Retention of valued habitats and enhancement of biodiversity resources via green infrastructure, wetlands, hedgerow/tree planting and an area of species rich grassland.

### Sustainable drainage

A comprehensive SUDS network which provides robust flood protection and management.

### Sustainable energy

Exploring renewable energy generation and sustainable construction to minimise carbon impact.



### Access

Various points of highway access which integrate with the existing urban area.

### Public transport

Enhanced and diverted bus services to maximise local take-up, including contributions to Bus Rapid Transit services between Heywood and Manchester.

### Connections
















Access to key transport routes and the local highway network.

### Footpaths and cycleways

Maintain and enhance the network of PROW to provide improved footpath and cycle routes, including links to Ashworth Valley.



**KEY**

-  Bamford/Norden Site
-  Proposed vehicular access
-  Proposed emergency access
-  Existing trees
-  Existing hedgerows
-  Proposed trees
-  Proposed screen planting
-  Proposed development area
-  Proposed POS
-  Grassland habitat
-  Attenuation pond
-  Children's play area
-  Species rich meadow with wildlife viewing hide
-  Existing PROW
-  Proposed key pedestrian routes

Naden Brook

Clay Lane

Greenvale

Bamford

Norden Road

Jowkin Lane

improved football facilities

improved football facilities

improved football facilities

retained sports pitches



## Recreational Offer

**3.2** The Bamford/Norden site will enhance the existing assets of the local area to establish a multi-functional green and blue infrastructure network of substantial quality. It will include:

- New linear parks and areas of public open space, including adjacent to Jowkin Lane and through the centre of the development.
- A network of Public Rights of Way (PROW), including pedestrian and cycleway links to the wider recreational opportunities within the Ashworth Valley to the west.
- Enhanced ecological habitats including a species rich grassland which will enhance biodiversity value and complement the Ashworth Valley ecological resources.
- A Sustainable Drainage System (SuDS) including ponds, streams and swales.
- The existing playing fields and recreational facilities to the south and east of the Site, including tennis courts, a cricket pitch and football pitches.

**3.3** The existing sports facilities at the Site are home to Bamford Fieldhouse Cricket Club, Bamford Football Club and Rochdale Tennis Club, and are well-used by the local community. The development provides an opportunity to deliver substantial improvements to the quality of these existing sports facilities. The potential improvements are outlined in chapter 6 and could include:

- The surfacing/resurfacing of pitches, including topographical levelling and the installation of drainage.
- Improvements to spectator facilities, including the potential for a covered stand at the Football Club and/or seating to serve the cricket pitch and tennis courts.
- Improved changing and toilet facilities.
- Resurfacing of car park areas and installation of cycle parking stands.
- Enhancements to the cricket clubhouse.

**3.4** The proposals will be refined in consultation with the sports clubs and other stakeholders including RBC. They will enable the delivery of residential development and high quality sporting and recreational facilities. This will bring multiple benefits, including improved opportunities for leisure and exercise which supports healthy lifestyles and personal well-being.



Rochdale Tennis Club



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## A Mixed and High Quality Housing Offer

**3.5** The Bamford/Norden site will be a welcoming and accessible place which appeals to a wide variety of people. Its scale means that it can provide a diverse range of new homes which will meet the needs of all different types of households, including:

- First time buyers, including single people and couples.
- Young working age families.
- Larger “upsizing” families and “executive” households.
- Families with older children and people approaching retirement.

**3.6** The Site will create a mixed and balanced community, which is socially inclusive and provides for people at all stages of life. The housing mix has been informed by advice of a market expert<sup>1</sup>. It will include:

- Detached and semi-detached family homes with gardens, access to play areas and open space.
- Apartments and town houses in locations which are highly accessible by public transport and from local amenities.
- “Downsizer” homes which can free up much needed family homes elsewhere.

**3.7** The Site will include affordable homes of different types and tenures, which are distributed in clusters throughout the development. This would enable local families for whom the cost of a new home is out-of-reach to meet their needs.

**3.8** The accessibility and quality of environment means that the Site is uniquely placed to provide higher value “executive” housing. Such homes would be designed to a higher specification. Their provision would help to retain and attract households who drive economic growth.



High quality housing

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1. Residential Market Potential of Land at Bamford/Norden, Rochdale, Cushman & Wakefield (May 2018)



## Part B: Demonstrating Acceptability

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# 04 Sustainability & Suitability 1: Responding to Local Context

## Location

**4.1** The Site is located within Rochdale. The area has a range of towns and centres with links to key destinations throughout Greater Manchester. It is highly accessible by strategic transport routes, including the motorway and Metrolink network.

**4.2** Rochdale has a forecast need for 12,160 new homes by 2037. A key requirement is to increase the supply of family and affordable homes which are in high demand, and to provide larger “executive” type homes to retain and attract households who drive economic growth.

**4.3** The Site is positioned in close proximity to existing and well-connected communities. It sits immediately west of Bamford and south of Norden. The established neighbourhoods are popular with working age families and have a wide of local amenities. Key features include:

- A diverse range of services and facilities, including schools, health services and community facilities.
- Sports and recreational facilities, including the Bamford Fieldhouse Cricket Club, Rochdale Tennis Club and Bamford Football Club.
- Existing and proposed employment locations, including the proposed Northern Gateway 3.5km to the south at Junction 19 of the M62 motorway.

## The Site

**4.4** The Site is broadly triangular in shape. It relates well to the existing communities and surrounding infrastructure. Norden Road and existing development at the edge of Bamford define the eastern boundary of the Site. Jowkin Lane forms the Site’s south-western boundary and existing residential development at the edge of Norden defines the northern boundary. The Site will be a natural fit with the urban form of the conurbation, located adjacent to established communities and transport routes.

**4.5** The majority of the land comprises open agricultural fields. Key features include:

- Hedgerows and scattered tree groups which define the field pattern.
- A number of footpaths which cross the Site and link the surrounding communities.
- Several permanent and seasonal ponds, and a potential spring to the north-west.
- Overhead power lines which cross the Site in a broadly north-south alignment.












**4.6** A number of playing fields and recreational facilities are located towards the south and east of the Site. These include tennis courts, a cricket pitch and football pitches. These sports facilities will be retained and improved alongside the development.

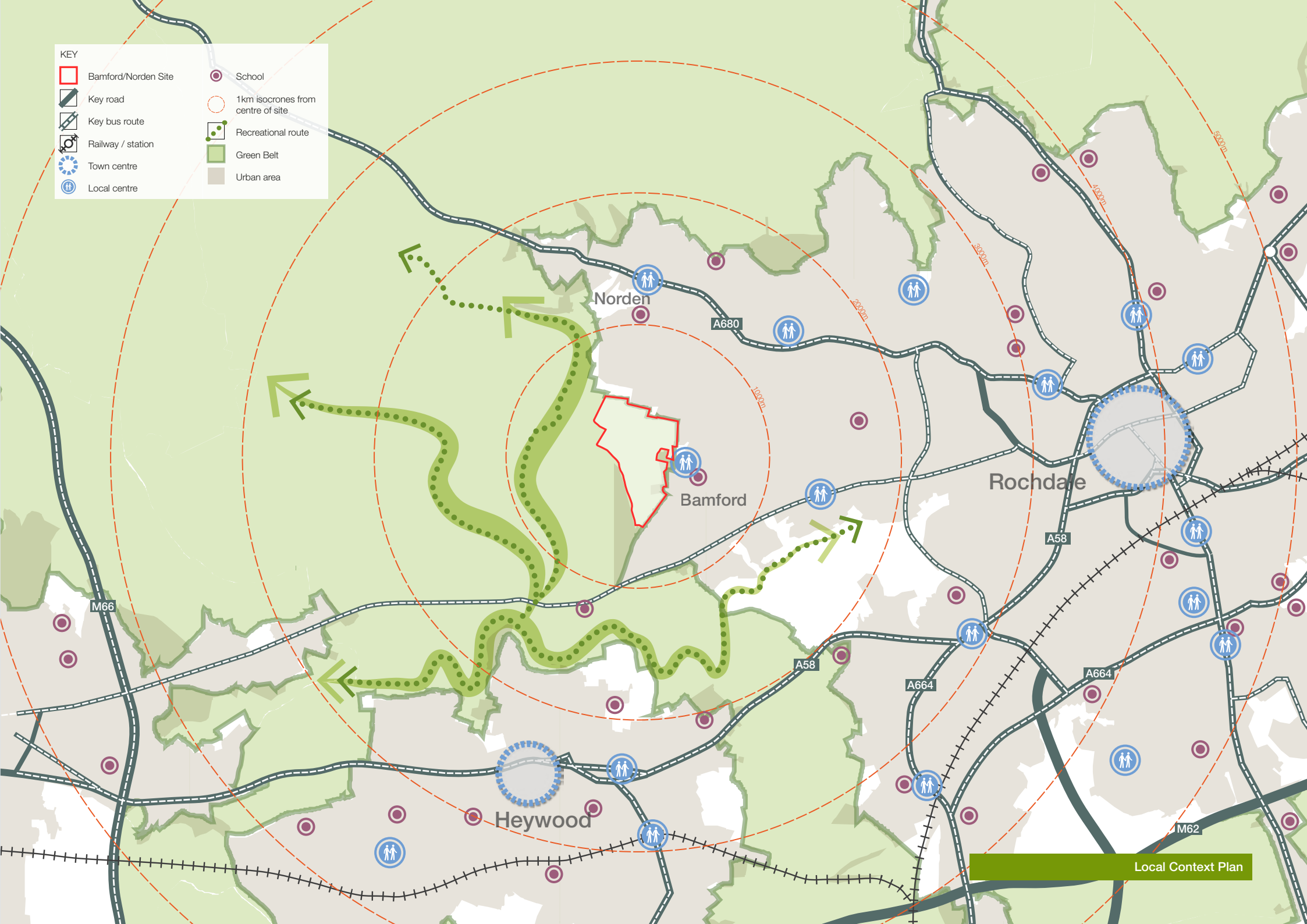


Rochdale Town Centre



**KEY**

 Bamford/Norden Site	 School
 Key road	 1km isocrones from centre of site
 Key bus route	 Recreational route
 Railway / station	 Green Belt
 Town centre	 Urban area
 Local centre	



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## Local Connectivity and Movement

4.7 The Bamford/Norden site is in an accessible location. It has direct access to Norden Road to the east. This is a key road within the local highway network which provides a route to:

- Rochdale to the east.
- The M62 to the south.
- The M66 motorway and Bury to the west.

4.8 The Site is therefore well-positioned with connections to key town centre and employment locations.

4.9 The local area is well-served by bus routes. Bus stops are located within 400m of the Site on Norden Road. These provide access to regular services to key destinations such as Rochdale, Heywood, Bury and Manchester. The bus services also provide connectivity to Metrolink services at the Rochdale and Bury Interchanges.

4.10 The Site provides an opportunity to enhance public transport services in the local area. This would improve the travel choices available at the Site and within the surrounding communities, strengthening their links with the Regional Centre.

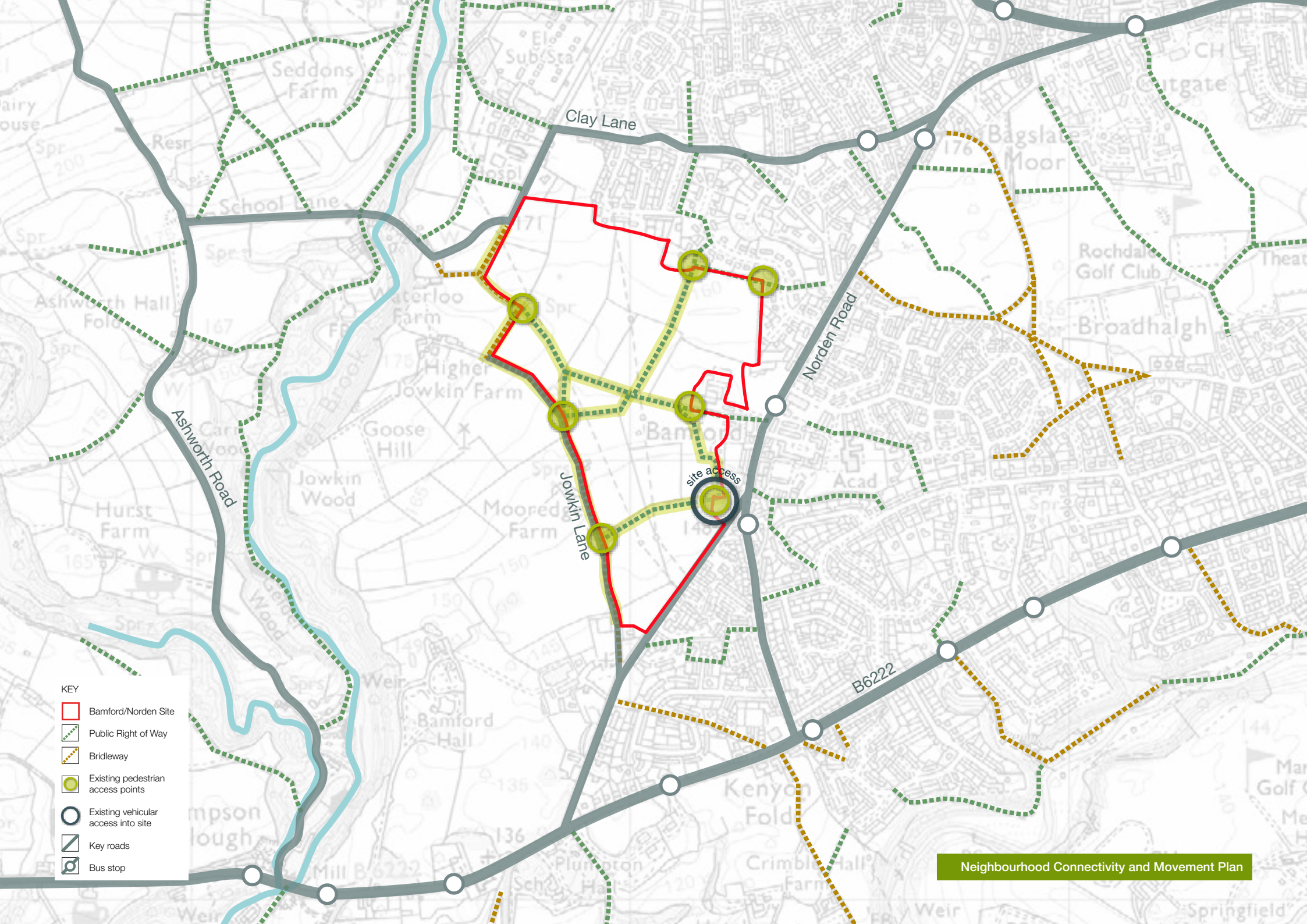


Above: footpath along Naden Brook



Right: Metrolink services in Rochdale Town Centre





KEY

- Bamford/Norden Site
- Public Right of Way
- Bridleway
- Existing pedestrian access points
- Existing vehicular access into site
- Key roads
- Bus stop

## Community Infrastructure

4.11 The Site is well related to a wide range of services and facilities used by local residents on a day-to-day basis.

4.12 There are various schools which can be reached on foot via safe walking routes. The Site is located within:

- 2km of six primary schools (Bamford, Whittaker Moss, St Vincent de Paul RC, Caldershaw, St Michael's CofE Bamford and Norden Community).
- 2km of the nearest secondary schools (Oulder Hill and Redwood).

4.13 The Site is within walking distance of two local centres – Bamford 300m to the east and Norden 1km to the north. These include a range of key services and facilities, including foodstores, a library, newsagents, pharmacy and post office. Other nearby facilities include medical/health services and community facilities. The Site is in close proximity to the recreational features which permeate through the local area, including:

- Bamford Football Club at the east of the Site, which includes numerous football pitches of varying quality.
- Bamford Fieldhouse Cricket Club and Rochdale Tennis Club at the south-east of the Site.
- Bamford Bowling Club and function rooms to the east of the Site.
- Queen's Park to the south, which includes various sport and leisure facilities, including tennis courts, a football pitch, cricket pitch, boating lake and BMX course.
- Rochdale Golf Course to the east.
- Heywood Sports Village to the south.
- Ashworth Valley to the west of the Site, including the woodlands and footpaths along the route of the Naden Brook.

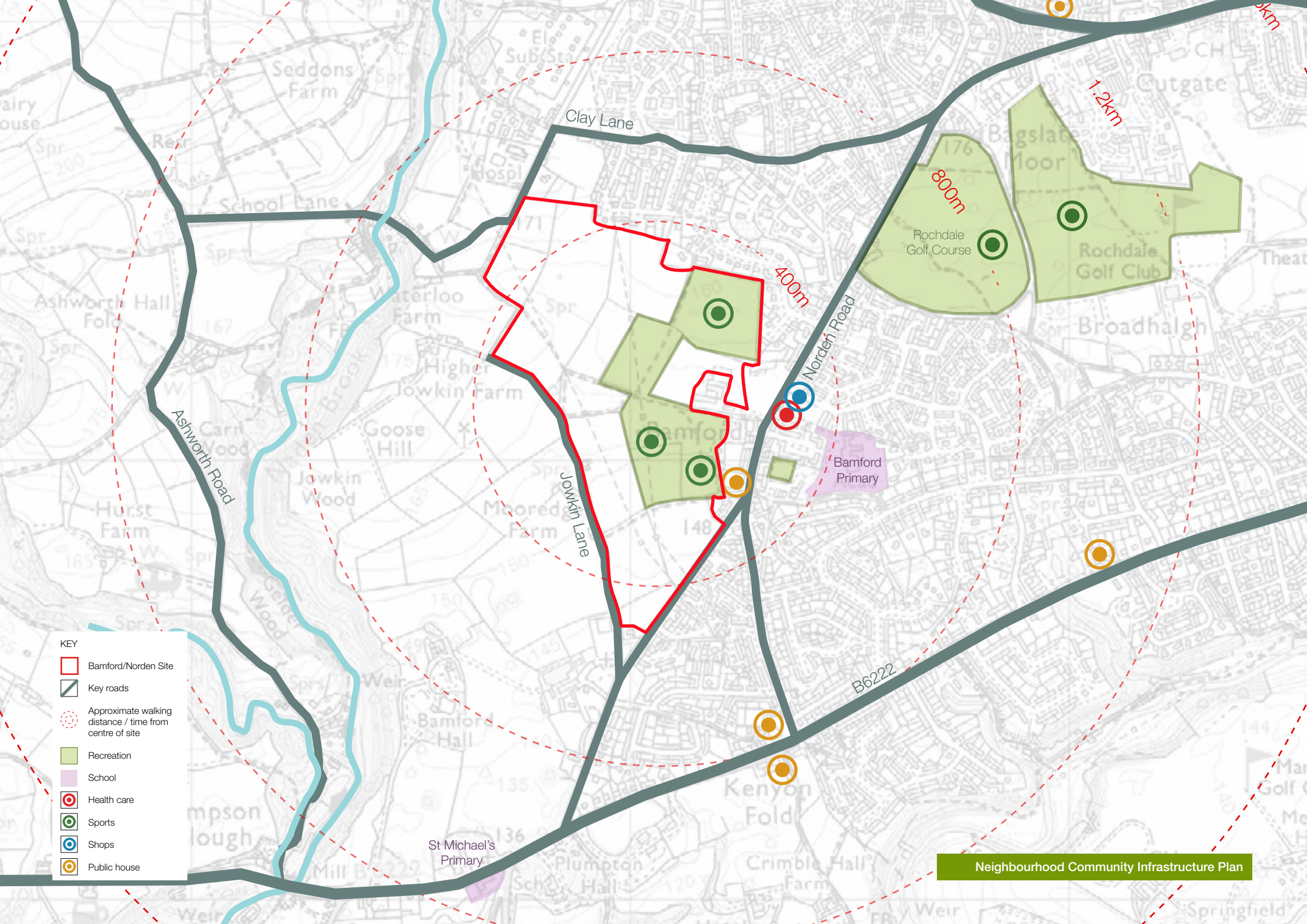
4.14 New development can boost local amenities. It can:

- Deliver investment which can support the long-term sustainability of local amenities and improve key assets, such as the sport facilities at the Site.
- Provide the facilities required to meet the demand resulting from the development.

Local shops and services in Bamford







- KEY**
- Bamford/Norden Site
  - Key roads
  - Approximate walking distance / time from centre of site
  - Recreation
  - School
  - Health care
  - Sports
  - Shops
  - Public house

# 05

## Sustainability & Suitability 2: Technical Acceptability

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### Introduction

5.1 Peel has commissioned a range of technical assessments to demonstrate the suitability of the Site for development. These include the following:

- Transport Supporting Statement, prepared by TTHC
- Preliminary Ecological Appraisal, prepared by TEP Ltd
- Drainage and Flood Risk Site Appraisal, prepared by WSP Parsons Brinckerhoff
- Education Briefing Note, prepared by EFM

5.2 These assessments have identified that:

- There are no significant constraints to development at the Site which cannot be addressed through careful masterplanning and typical mitigation measures.
- The Site provides significant opportunities to create a high quality residential community, whilst protecting valued environmental and recreational assets.

### Planning Policies

5.3 The Bamford/Norden site is not subject to any restrictive designations in the adopted local Development Plan for Rochdale. Parts of the Site are, however, designated as a Minerals Safeguarding Area by Policy 8 of the Greater Manchester Joint Minerals Plan (April 2013).

5.4 Ashworth Valley to the west of the Site is designated as a Site of Ecological and Geological/Geomorphological Importance (UDP Policy NE/2) and a Recreational Management Area (UDP Policy RE/7(f)).

5.5 These policies are taken into account in the assessment of constraints and opportunities.

### Planning History

5.6 The Site does not have any relevant planning history. Various planning permissions have been granted in respect of the sports facilities on the eastern part of the Site.

### Land Ownership

5.7 The Bamford/Norden site is part owned by Peel. Some areas of it, principally to the north and east, are under the control of other landowners, including RBC. Peel is consulting with the other landowners to prepare a comprehensive masterplan for its development and a consolidated approach to delivery.

5.8 The Site is partly in agricultural use, which would need to cease to facilitate development. This does not present an obstacle to early delivery.





Existing site photos

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## Movement

### Access

5.9 The development will have three vehicular access points:

- Two principal accesses from Norden Road to the south.
- One secondary access from Furbarn Road to the north.

5.10 A north-south vehicular 'spine' route through the Site will connect these access junctions. The spine road will connect to secondary routes to the new homes.

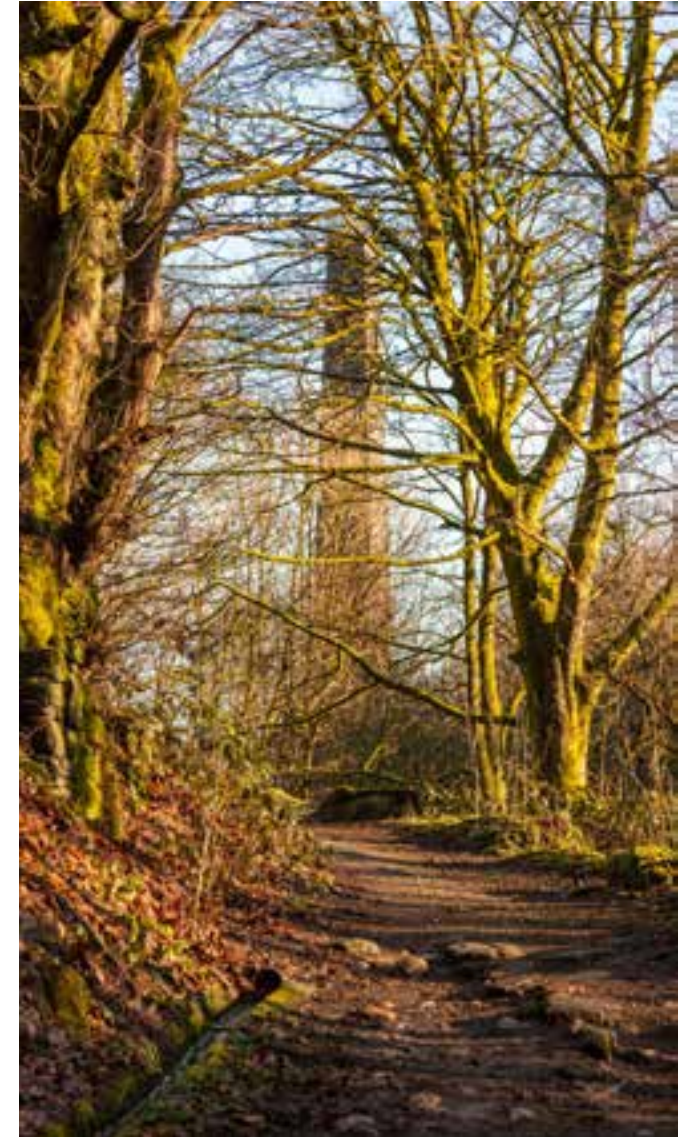
5.11 The Transport Supporting Statement identifies that the local highway network does not have any significant capacity constraints. However, a change to the timings of the traffic signals at the Norden Road/Bury and Rochdale Old Road junction to the south would create increased capacity and improve traffic flows. Initial discussions about this improvement have been held with Transport for Greater Manchester (TfGM).

5.12 The Site benefits from existing footpath access. The PROW network within the Site could be upgraded as part of the development through resurfacing. The development will benefit from connections to the footpath and cycleway network in the surrounding area, and will have connections to the recreational rights of way through the Ashworth Valley woods to the west.

### Public Transport

5.13 The Site is in close proximity to existing bus routes along Norden Road at its southern boundary. The new homes can be connected to these services through high quality footpath and cycleway links through the development to the bus stops. These links will enable local residents and commuters to use public transport, reducing the congestion which results from a reliance on private cars.

5.14 The development provides an opportunity to significantly enhance public transport connectivity in the local area. TfGM is currently considering the feasibility of a new bus service between Heywood and Shudehill in Manchester, including the installation of bus priority measures to enable it provide a 'rapid transit' service. This service would be high frequency, operating every 20 minutes from Heywood and once per hour from the Bamford and Norden area. It would provide a regular and fast public transport link from the Site to the Regional Centre. The development at the Bamford/Norden site will increase the bus patronage in the local area to enhance the viability of such a service and could provide financial contributions to facilitate its delivery in the short-term.







Existing PROW near the Site





KEY

-  Bamford/Norden Site
-  Existing PROW
-  Existing site access
-  Proposed site access



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## Drainage and Flood Risk

**5.15** The Statement of Flood Risk confirms that the Site is located entirely within Flood Zone 1 with a low probability of flooding.

**5.16** The majority of the Site is at low risk of surface water flooding. However, there is a small area of higher risk within the northern part of the Site. This may be associated with a spring at the north-west corner of the Site. The risk can be reduced through the implementation of a comprehensive Sustainable Drainage System (SuDS). This will utilise the existing ponds alongside new water features to:

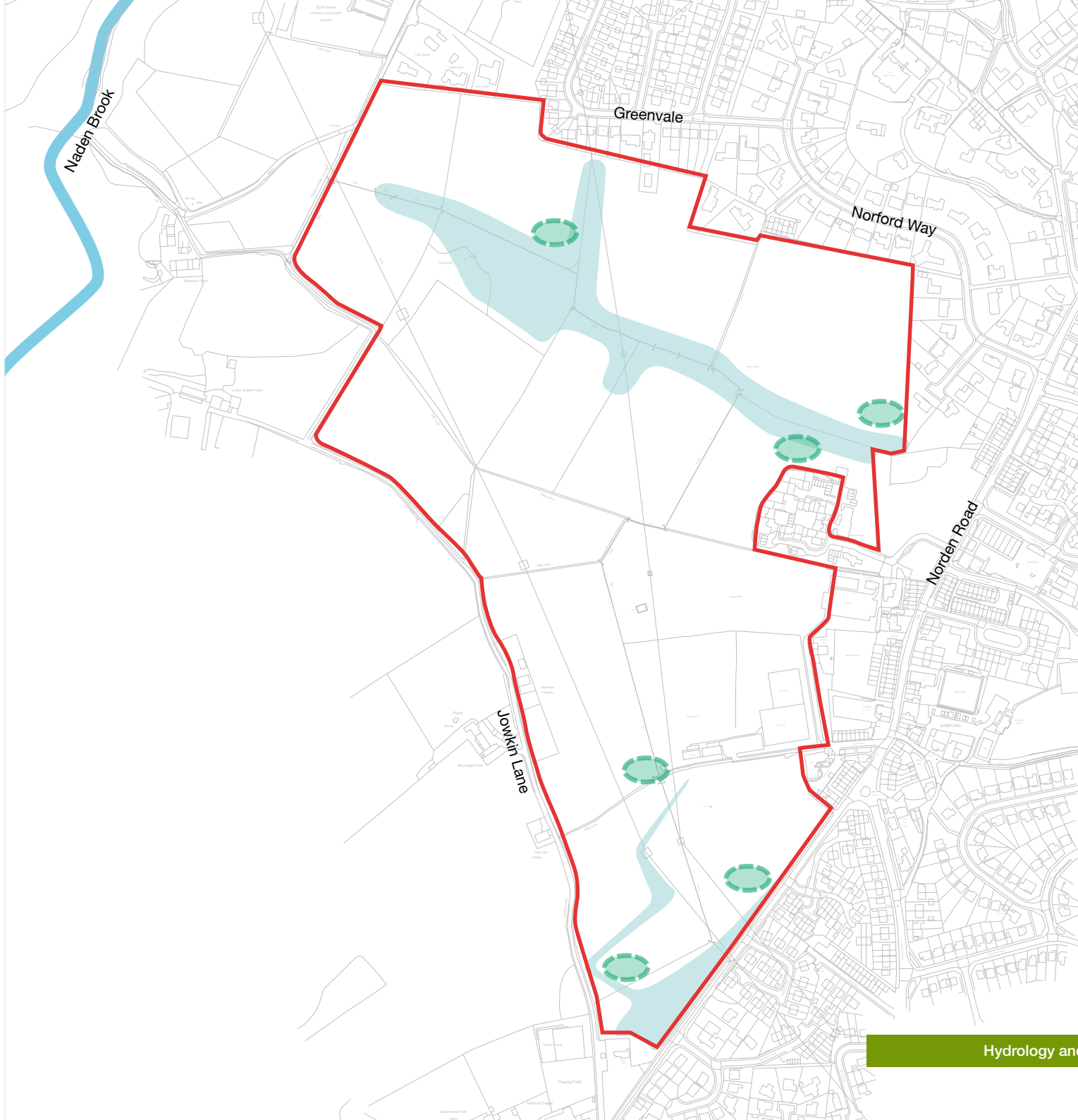
- Manage surface water drainage such that run-off rates do not exceed existing greenfield rates. This will ensure that there will not be an increased risk of flooding either at the Site or in the surrounding area.
- Enhance the landscape setting and ecological value of the green infrastructure and open spaces within the development.

**5.17** A suitable foul drainage strategy for the proposed development will be developed through formal consultation with United Utilities (UU). There is some evidence of sewer flooding to the south of the Site, which will be explored in further detail and resolved with UU as part of the planning application process.







Naden Brook, west of the Site





KEY

-  Bamford/Norden Site
-  Flood risk zone
-  Watercourse
-  Potential attenuation

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## Ecology and Biodiversity

**5.18** The Ecological Assessment identifies that the Site is heavily dominated by species-poor arable monoculture and grazing pasture. The majority of the land is therefore of relatively low ecological value. Some smaller areas of the Site are of higher value, including:

- The broadleaf woodland copse to the west of the Site.
- Potential bat roosts in existing agricultural and residential buildings.
- The network of hedgerows and scattered trees across the Site.

**5.19** Those existing habitats of high value can be retained within the development and protected by appropriate buffers. The masterplan demonstrates that they can be integrated and enhanced as part of a substantial green infrastructure network. Peel's ambition is that the development will achieve a net gain in the biodiversity value of the Site. Key habitat creation proposals include:

- Additional tree and hedgerow planting which will mitigate for any losses, whilst expanding the level of coverage across the Site.
- The creation of a comprehensive green infrastructure network, including linear parks and an area of species rich grassland.
- The establishment of a comprehensive blue infrastructure network comprised of the SuDS.

**5.20** Detailed ecological assessments will be required alongside any future planning applications. However, there are no major ecological constraints to development and the proposals can enhance biodiversity value.



Existing overhead electricity lines and pylons crossing the Site





KEY

-  Bamford/Norden Site
-  Existing woodland and trees
-  Existing hedgerows
-  SBI
-  Playing field
-  Cricket and tennis club

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## Air Quality

**5.21** The Site is not situated within or near to any Air Quality Management Areas (AQMA) or major industrial uses. It is therefore unlikely that there will be any air quality issues.

**5.22** The main air quality constraint associated with the Site relates to the traffic emissions from the strategic and local road network. The Site's proximity to high quality public transport infrastructure and the proposed enhancement of local bus services means that new development has the potential to maximise the number of journeys made using sustainable modes of travel. This will help to minimise the amount of traffic using the local and strategic road network, thereby enhancing air quality.

## Noise

**5.23** The Site is situated immediately adjacent to the existing urban area and the prevailing use is residential. It is therefore unlikely that there will be any significant noise constraints which might affect the Site.

**5.24** The existing sports clubs are situated to the south and east of the Site. These have the potential to generate higher levels of background noise. Such noise is likely to occur primarily during day-time hours, such that it is unlikely to generate unacceptable levels of noise within the residential development. However, landscape planting between the sports facilities and new homes will provide noise buffers between the uses.

**5.25** A detailed Noise Assessment will be undertaken as part of the planning application process and any required mitigation will be embedded within the masterplan.

## Heritage

**5.26** The Site does not contain any designated or non-designated heritage assets. However:

- It is located within approximately 1km of two conservation areas – Moorgate Avenue to the east and Ashworth Fold to the west. The Site is physically removed from these areas by existing residential development and by the wooded Ashworth Valley.
- Bamford United Reform Church is located immediately south of the Site. The Church itself and a sundial in the graveyard are both Grade II Listed structures. They are already within an urban setting.

**5.27** The development will not have any adverse impacts on the nearby heritage assets given their existing urban setting and physical separation from the Site. The setting of such assets will be protected through the sensitive design of the development and incorporation of appropriate landscape buffers.

**5.28** Assessments to determine the presence or absence of archaeological remains will be undertaken prior to any planning application and any remains will be sensitively recorded prior to the development of the Site.

## Ground Conditions

**5.29** The Bamford/Norden site has a topography that slopes gently from north to south, which lends itself to development. The Site has been used for agriculture such that it is not anticipated that there will be any pollutants. Detailed assessments of the ground conditions and the value of any minerals resource will be undertaken prior to the submission of any future planning application.

## Utilities

**5.30** The Site is immediately adjacent to a long-standing developed area where a range of services are available. This will include water, gas and electricity mains, alongside telecommunications infrastructure. The development can therefore be easily connected to key utilities. Any upgrades required to accommodate new homes can be made alongside the delivery of the development.

**5.31** High voltage overhead power lines cross the western part of the Site in a broadly north-south alignment. The easements for these can be accommodated within any development as part of high quality linear parks, which will form part of the comprehensive green infrastructure network.



## Green Belt

5.32 The Site is currently located within the Greater Manchester Green Belt. As explained in chapter 2, there are exceptional circumstances which justify releases of land from the Green Belt to deliver sustainable urban extensions which protect the larger swathes of 'strategic' Green Belt around Greater Manchester.

5.33 The Site is located at the inner-edge of a wider swathe of Green Belt. It is separated from the wider Green Belt by the Ashworth Valley woods immediately to the west and does not form part of the strategic Green Belt which separates the urban parts of Rochdale and Bury. The land is well-related to the urban area, being surrounded by existing communities and infrastructure. The GMSF Green Belt Appraisal<sup>1</sup> has concluded that:

- The Site plays a very limited role in preventing the merging or erosion of the visual and physical gap between Rochdale and Bury.
- The Naden Brook immediately to the west acts as a natural boundary to development.
- The Site contains urbanising influences such as existing residential properties and the sports facilities.

5.34 The development will reduce the openness of the Site. However, it will not extend beyond Jowkin Lane at the south-west boundary. New landscape planting and green infrastructure will establish Jowkin Lane as a new defensible Green Belt boundary.



1. Greater Manchester Green Belt Assessment: Final Report, LUC (July 2016)

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## Opportunities and Constraints

5.35 The key technical and environmental constraints and opportunities to be addressed include:

### Highways and Access

- Establishment of multiple highway access points from Norden Road and Furbarn Road.
- Connections to the existing bus stops on Norden Road.
- Support for a new 'rapid transit' bus service into the Regional Centre.
- Provision of footpath and cycle links, and enhancement of the existing PROWs.

### Heritage

- Protection for the setting of nearby heritage assets, including the Bamford United Reform Church.

### Flood Risk and Drainage

- Locating development on land at low risk of flooding.
- Delivery of a SuDS network.

### Ecology and Biodiversity

- Retention of trees, hedgerows and other habitats of value.
- Establishment of a green infrastructure network which enhances habitats and biodiversity value, including new linear parks and a new area of species rich grassland.

### Noise and Air Quality

- Inclusion of buffer zones to the sports facilities to the east and south.

### Utilities

- Inclusion of buffer zones and linear parks adjacent to the high voltage overhead power lines.
- Connections to adjacent water, gas and electricity mains.

Existing sports facilities at the Site





KEY

-  Bamford/Norden Site
-  PROW
-  Flood risk zone
-  Watercourse
-  Potential attenuation
-  Existing woodland and trees
-  Existing hedgerows
-  Existing site access
-  Proposed site access
-  Playing field
-  Cricket and tennis club
-  Higher ground
-  View lines
-  Overhead power line and easement
-  1m contour
-  Grade II listed church



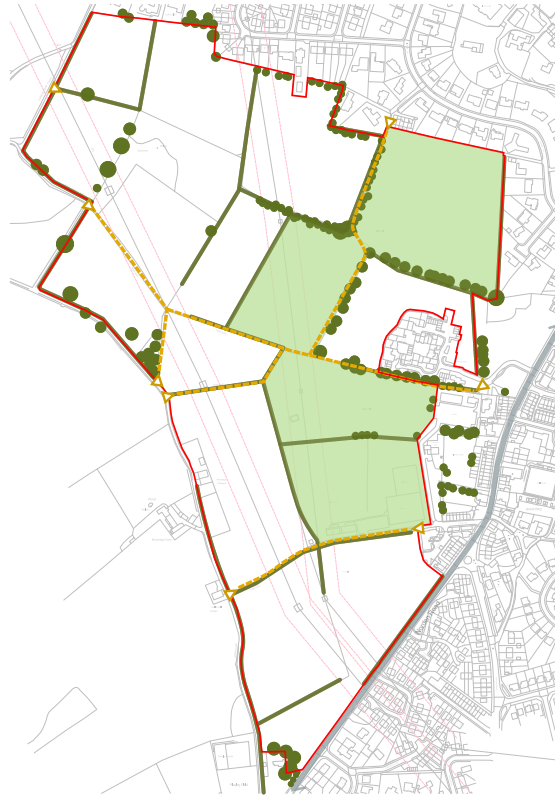
# 06 Development Framework

6.1 The Site has the essential components of a high quality place. It is well-connected to existing facilities; has a strong landscape framework; and can form a logical and sustainable expansion of the existing community.

## Masterplanning Principles

6.2 A series of themed design principles are presented across the following pages to demonstrate how the overall ambition for the Site can be delivered:

1. Retain existing landscape and greenspace assets
2. Create an integrated green infrastructure network
3. Create a well-connected environment
4. Create new residential communities
5. A new Green Belt boundary



### 1. Retain existing landscape and greenspace assets

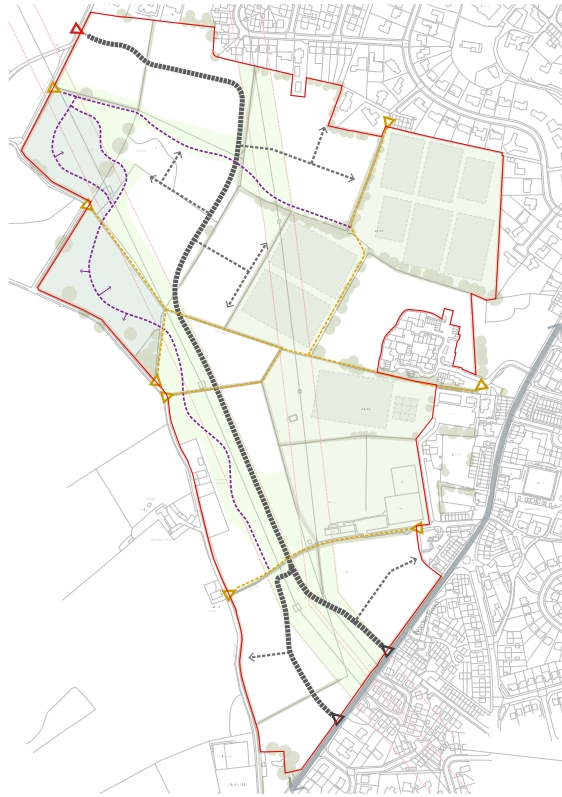
Retain existing well-established landscape features such as mature trees and hedgerows. These will be integrated within the development alongside new planting to enhance the ecological value of the Site. Retain and enhance the existing playing fields, cricket pitch, tennis courts and associated facilities.



### 2. Create an integrated green infrastructure network

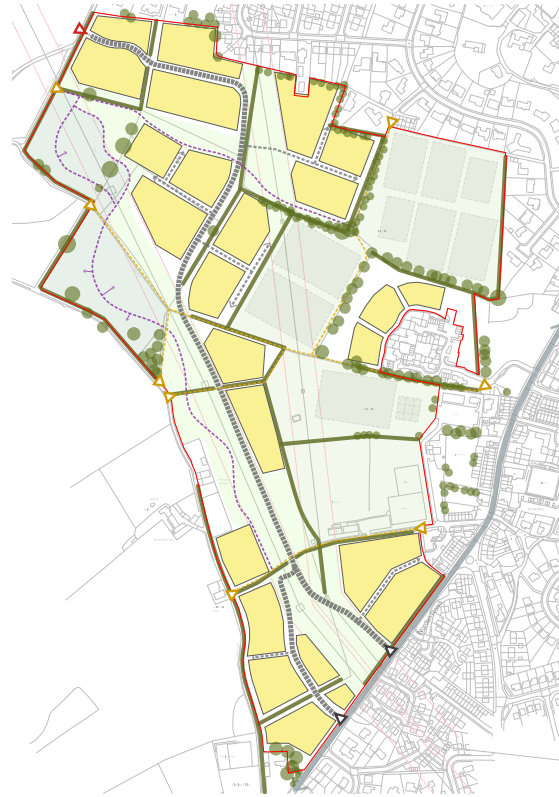
Create a series of attractive, purposeful and connected green spaces which take into account the Site's topography and connect to enhanced existing sports facilities and new children's play areas. Additional planting to the Site boundaries to protect visual amenity and local character.





### 3. Create a well-connected environment

Create a well-structured, logical and legible movement route through the Site by enhancing existing PROW with additional footpaths to connect the development and enhanced sports facilities to the wider community.



### 4. Create new residential communities

Create a series of robust, high quality residential development parcels which respond to their surrounding landscape and townscape context; and provide natural surveillances to routes and spaces, creating a safe and legible environment with a sense of place.



### 5. A new Green Belt boundary

Create a new, long-term and defensible boundary along Naden Brook to the west of the Site.

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## Playing Pitch Review

**6.3** The three Council owned playing fields are home to Bridge Junior Football Club. The family focused Club is seen as one of the best organised, attractive and structured Junior Football Clubs and is well recognised and awarded within the local community.

**6.4** The Club benefits a small clubhouse on Top O' th' Lane off Hollin Lane. The site and clubhouse is on 25 year lease with a self-management contract with Rochdale Metropolitan Borough Council. There are 16 changing rooms, a tea bar and car parking on a sole usage agreement. Various other venues around Rochdale are used by the club for winter training, indoor and floodlit matches.

**6.5** The Club has a player base of over 300 members and has recently expanded to 26 squads across 14 age groups from Under 5s to Under 18s. There are development plans for additional teams depending on interest each year including junior Under 4s/5s/6s and 7s as well as Male 17+, Disability 9-18 yr olds and Girls Under 12s.

**6.6** Across the three fields there are 11 grass playing pitches. These are only designated by painted white lines, rather than any fixed equipment. This is to give the Club pitch location, orientation and size flexibility each season depending on upcoming fixtures and number of teams, etc. In the southern field two pitches benefit from flood lighting; there are three lighting columns at either goal end (six in total). There are also two shipping containers on site believed to be utilised as equipment and maintenance stores.

**6.7** The three fields are of high quality and are well maintained. The central and southern fields have a broadly flat topography whereas the northern field increased in level towards the northern boundary, potentially impacting on the quality/usability of the pitches.

**6.8** Despite the power lines running overhead, the general setting of the pitches is attractive with numerous mature trees surrounding the edges of the fields and a small number of overlooking properties to the boundaries of the northern field.

### Potential Football Club Improvements

**6.9** Discussions with the Club will establish a further understanding of the issues. However, based on an initial appraisal the following can be identified.

**6.10** The ground conditions across all three fields do not appear to require major improvements. Drainage appears to be satisfactory although the club will be able to confirm if improvements can be made. Potential topographical levelling of the northern field may be advantageous, however this needs to be confirmed by the Club who will be aware of any issues.

**6.11** Consequently, potential improvements might be focused on the facilities and infrastructure provided to the Club. Initial ideas include:

- Following discussions with the Club to understand their pitch requirements, a pitch layout design could potentially be drawn to meet FA standards.
- Improvements for spectators, such as a small covered stand alongside the main pitch for more prominent matches.
- Additional / improved equipment and maintenance storage facilities.
- Improved changing and toilet facilities.
- Improvements to the existing unused/unmaintained area of land to the in the western part of the southern field, which could then be utilised for off-pitch training.
- Resurfacing of the Club's car park, and marking out parking spaces to increase the car park's capacity and improve its operation. The addition of cycle parking stands could encourage sustainable transport to the Club and free up car park capacity.
- Addition of outdoor drinking/eating space to serve the clubhouse.

Right: precedent images of potential improvements



## Cricket and Tennis Club Review

**6.12** South of the playing fields lies Rochdale Tennis Club and Bamford Fieldhouse Cricket Club. Both are accessed off Hollin Lane and share a small car park.

**6.13** The tennis club benefits from five outdoor courts with floodlighting, artificial grass surfacing and fencing. Changing rooms and shower facilities are located on site. All members automatically become Associate Members of neighbouring Bamford Fieldhouse Cricket Club allowing them to use facilities within the clubhouse.

**6.14** The Bamford Fieldhouse Cricket Club has one pitch with a scoreboard and sight screens and a well-equipped clubhouse with a function room, bar and beer garden. The club has two XI squads, a number of junior teams and coaching/training opportunities.

## Potential Improvements

**6.15** The quality of both facilities is predominantly good but well-used and would benefit from general maintenance improvements. Initial ideas include the potential for:

- Resurfacing of two of the tennis courts which are in poor condition.
- Provision of an additional court if user demand justifies.
- Provision of spectator seating - such as benches - to serve the cricket pitch and/or the tennis courts.
- Drainage, surface treatment, re-contouring and boundary improvements to the cricket pitch.
- Upgrading/replacement of the practice areas.
- Improvements to the clubhouse, such as rectifying drainage issues and the provision of a hard surfaced outdoor seating area.

**6.16** Consultation with the clubs will be undertaken to understand their requirements and priorities.



## Development Framework

6.17 The Development Framework Plan (shown opposite) illustrates how the Site could deliver around 450 new homes and extensive green space. New affordable homes will be located throughout the development in appropriate locations.

### Access and Movement

6.18 There are three vehicular access points proposed: two off Norden Road to the south east of the Site and one off Furbarn Road to the north west. This access point is to be used for emergency purposes only. The Development Framework demonstrates a logical and clear internal route network to serve the development. This provides an easily recognisable, legible and permeable street hierarchy, a simple design that seeks to reinforce the rural edge of urban town character.

6.19 The proposed vehicular and pedestrian accesses into the site create strong connections to the existing adjacent residential area. A series of proposed footpaths, alongside the existing PROW, within the development integrate into the existing wider footpath network and welcome the local community to journey through and utilise the site's public open spaces and amenities.

### Enhanced Sport and Recreational Facilities

6.20 The existing public playing fields, cricket pitch and tennis courts and associated facilities are to be retained as an integral element of the emerging proposals. The development looks to enhance these facilities for the benefit of the wider Bamford community and new residents alike.
















6.21 The enhanced sport and recreational facilities will be integrated into the development's strong green infrastructure network and the existing surrounding residential area through well-considered green linkages and a coherent network of PROWs and new footpaths.



Enhanced sports and recreational facilities



**KEY**

-  Bamford/Norden Site
-  Proposed vehicular access
-  Proposed emergency access
-  Existing trees
-  Existing hedgerows
-  Proposed trees
-  Proposed screen planting
-  Proposed development area
-  Proposed POS
-  Grassland habitat
-  Attenuation pond
-  Children's play area
-  Species rich meadow with wildlife viewing hide
-  Existing PROW
-  Proposed key pedestrian routes

Naden Brook

Clay Lane

Greenvale

Norden Road

Jowkin Lane

Bamford





## Green Infrastructure

6.22 The Development Framework primarily looks to retain and improve facilities at the playing fields and the cricket and tennis club. Existing mature trees and well-established hedgerows will also be retained where possible and incorporated into a strong, site wide green infrastructure network.

6.23 Significant areas of formal and informal POS are proposed, including a linear park along the western boundary reaching south to Norden Road - accommodating the easement required for the overhead power lines - which includes attenuation basins and children's play areas in addition a small number of incidental green spaces to break up the urban form. Proposed areas of POS will be defined and overlooked by new dwellings to maximise natural surveillance.

6.24 The linear park will be integrated into the development's sound green infrastructure network and the existing surrounding residential area through well-considered green linkages out into the countryside and back into the enhanced sport and recreational facilities. A coherent network of PROWs and new footpaths will further strengthen this integration.

6.25 The linear park will complement the nearby Naden Brook (SSSI) through the creation of a species-rich grassland habitat adjoining the surrounding countryside on the western boundary and will also provide significant levels of planting along the periphery of the site helps to screen views of future development and help to protect visual amenity.

6.26 The green infrastructure network has been designed to create a series of attractive and useable POSs, which will also function as wildlife corridors and biodiversity rich habitats. The nearby Naden Brook SBI will be complemented through the creation of a species-rich grassland habitat adjoining the surrounding countryside.





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**6.27** Open countryside/agricultural fields lie directly beyond the western boundary. Large areas of formal and informal POS have been primarily located along the peripheral western edge. This layout ensures the most efficient use of the site area and allows the opportunity to create a new edge of settlement boundary, whilst also considering the site's unique characteristics, such as responding to the topography, the existing properties along the site's northern, eastern and southern boundaries, and surrounding countryside extending out west from the site.

**6.28** A number of attenuation basins have been proposed as part of a connected SuDS network to attenuate and drain the proposed development. The attenuation basins not only address stormwater but have a high potential to deliver ecological, aesthetic and amenity benefits including new habitat creation to encourage and support biodiversity passing through or living within the site.

### Residential Layout

**6.29** The development parcels within the Site are set within and defined by the strong green infrastructure and movement networks. Internal street networks within the development areas create further links between POS and green infrastructure, enhancing the permeability and legibility of the development.

**6.30** Areas of green infrastructure, particularly the central north-south corridor, allow distinctive character areas to be created which respond to existing Site characteristics and landscape/townscape character. A range of attractive and distinctive streetscapes can be created through tree planting, surface materials and building layout.

**6.31** Housing development will provide high levels of natural surveillance to streets, footpaths and spaces, creating a safe and welcoming environment.

### Design Commitment

**6.32** Peel has a track record for facilitating and delivering high quality developments throughout the North West and beyond. The Bamford/Norden site will be an attractive and sustainable place which is built in line with high quality urban design principles. It will enhance the character of the local area and protect the natural environment.

**6.33** Peel will work with key stakeholders such as RBC to prepare a planning application which, as far as possible, reflects a shared ambition for the high quality development of the Site to create an exceptional place reflecting the urban design principles agreed through the planning process. This process will include:

- A Design and Access Statement and associated parameters which provide assurances about design quality.
- A Sustainability Assessment which ensures that the sustainability of the development is maximised.
- Exploring the feasibility of providing sustainable energy generation.

**6.34** The development will ultimately be built out by house-builders, including registered social landlords, to the agreed specifications.

# 07 Infrastructure

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7.1 The Bamford/Norden site will provide new infrastructure to ensure that the neighbourhood is sustainable, has access to day-to-day services and facilities, and is capable of successfully integrating with the existing community.

7.2 The National Planning Policy Framework (NPPF) recognises that the delivery of new homes “...can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns...” like the Bamford/Norden site. This is because they have the critical mass to provide much-needed new infrastructure. They can be positive for local communities, with tangible and meaningful benefits.

7.3 This Framework provides an initial explanation of the infrastructure requirements at the Site. The delivery of new infrastructure will be phased throughout the build period and will be delivered in tandem with new homes. Peel is keen to work with GMCA, RBC and other stakeholders to identify new infrastructure requirements and define an appropriate approach to delivery.

## Transport and Access

7.4 The draft GMSF identifies that the Site should support the delivery of improvements to the local highway network, walking and cycling links, and public transport serving the area. Peel acknowledges that this infrastructure is required to ensure that the development is accessible, connected to sustainable travel options and integrated with the existing community. The transport strategy for the Site includes:

- Enhancements to the capacity of and traffic flow through the Norden Road/Bury and Rochdale Old Road junction.
- High quality footpath and cycleway links to existing bus routes adjacent to the Site.
- The enhancement of the PROWs through new surfacing and their routing through and attractive green setting.

7.5 In addition, TfGM is exploring the potential for enhanced bus services in the local area, including a new ‘rapid transit’ high frequency bus link from Heywood into the Regional Centre. The development could support its delivery, which would further enhance the accessibility of the new homes at the Site.

7.6 These access proposals will be further progressed in discussions with delivery partners including RBC, the GMCA, TfGM to define an appropriate approach to their delivery. This will establish the scale of proportionate contributions which can be provided to enable the delivery of the new ‘rapid transit’ bus service.

## Education

7.7 The draft GMSF sets out that development of the Site would be required to ensure sufficient availability of school places to accommodate new housing. Educational Facilities Management (EFM) has undertaken an initial assessment of the number of school places which might be required to accommodate demand arising from the new homes at the Site. This report is submitted alongside this Framework. Based on the latest pupil yields, the proposed development of 450 dwellings could accommodate approximately:

- 112 primary pupils
- 45 secondary pupils

7.8 The initial assessment identifies that the primary school pupil yield figures could be accommodated within the existing capacity of nearby schools. In the event that an increase in school facilities is required, financial contributions can be provided to expand existing facilities. Contributions can also be provided towards secondary school places if necessary.

7.9 Peel will work with RBC to establish how the demand resulting from the Site can be most appropriately accommodated taking into account the existing supply, projected natural growth, and the timing/phasing of new development across the authority area.



## Health

**7.10** The provision of 450 dwellings at the Site could accommodate an estimated 1,795 additional residents, based on the average household size in Rochdale at the 2011 Census. Based on the national benchmark of 1,800 patients per GP and 1,400 per dentist, the Site might generate demand equivalent to one GP and one dental practitioner.

**7.11** Peel will work with RBC to establish the actual need for additional practitioners taking into account the existing supply and surplus capacity within existing GP and dental practices. If additional provision is necessary, the most appropriate means and location for such provision can be identified through future iterations of the masterplan. The preliminary figures presented above relate to individual practitioners, who could be accommodated either in enlarged existing facilities in the local area or in a new surgery, subject to the level of existing capacity.

## Open Space

**7.12** Local and national standards indicate that on-site and off-site provision of amenity green space and playing pitches will be required to serve the increased residential population. The proposed development seeks to ensure the provision of strategic green infrastructure to provide open space, landscaping and equipped play space, incorporating existing landscape features.

**7.13** Based on these standards, an initial assessment indicates that up to 3.8ha of on-site open space will be required, albeit recognising that this is an illustrative total given that standards are not mutually exclusive. A further 4.7ha of parks, gardens, natural and semi-natural space will also be needed. The type of open space required is summarised in the following table.

	Standard	Requirement (ha)
Local Open Space	RBC	1.8
Other Outdoor Sports	RBC	2.0
<b>Total on-site open space</b>		<b>Up to 3.8ha</b>

Source: Turley, RBC, Fields in Trust

Table 7.1: Type of open space required

**7.14** Peel will work with RBC to establish the most appropriate means and location for on-site and off-site open space provision to meet this demand, taking account of existing resources within the vicinity of the Site and the proposed enhancements to nearby sports facilities.

**7.15** The masterplan for the Bamford/Norden site demonstrates that the development will be delivered alongside extensive green infrastructure which provides open space, landscaping and equipped play space, and incorporates existing landscape features. It will also provide enhancements to local sports facilities to the east and south of the Site. The total amount of open space and green infrastructure included within the masterplan is 14.01 hectares – this exceeds the amount of new green spaces required alongside the new homes, as summarised in the table above. It will ensure that the development provides substantial recreational resources for the surrounding local communities with opportunities for leisure and exercise.

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## Local Centre

**7.16** Given the relatively small scale of the proposed development and its proximity to existing services in Bamford and Norden, it is not considered at this stage that it is necessary to accommodate dedicated community facilities at the Site. The new population will support the viability and vitality of existing local amenities.

## Other

**7.17** The draft GMSF identifies that the development should:

- Have regard to the character of the local area in terms of the design and layout of the development.
- Take account of any visual impact from Ashworth Valley and ensure that there are high quality links/routes to the wide countryside.
- Have regard to the setting of the listed Bamford Chapel immediately to the south of the Site.

**7.18** All of the above are included in the masterplan and are capable of being delivered by the proposed development of the Site.

## Summary

**7.19** The Bamford/Norden site will provide a range of new and expanded infrastructure, which could include:

- High quality footpath and cycleway connections to bus stops on Norden Road.
- Support for a new 'rapid transit' bus service into the Regional Centre.
- Enhancements to the PROW network, with footpath and cycleway connectivity to the Ashworth Woods recreational route.
- Contributions towards the delivery of new school places.
- Contributions towards the delivery of expanded health services.
- The enhancement of the sports facilities at the Site.
- New recreational open spaces and play areas, including a comprehensive green infrastructure network with landscape buffers to the sports facilities to the east and south.
- New landscaping and tree planting, including enhancements existing wildlife corridors. A net gain in the biodiversity value of the Site.
- Sustainable Drainage Systems (SuDS).

**7.20** This will ensure that the new neighbourhood is sustainable, meets the needs of residents and integrates with the existing community.









# Benefits

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8.1 The Bamford/Norden site provides an opportunity to deliver a high quality community. Its accessibility and its connections to nearby services and facilities can underpin sustainable growth whilst delivering meaningful benefits for the local area.

## Community Benefits

8.2 The Bamford/Norden site can meet an identified need for new high quality homes in an accessible location. The development would create a diverse housing supply, including a mix of family and affordable homes, opportunities for younger and older people, and higher market “executive” homes.

8.3 The green and blue infrastructure network will:

- Connect to surrounding recreational assets, such as the Ashworth Valley woods.
- Improve the quality of the sports facilities to the east and south of the Site.

8.4 The development will substantially enhance the opportunities for leisure and exercise in the local area, which will improve health and wellbeing.

8.5 The development will provide significant planning gain which will deliver significant benefits. This could include:

- Affordable homes.
- Contributions to education and health facilities.
- Enhanced footpaths and cycleways.
- Improved sports facilities.
- Support for a new ‘rapid transit’ bus service into the Regional Centre.
- A network of green spaces.

## Environmental Benefits

8.6 The development will retain existing natural assets alongside new landscape planting to deliver a comprehensive green and blue infrastructure network. The development will deliver a net gain to the biodiversity value of the Site. It will include new tree planting, ecological habitats, SuDS and water bodies, and linear parks. This will provide a strong framework which provides a high quality landscape setting for the development which will enhance the environmental character of the area.

8.7 Significant public transport infrastructure will encourage movement by sustainable travel options. It will help to minimise congestion and improve air quality.

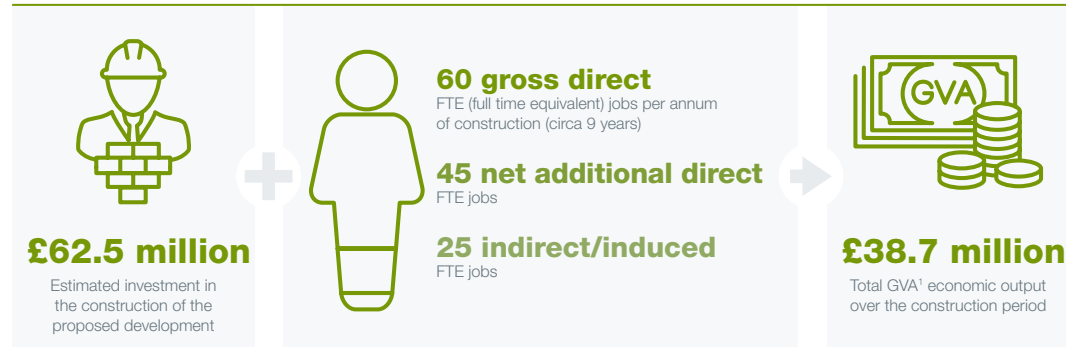
## Economic Benefits

8.8 The Bamford/Norden site will have a positive impact on the local economy. The proposed mix of homes will also encourage economically active households to live in the local area. This will support economic growth and the increased levels of disposable income will underpin amenities. The increased population will significantly boost the public revenue, with circa £920,000 of additional council tax revenue every year.

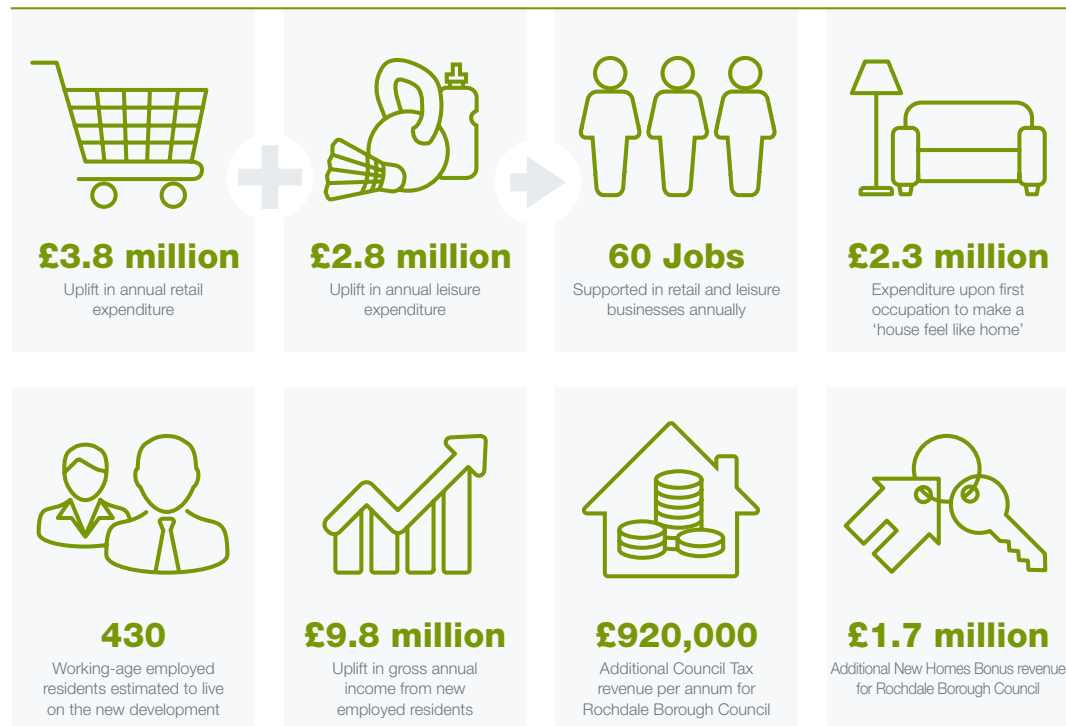
8.9 The development will be delivered by housebuilders, including registered social landlords. A Local Employment Framework can be used to maximise the local take-up of construction opportunities. It will, where possible, prioritise the use of local businesses and suppliers, use local procurement to fill job opportunities, provide jobs for those who are currently unemployed, and provide training and apprenticeships for young people to boost local skills.



### Construction Phase



### Operational Phase



<sup>1</sup> GVA (Gross Value Added) measure the value of output created (i.e. turnover) net of inputs used to produce a good or service (i.e. production of outputs). It provides a key measure of economic productivity. Put simply the GVA is the total of all revenue into businesses, which is used to fund wages, profits and taxes.

# 09 Phasing and Delivery

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9.1 Peel is one of the UK's largest developers. It has a specialist team with a proven track record in bringing forward major development proposals that range from high density mixed-use developments on complex brownfield sites to major sustainable urban extensions on previously undeveloped land.

9.2 Peel can confirm that:

- The land is predominantly within its ownership and is not subject to significant legal constraints which might present an obstacle to early delivery. The Site is available for development with the grant of planning permission.
- The proposed development is achievable and viable in the short-term. It is located in an established market area which experiences strong demand for new homes, including affordable homes, and can be easily accessed from key employment destinations. The Site can be delivered taking into account environmental and technical constraints.

9.3 The development will consist of two delivery phases which will each deliver 30 to 50 new homes per annum, comprised of both market homes delivered by a housebuilder and affordable homes delivered by a registered provider. This reflects the strength of the market in and around Norden and Bamford, the scale of pent-up demand for new homes, and Peel's recent experience of delivery in other similar housing markets.

9.4 Peel will work with the housebuilding industry and the local authority to deliver the Site as soon as practicable after the adoption of GMSF. Assuming that the GMSF is adopted in 2021, it is anticipated that:

- Development will commence in late 2022/early 2023, allowing an appropriate lead-in time in which to secure outline planning permission and vacant possession, dispose of the land to housebuilders, secure reserved matters consent, and prepare the Site for development.
- The new homes could be delivered within 7 years, completing in 2029/30. This build period reflects the strength of demand in the area.

9.5 The Site will provide a range of new and expanded infrastructure to ensure that the new neighbourhood is sustainable, has access to day-to-day services and facilities, and is capable of successfully integrating with the existing community. The delivery of new infrastructure will be phased throughout the build period via a programme agreed with RBC and other stakeholders.



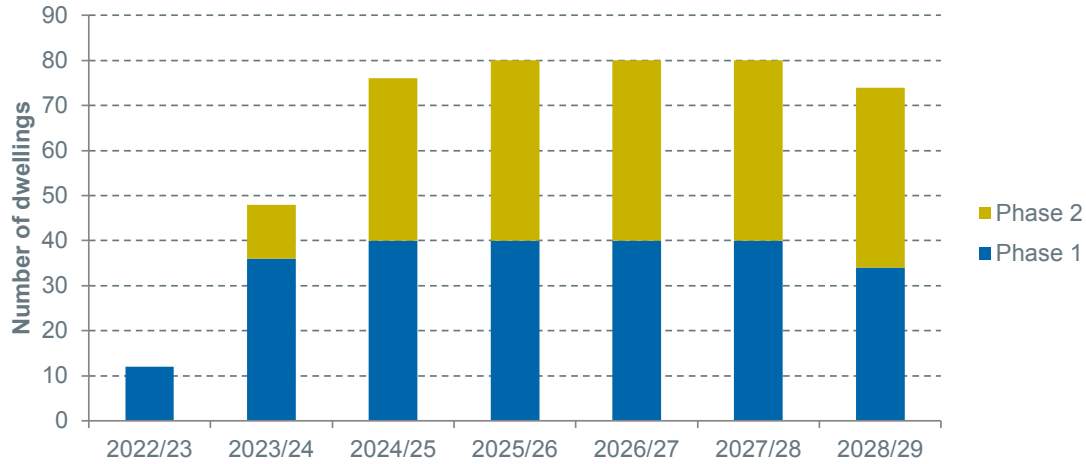


Figure 9.1: Estimated delivery trajectory

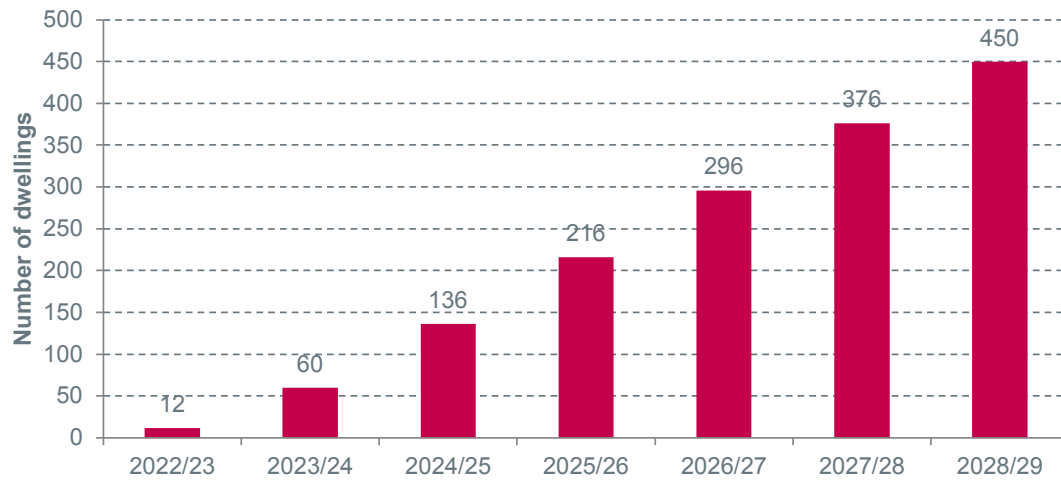


Figure 9.2: Projected cumulative delivery

# 10 Summary and Conclusion

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**10.1** The Bamford/Norden site is an opportunity to create a sustainable and high quality community which enhances the recreational offer of the local area. It will be a mixed and inclusive neighbourhood, providing a wide range of new family and affordable homes in an accessible location. The development will be delivered alongside enhanced sport and recreational facilities.

**10.2** The masterplan has been informed by a range of technical assessments that demonstrate that the Site is suitable and deliverable for residential development. It has relatively few constraints and is located in close proximity to existing services and facilities in nearby local centres. The development will protect the strategic function of the Green Belt and will be a natural fit with the urban form of the conurbation.

**10.3** The Bamford/Norden site can deliver 450 high quality family and affordable homes. It will be a highly accessible development and will support the provision of additional sustainable travel services. The development will include substantial green infrastructure and will enhance the quality of the sports facilities to the east and south of the Site. The new homes will be connected to valued opportunities for leisure and recreation, including links to the Ashworth Valley woods.

**10.4** The Site can help Rochdale to meet its needs, including the requirement for high quality homes in sought-after suburban locations which can underpin sustainable economic growth. It will do so whilst delivering meaningful and tangible benefits for local communities.





**KEY**

- Bamford/Norden Site
- Key road
- Recreational right of way
- School
- Local centre
- Town centre

Norden

A680

Bamford

Broadhalgh

1000m

2000m

B6222





**Peel Holdings (Land and Property) Ltd**

Peel Dome  
intu Trafford Centre  
TRAFFORDCITY  
Manchester M17 8PL

**Telephone**

0161 629 8200

**Date of Issue**

18 March 2019