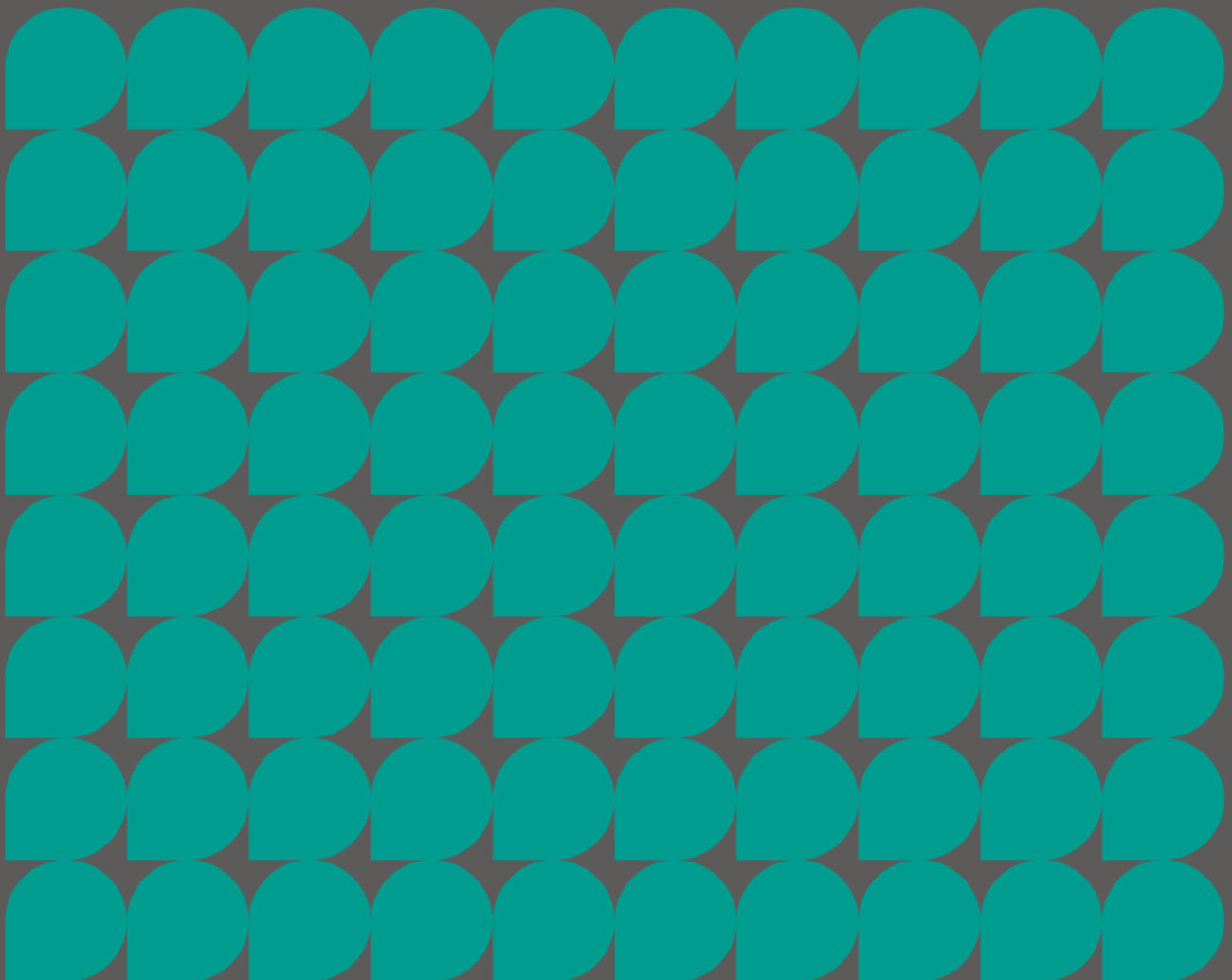


Places for Everyone

JPA19 Bamford / Norden Allocation Topic Paper

July 2021



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Section A – Background

1.0 Introduction

- 1.1 In November 2014, the AGMA Executive Board recommended to the 10 Greater Manchester local authorities that they agree to prepare a joint Development Plan Document (“Joint DPD”), called the Greater Manchester Spatial Framework (“GMSF”) and that AGMA be appointed by the 10 authorities to prepare the GMSF on their behalf.
- 1.2 The first draft of the GMSF DPD was published for consultation on 31st October 2016, ending on 16th January 2017. Following substantial re-drafting, a further consultation on the Revised Draft GMSF took place between January and March 2019.
- 1.3 On the 30 October 2020 the AGMA Executive Board unanimously agreed to recommend GMSF 2020 to the 10 Greater Manchester Councils for approval for consultation at their Executives/Cabinets, and approval for submission to the Secretary of State following the period for representations at their Council meetings.
- 1.4 At its Council meeting on 3 December Stockport Council resolved not to submit the GMSF 2020 following the consultation period and at its Cabinet meeting on 4 December, it resolved not to publish the GMSF 2020 for consultation.
- 1.5 As a joint DPD of the 10 Greater Manchester authorities, the GMSF 2020 required the approval of all 10 local authorities to proceed. The decisions of Stockport Council/Cabinet therefore signalled the end of the GMSF as a joint plan of the 10.
- 1.6 Notwithstanding the decision of Stockport Council, the nine remaining districts considered that the rationale for the preparation of a Joint DPD remained. Consequently, at its meeting on the 11th December 2020, Members of the AGMA Executive Committee agreed in principle to producing a joint DPD of the nine remaining Greater Manchester (GM) districts. Subsequent to this meeting, each district formally approved the establishment of a Joint Committee for the preparation of a joint Development Plan Document of the nine districts.

- 1.7 Section 28 of the Planning and Compulsory Purchase Act 2004 and Regulation 32 of the Town and Country Planning (Local Planning) (England) Regulations 2012 enable a joint plan to continue to progress in the event of one of the local authorities withdrawing, provided that the plan has ‘substantially the same effect’ on the remaining authorities as the original joint plan. The joint plan of the nine GM districts has been prepared on this basis.
- 1.8 In view of this, it follows that PfE should be considered as, in effect, the same Plan as the GMSF, albeit without one of the districts (Stockport). Therefore “the plan” and its proposals are in effect one and the same. Its content has changed over time through the iterative process of plan making, but its purpose has not. Consequently, the Plan is proceeding directly to Publication stage under Regulation 19 of the Town and Country Planning (Local Planning) England Regulations 2012.
- 1.9 Four consultations took place in relation to the GMSF. The first, in November 2014 was on the scope of the plan and the initial evidence base, the second in November 2015, was on the vision, strategy and strategic growth options, and the third, on a Draft Plan in October 2016.
- 1.10 The fourth and most recent consultation on The Greater Manchester Plan for Homes, Jobs and the Environment: the Greater Manchester Spatial Framework Revised Draft 2019 (GMSF 2019) took place in 2019. It received over 17,000 responses. The responses received informed the production of GMSF 2020. The withdrawal of Stockport Council in December 2020 prevented GMSF 2020 proceeding to Regulation 19 Publication stage and instead work was undertaken to prepare PfE 2021.
- 1.11 Where a local planning authority withdraws from a joint plan and that plan continues to have substantially the same effect as the original joint plan on the remaining authorities, s28(7) of the Planning and Compulsory Purchase Act 2004 provides that any step taken in relation to the plan must be treated as a step taken by the remaining authorities for the purposes of the joint plan. On this basis, it is proposed to proceed directly to Publication stage under Regulation 19 of the Town and Country Planning (Local Planning) England Regulations 2012.

1.12 A comprehensive evidence base was assembled to support the policies and proposals in the GMSF 2020. Given the basis on which the Plan has been prepared, this evidence base remains the fundamental basis for the PfE 2021 and has remained available on the GMCA's website since October 2020. That said, this evidence base has been reviewed and updated in the light of the change from GMSF 2020 to the PfE 2021 and, where appropriate, addendum reports have been produced and should be read in conjunction with evidence base made available in October 2020. The evidence documents which have informed the plan are available via the GMCA's website.

2.0 Allocation Bamford/Norden Overview

- 2.1 The site is located in the well-established residential areas of Norden and Bamford, to the west of Rochdale town centre. This is one of the most significant areas of larger, higher value housing within the sub-region and is considered to be a desirable and aspirational place to live. There is a strong market demand for housing in the area and this development offers an excellent opportunity to expand on this area to deliver a type of housing which is in short supply across the borough and the conurbation as a whole. The provision of such housing is important to ensure that a good range of housing is available across the plan area to support economic growth.
- 2.2 The site will deliver around 450 new homes predominantly in the western and southern parts of the site, with a focus on larger, higher value properties to balance out the current offer within the borough and reflect the grain and density of the surrounding residential areas.

3.0 Site Details

- 3.1 The site is 35.6ha in size and is bounded by Norden Road to the east, Norford Way and Greenvale to the north and Jowkin Way to the west.
- 3.2 This is a greenfield site that falls within the Green Belt and is also relatively close to Ashworth Valley to the west. This river valley is of high landscape value and provides some attractive recreational routes.

- 3.3 The area does contain a number of sporting recreational facilities in the form of playing pitches, a cricket ground and tennis courts. The Council's 2018 Playing Pitch Strategy identified the playing pitches as a key club site supporting clubs with a large number of junior teams. Any proposal should seek to ensure that these pitches and the other sporting facilities are retained and significantly enhanced as part of a high quality, integrated development.
- 3.4 The site currently has good access to a number of local bus services serving Rochdale and Bury town centres. The site is also served by a limited peak time service to Manchester City Centre.

4.0 Proposed Development

- 4.1 The site will deliver around 450 new homes predominantly in the western and southern parts of the site, with a focus on larger, higher value family housing.
- 4.2 The proposed site will retain and significantly enhance the existing recreational facilities as part of an integrated green infrastructure network on the site. The improvement of the facilities will create a high quality recreational 'hub' serving the local area and the borough as a whole.
- 4.3 Access to the site will be provided from suitable points along Norden Road and existing rights of way across and around the site will be retained and enhanced.

5.0 Site Selection

- 5.1 To identify potential development sites for allocation a Site Selection methodology has been developed. The purpose of the Site Selection methodology is to identify the most sustainable locations for residential and employment development that can achieve the Places for Everyone (PfE), referred to as 'the Plan', Vision, Objective and Spatial Strategy and meet the housing and employment land supply shortfall across the plan area.
- 5.2 The methodology includes seven Site Selection criteria. Based on the Spatial Strategy, plan objectives and guidance in the NPPF on Green Belt release these seven Site Selection Criteria have been developed to identify the most sustainable

sites in the Green Belt. This site satisfies criteria 7 *'Deliver significant local benefits by addressing a major local problem/issue'*.

- 5.3 Criterion 7 relates to sites which can demonstrate direct links to addressing a specific local need. There is a strong market demand for housing within the area of Bamford and Norden. It is one of the most significant areas of larger, higher value housing within the sub-region and is considered to be a desirable and aspirational place to live. This is a deliverable housing site that provides the opportunity to capitalise on an existing high end market housing area to deliver a type of housing which is in short supply across the borough and the conurbation as a whole. The provision of such housing is important to ensure that a good range of housing is available across the plan area to support economic growth.
- 5.4 Central to the Spatial Strategy is to deliver inclusive growth across the city-region. To assist in the delivery of this the plan identifies a number of broad areas and opportunities which will mean that the plan area can achieve the levels of new growth required to meet its needs whilst securing genuinely inclusive growth and prosperity. One of these opportunities is to boost significantly the competitiveness of northern parts of the plan area. This site fits with the Spatial Strategy by providing the opportunity for deliverable large scale residential development in the north of plan area.
- 5.5 For further detail please see the Site Selection Topic Paper.

6.0 Planning History

- 6.1 There is no relevant planning history for this site.

7.0 GMSF 2019 Consultation Responses

- 7.1 Support for the allocation was received from some residents who stated this area has suffered from a lack of housing provision for young professionals, especially with families, which has driven people away from the area. A balanced development of good quality homes adjacent to green space in Bamford is long overdue and would bring people into the area.

- 7.2 Many residents raised the issue of whether the site is available for development with claims that it wasn't, due to over 2 thirds being in private ownership. These owners have publically stated that they are not willing to sell the land for development.
- 7.3 A large number of residents raised concerns regarding existing heavy congestion, particularly during peak times, on the roads in Bamford and Norden, especially on Norden Road and Bury Road. It was assumed by many that the development would result in an increase of 900 – 1200 cars on these local roads making the congestion much worse.
- 7.4 The sustainability of the site has been questioned due to poor public transport links. There is currently a very poor bus service and no accessible tram service nearby. The potential rapid bus link to the city centre will not go far enough to relieve and reduce congestion as the majority of people will still choose to travel by car. Concerns were also raised regarding the lack of existing local facilities in this area such as community centres, libraries and parks. The doctors, hospitals and dentists are all oversubscribed with long wait times for appointments. As are both the local primary and secondary schools with no room for expansion.
- 7.5 The issue of air pollution was a concern for many residents. A section of Bury Road falls within an Air Quality Management Area and already exceeds air pollution guidelines. This development and the resulting increased number of cars will increase the level of pollution, impacting on people's health.
- 7.6 The amendment to the allocation, to remove the playing fields, is a welcome and helpful change. The football and cricket facilities provided on the Green Belt are an invaluable asset of the community and should not be lost for ever. However there were a lot of objections regarding the impact on the existing sports facilities such as Bamford Fieldhouse Cricket and Tennis Club and the football pitches, with concern that 450 homes will not realistically fit on the site without development/loss of the playing fields.
- 7.7 For further detail please see the Places for Everyone Consultation Summary Report.

8.0 **GMSF 2019 Integrated Assessment**

- 8.1 The GMCA commissioned ARUP to complete an Integrated Assessment (IA) of the first and second draft of the GMSF and the 2021 PfE.
- 8.2 The IA is a key component of the evidence base, ensuring that sustainability, environmental, quality and health issues are addressed during its preparation. The IA combines the requirements and processes of the Sustainability Appraisal, Strategic Environmental Assessment, Equality Impact Assessment and the Health Impact Assessment into one document. The IA carries out an assessment of the draft policies by testing the potential impacts and consideration of alternatives against the plans objectives and policies. This ensures that any potential impacts on the aim of achieving sustainable development considered and that adequate mitigation and monitoring mechanisms are implemented.
- 8.3 The 2020 IA contributes to the development of the Plan policies. It does this through an iterative assessment, which reviews the draft policies and the discrete site allocations against the IA framework. Stakeholder consultation is a significant part of the IA, and opinions and inputs from stakeholders have been sought on previous iterations and will be sought on this 2020 IA, as part of the consultation on the 2021 PfE.
- 8.4 The draft GMSF and the accompanying IA were published for consultation in January 2019. The comments received that are specific to the 2020 IA, as identified by the GMCA, informed the 2020 update of the IA Scoping Report and the 2020 IA.
- 8.5 The 2019 draft GMSF included a number of revised and new thematic policies and a number of different allocations from the 2016 draft GMSF. It took on board the consultation responses received on the allocations. This was reflected within the IA of the allocations. The SFRA has been completed and the exceptions test was taken into account as mitigation in the 2019 IA.
- 8.6 Spatial Options and Reasonable Alternatives were assessed for the 2019 draft GMSF by GM Districts and GMCA officers and made available in a separate report.

It is noted that the 2020 Growth and Spatial Options Report has also been assessed as part of this IA process, and again, is made available as a separate report.

- 8.7 Comments received during the 2019 consultation included: proposing alternative scoring for thematic and site allocation policies, reviewing the IA objectives and the GMSF strategic objectives and the connection with the Habitats Regulations Assessment.
- 8.8 The 2020 IA process has taken into consideration the comments received in the light of the emerging evidence in the main IA report and Appendices. A summary of the 2019 consultation feedback relevant to the 2020 IA and response to those comments is included in Appendix A of the 2020 IA report. They will form part of the Post Adoption Statement.
- 8.9 The key outcomes of the 2019 IA assessment on the Bamford/Norden allocation policy in the 2019 Draft GMSF have been considered to inform the production of the revised JP Allocation 19. This has been reassessed in the 2020 IA. Appendix D of the 2020 IA provides the assessment tables for each allocation policy. It includes the assessment from 2019 including mitigation proposed, commentary on changes since 2019 and how this responds to the recommendations. Finally, it details any residual recommendations.
- 8.10 It is important to note that the IA was focusing on each policy in isolation from other policies in the Plan and that many of the recommended changes for the Bamford/Norden allocation policy are already covered in other policies in the Plan. However some changes have been made to the Bamford/Norden allocation policy as a result of the 2019 IA and the policy has been reassessed in the 2020 IA.
- 8.11 Further details can be found in the PfE Integrated Appraisal Report and PfE Integrated Appraisal Addendum Report.

9.0 **GMSF 2020 Integrated Assessment**

- 9.1 As mentioned above the key outcomes of the 2019 IA assessment on the Bamford/Norden allocation policy in the 2019 Draft GMSF have been considered to

inform the production of the revised JP Allocation 19. This has been reassessed in the 2020 IA. Appendix D of the 2020 IA provides the assessment tables for each allocation policy. It includes the assessment from 2019 including mitigation proposed, commentary on changes since 2019 and how this responds to the recommendations. Finally, it details any residual recommendations. A summary of the assessment for JP Allocation 19 can be found below.

- 9.2 Each site allocation policy has been appraised using the IA framework. The allocation policies primarily focus on the site-specific topics and therefore some of the IA objectives which are less relevant for most allocations or more appropriate to assess in the thematic policies have been picked up in the IA of the thematic policies.
- 9.3 JP Allocation 19 performed negatively against ensuring that land resources are used in an efficient way because the site is greenfield in Grade 3 agricultural use so therefore it does not support development of previously developed land, protect best/most versatile agricultural land or encourage development of derelict/contaminated land. The recommendations made against this IA objective are addressed within policies JP-G8 and JP-G9 and therefore no changes were made to JP Allocation 19. The Plan acknowledges that given the overall scale of development that needs to be accommodated a limited amount of development on high grade agricultural land is necessary as it is critical to the delivery of wider development proposals.
- 9.4 The policy performed both positively and negatively against air quality due to the site being located within 150m of an Air Quality Management Area. However, the IA states this has been addressed by the thematic policies and amendments to the allocation policy to provide appropriate access to electric vehicle changing infrastructure and cycle storage.
- 9.5 The policy performed positively or neutral against all the other IA objectives.
- 9.6 Further details can be found in the PfE Integrated Appraisal Report and PfE Integrated Appraisal Addendum Report.

Section B – Physical

10.0 Transport

10.1 The Locality Assessment for this allocation assessed the impact of the trips in 2025 and 2040 that could be generated on the network, both without and with mitigation measures. The outcomes concluded that the development did not have a severe impact on either strategic or local network, but mitigation works were required on the local network to ensure this.

10.2 The measures required were:-

- Two priority junctions to access the allocation from Norden Road are identified in the Locality Assessment, but a single access with a “boulevard” spine road will be considered if it is proven to accommodate the generated traffic;
- New Norden Road puffin crossing south of the junction with War Office Road;
- Upgrade two bus stops at Norden Road/War Office Road junction;
- Furbarn Road Public Right of Way improved to provide a secondary access for pedestrian, cycle and emergency vehicles with surface improvements between the site and A680 Edenfield Road;
- Enhance Jowkin Lane Public Right of Way to provide a “Greenway” along the western edge of the allocation;
- Norden Road/War Office Road – Introduce a 1-way system on Norden Road with installation of additional traffic signals at the War Office Road (which will remain 2-way)/B6222 Bury Road junction with advanced stop lines for cycles.

10.3 Norden Road runs north east to south west along the allocation boundary becoming Bagslate Moor Road and connecting to A680 Edenfield Road and B6222 Bury and Rochdale Old Road to the south. Norden and Bamford have high levels of car ownership and the allocation will provide additional aspirational and high value homes attracting high earners who predominantly commute out of the borough. There are bus services which run along Norden Road serving the area, but at peak times in particular key junctions are congested.

10.4 This includes the junctions of B6222 Bury and Rochdale Old Road with Norden Road and War Office Road which currently offer limited opportunity to accommodate

additional traffic at busy times of the day. To address this it is proposed to make a section of Norden Road 1-way northbound and install new traffic signals at the War Office Road/B6222 junction. These will be linked with nearby traffic signalised junctions at Norden Road and Queens Park Road.

- 10.5 Most transport mitigation measures however will seek to improve access by active and sustainable travel means particularly through enhancing the existing Public Rights of Way Network. Furbarn Road a restricted byway running north from the site and will be enhanced to provide pedestrian and cyclist access as well as emergency vehicle access while Jowkin Lane, a restricted byway which is popular and well used, running along the western edge of the site, will be enhanced to become a greenway.
- 10.6 Traffic levels on Norden Road make it difficult to cross at busy times of the day therefore, additional facilities will be required. Mitigation measures include the provision of a puffin (signalized pedestrian and cycle) crossing to the south of the junction of Norden Road and War Office Road. In the future through the planning process, further crossing facilities may be identified.
- 10.7 Two bus stops located near the junction of Norden Road/War Office Road will be upgrade to Quality Bus Corridor standard or equivalent. Of greater long term impact could be a proposal to provide Bus Rapid Transit services between Manchester City Centre and the proposed Northern Gateway strategic GMSF allocation to the south of Heywood. This is in early stages of development but is an aspiration of the Council for some of those services to continue north through Heywood to Bamford/Norden and serve this allocation. This proposal is included in the Greater Manchester 2040 Delivery Plan update published as a supporting document to the GMSF publication draft.
- 10.8 The Locality Assessment and proposed mitigation measures for this allocation were reviewed between May and July 2021. The outcome was that the Locality Assessment for the Bamford / Norden allocation remained robust with the traffic impacts remaining less than severe. The proposed mitigation measures remain deliverable and no re-phasing of the mitigation interventions are necessary.

11.0 Flood Risk and Drainage

- 11.1 The GMCA has applied the flood risk Sequential Test in the preparation of the Plan as required by the National Planning Policy Framework. Further details of the process undertaken by the GMCA can be found in the document 'Greater Manchester Spatial Framework 2020 – Flood Risk Sequential Test and Exception Test Evidence Paper' (October 2020).
- 11.2 The Greater Manchester Level 1 Strategic Flood Risk Assessment (GM SFRA) was completed in March 2019. It updates and brings together the evidence base on flood risk in Greater Manchester including the impact of climate change on flood risk.
- 11.3 All allocations have been screened against Environment Agency mapping and datasets and recommendations were produced for each site based on the screening assessment and its review of the extent and severity of flood risk and the vulnerability of the proposed site use.
- 11.4 It was concluded that any flood risk affecting this allocation can be appropriately addressed through consideration of site layout and design as part of a detailed Flood Risk Assessment or Drainage Strategy at the planning application stage. Therefore no further assessment is required at this time through the GM SFRA.

12.0 Ground Conditions

- 12.1 The land is broadly flat such that the topography lends itself to development. A desk based review of the site has been undertaken by the Council's Public Protection Service. The findings of this are summarised as follows:
- Site currently comprises predominantly open field with some buildings;
 - Private water supplies to the west of the site;
 - Landfill to the north of the site;
 - Mostly open fields for its history, former school with open fields in the site centre;
 - Minor aquifer;
 - Drift geology comprises mostly Glacial Till with some Sand and Gravel, solid mostly Lower Coal Measures with the Lawrence Rock- sandstone; and

- Class 1 radon area which would not have any impact on development.

12.2 Although the site is predominately greenfield some further investigation may still be required at planning application stage. The detail of the investigation can vary however, in some cases a simple Preliminary Risk Assessment (PRA) maybe sufficient rather than a full ground investigation.

12.3 The site is located within a minerals safeguarding area as outlined above. The value of the minerals resource at the site will be identified prior to the submission of a planning application for the residential development of the site.

13.0 Utilities

13.1 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.

13.2 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.

Section C – Environmental

14.0 Green Belt Assessment

- 14.1 Development of the site will result in the loss of 35.6ha of Green Belt land.
- 14.2 GMCA commissioned LUC to undertake an assessment of the Green Belt within GM. The Study assessed the extent to which the land within the GM Green Belt performs against the purposes of Green Belts, as set out in paragraph 80 of the National Planning Policy Framework (NPPF). The aim of this Green Belt Assessment is to provide the GM Authorities with an objective, evidence-based and independent assessment of how GM's Green Belt contributes to the five purposes of Green Belt, as set out in national policy. It also examines the case for including within the Green Belt potential additional areas of land that currently lie outside it.
- 14.3 The table below presents the assessment ratings for the parcel of land that Bamford/Norden falls within:

Parcel Reference	RD37
Purpose 1a Rating	Strong
Purpose 1b Rating	Strong
Purpose 2 Rating	Weak
Purpose 3 Rating	Strong
Purpose 4 Rating	No Contribution
Strategic Green Belt Area	16

- 14.4 Further details can be found in the Greater Manchester Green Belt Assessment.
- 14.5 The Greater Manchester Green Belt Harm assessment identifies that the allocation site plays a moderate to relatively significant role in respect of checking the unrestricted sprawl of the large built-up area (Purpose 1) and preventing encroachment on the countryside (Purpose 3) and limited/no contribution for preventing neighbouring towns from merging (Purpose 2).

- 14.6 Release of the allocation would constitute moderate harm to Green Belt purposes, would not increase containment of any retained Green Belt and would have 'no/negligible' impact on adjacent Green Belt.
- 14.7 In terms of cumulative harm on Strategic Green Belt Area 12, release would constitute sprawl but impact would be limited. The release of the site would not have a significant impact on the merging of towns given the wide gap and therefore would not affect its role (Purpose 2). There would be encroachment into the countryside (Purpose 3) but again this would have a limited impact given the wider area.
- 14.8 Release of the allocation would not weaken the Green Belt boundary. Jowkin Lane runs around the western edge of the site forming a defensible and permanent boundary. Evidence finds that strengthening the boundary between the Allocation and retained Green Belt land to the west could potentially increase the future distinction between inset land and retained Green Belt land. The policy makes specific reference to the relationship of this boundary to the land to west, notably Ashworth Valley.
- 14.9 Whilst the assessment concludes that its release would result in some harm to the Green Belt, the Council considers that the benefits of the proposed allocation significantly outweigh its overall harm, including its Green Belt harm, representing exceptional circumstances in accordance with national planning policy. The exceptional circumstances are set out in the Green Belt Topic Paper. These relate to the Site Selection criteria along with other relevant issues and are as follows:
- The site meets Criterion 7 of the Site Selection criteria, as the site is in an area of the borough which contains the largest, highest value properties and it offers an excellent opportunity to expand on this area to deliver a type of housing which is in short supply across the borough and the conurbation as a whole and therefore make a positive contribution to boosting the competitiveness of the north of the plan area.
 - The proposed development would deliver significant improvements to existing sports and recreational facilities in the site creating a high quality 'hub' serving the wider area.

14.10 The GM Green Belt Study - Identification of Opportunities to Enhance the Beneficial Use of the Green Belt report, also identifies a range of opportunities to enhance the beneficial use of remaining Green Belt. These will be considered in relation to the Council's own Local Plan and priorities for green infrastructure improvements in the wider area.

15.0 Green Infrastructure

15.1 The site currently consists of a mixture of open farmland and sports and recreation facilities which are to be retained. The retention and significant enhancement of these recreational facilities will form the basis of an integrated green and blue infrastructure network across the site. This is shown within the indicative masterplan for the site which shows a network of green infrastructure which has the potential to accommodate good quality walking and cycling routes, areas of informal recreation and children's play as well as contributing to increased biodiversity through additional landscape planting and management and SuDS provision.

15.2 The development of a high quality green infrastructure network can also assist in providing safe and attractive links to the countryside beyond. This has the potential to create better connections from the urban area, promoting healthy lifestyles.

16.0 Recreation

16.1 Local policies and the associated Supplementary Planning Document set out the requirements for both formal sports provision and children's play/local open space. The proposed development will be required to meet these requirements.

16.2 In terms of the children's play/local open space this will be expected to be provided within the site as part of the requirement set out in the policy to deliver an integrated green and blue infrastructure network within the scheme. This green infrastructure would be expected to provide good quality pedestrian and cycle routes and seek opportunities to deliver improvements to local biodiversity, having particular regard to the Ashworth Valley which is a high quality natural area to the west of the allocation. Blue infrastructure with the scheme would contribute to a Sustainable Drainage System (SuDS) including ponds, streams and swales where appropriate.

16.3 In terms of formal sports provision this is generally dealt with through off-site provision/contributions. In this instance an opportunity exists to deliver significant improvements to the existing sports facilities and playing fields within the site to create a high quality sports and recreation 'hub' serving the wider area. The improvements to the playing pitches should include, but not be limited to, the following:

- Underground pitch drainage;
- A replacement pavilion incorporating necessary changing facilities and community space; and
- The provision of a 'red path' around the pitches to accommodate a range of walking and running activities.

16.4 The improvements to these playing pitches would be complemented by appropriate improvements to the cricket and tennis facilities within the allocation.

16.5 The proposals relating to the sports facilities will be refined in consultation with the sports clubs and other stakeholders. 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 wellbeing.

17.0 Landscape

17.1 The site itself is comprised of agricultural land and existing recreational and sporting facilities. The topography of the agricultural part of the site is relatively flat with the field separated by hedgerows and scattered tree groups. There is also a small wooded area in the west of the site.

17.2 The site is in relatively close proximity of the Ashworth Valley to the west. This valley provides a high attractive natural landscape. This is identified with the policy which requires any development to take account of any visual impact from Ashworth Valley to the west given the high landscape and recreational value of that area and ensure there are high quality links/routes to the wider countryside.

17.3 The proposal will be expected, where possible, to 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 (see ecology section below).

18.0 Ecological/Biodiversity Assessment

18.1 The Greater Manchester Ecology Unit (GMEU) have undertaken preliminary ecological appraisals/screening for all of the Rochdale allocations proposed in the Plan. An update of initial site appraisals was completed in September 2020 and are included in the Preliminary Ecological Appraisals - Screening - Rochdale Strategic Allocations Sept 2020 report.

18.2 The aim of preliminary surveys is not to provide a fully comprehensive suite of ecology surveys for sites, but rather to identify sites where ecological constraints to future development are likely to prove significant. The findings of the appraisal for this site are as follows:

- The development of the site would not affect any statutory nature conservation sites or Local Wildlife sites and would not require a Habitats Regulation assessment HRA;
- The site has potential to support specially protected species including badgers, bats and a range of farmland bird species; and
- The site supports, or have the potential to support, priority habitat types or priority species including woodlands, hedgerows and species-rich grassland.

18.3 The appraisal finds that overall ecological constraints are unlikely to be significant but recommends that further surveys would be required to inform planning applications. It concludes that whilst there are potential ecological constraints, the size of the site would allow for on-site habitat provision to compensate for any habitat and species losses. This would be taken into account as part of the masterplanning in order to achieve the requirement for biodiversity net gain as set out in policy JP-G 9 'A Net Enhancement of Biodiversity and Geodiversity' of the Plan.

18.4 An ecological appraisal of the site has been undertaken by ERAP (Consultant Ecologists) on behalf of the site promoter and this assessment has been reviewed by

GMEU. This report also concludes that the habitats can be retained as part of the development, and enhanced through additional landscape planting and management and SuDS provision, and through the provision of other ecological management such as bat and bird boxes. The report considers that this will assist in retaining the ecological value of the site whilst ensuring that the development incorporates a high quality natural environment. In line with the advice from GMEU, it is acknowledged that additional detailed assessments will be required alongside any future planning applications.

19.0 Habitat Regulation Assessment

- 19.1 Since the 2019 consultation the GMCA have engaged with Natural England in the preparation of the Plan, including in the preparation of the Habitats Regulations Assessment (HRA). The HRA must be undertaken in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended) to determine if a plan or project may affect the protected features of a European protected site.
- 19.2 The GMCA held one informal meeting in 2019 and two formal meetings with Natural England through its Development Advisory Service in 2020 to consider the HRA. GMCA has shared a draft version of the HRA (updated since 2019) with Natural England for review and comment.
- 19.3 The GMCA and TfGM are responding to Natural England's comments on the draft HRA by commissioning additional air quality modelling to more accurately assess the implications of changes in air quality on European sites that could potentially be affected by changes to nitrogen levels arising from changes in vehicle movements in Greater Manchester or within close proximity of the Greater Manchester boundary. The GMCA are also responding to Natural England's comments on functionally linked land, recreation disturbances, water pollution and in-combination effects. Details of this is included in the HRA and Assessment of Air Quality Impacts on Designated Sites report.

20.0 Heritage Impact Assessment

- 20.1 The University of Salford completed a Heritage Impact Assessment which highlighted the need for further evaluation. In alignment with the recommendations made in the initial Heritage Impact Assessment a more comprehensive Bamford/Norden Historic Environment Assessment has now been completed which has explored in detail the potential impact development could have upon any archaeological interests of the site, heritage assets in or around the site and the historic landscape within which the site is located.
- 20.2 This assessment has provided recommendations to ensure the significance of the historic built and natural environment can be preserved or enhanced. These are summarised below and can be found in full within the Bamford/Norden Historic Environment Assessment.
- 20.3 Archaeology recommendation summary:
- To safeguard the interests at Lower Jowkin Farm targeted archaeological works are to be secured by planning condition. Also, identified an opportunity to undertake community-led excavation works.
 - To safeguard the potential interests connected with the area of crop marks and sands and gravel to the south field evaluation is required. This should take the form of Geophysics and trenching to establish if and where any significant archaeology should be preserved in situ through sympathetic planning and those areas where the archaeology can be removed but first of all should be recorded through planning condition.
 - To safeguard the potential of the undeveloped farmlands the masterplan should identify broad areas of where development might take place and then archaeological evaluation should be undertaken in the form of geophysics and trenching to establish if and where any significant archaeology should be preserved in situ through sympathetic planning and those areas where the archaeology can be removed but first of all recorded through planning condition.

- 20.4 In response to the above recommendations the policy has been amended to include more specific criteria and supplementary information has been included within the reasoned justification.
- 20.5 Built Heritage recommendations summary:
- In order to protect the significance of Bamford URC the tree line along Jowkin Lane should be retained to provide screening from development.
- 20.6 In response to the above recommendations, supplementary information has been included within the reasoned justification.
- 20.7 Historic Landscape recommendations summary:
- Where practical retain historic field boundaries and incorporate in to the masterplan as part of the green infrastructure of the site. Also seek to maintain current footpath network.
 - Retain the small area of historic woodland located north of Jowkin Lane, east of Lower Jowkin Lane which appears of mid19th century mapping.
- 20.8 In response to the above recommendations, supplementary information has been included within the reasoned justification.
- 20.9 Following the publishing of the 2020 GMSF, Historic England suggested some slightly amended wording to tie in the assessment, ensure that the text is in line with the requirements of the NPPF and improve clarity. These very minor amendments are included in the 2021 PfE policy wording shown in Appendix 2.

21.0 Air Quality

- 21.1 The site is not in proximity to an Air Quality Management Area (AQMA) and there are no major industrial uses in the vicinity. Any future planning application for the proposed allocation will however will need to be supported by an Air Quality Statement/Assessment (AQS/AQA) using Institute of Air Quality Management (IAQM) Guidance and consistent with the Draft Greater Manchester Clean Air Plan. The AQS/AQA will assess the impacts of NO₂, and PM₁₀, PM_{2.5} particulate emissions from both the demolition/construction and operational phases of the

proposal. It will also assess the impact on human health, sites of ecological importance and existing nearby sensitive receptors and prepare an action plan of measures to mitigate any adverse impacts of the proposed allocation.

22.0 Noise

22.1 Given the site location adjacent to the existing urban area, the prevailing use is residential. Whilst Norden Road runs to the east of the site, this is a single carriageway 30mph road. It is therefore considered that there are no significant noise constraints in the local area which might affect the development of the site. If required, a detailed Noise Assessment will be undertaken as part of any planning application process and any required mitigation will be embedded within the proposed development.

Section D – Social

23.0 Education

- 23.1 The needs for school places in relation to all the proposed allocations within Rochdale has been informed by ongoing discussions with the Council's Education Department.
- 23.2 There are a number of Primary Schools in relatively close proximity to this allocation. In terms of Primary School provision the view is that there is currently sufficient capacity in the area and Bamford Academy which is the closest Primary School to the allocation has recently been temporarily expanded to a 2 Form Entry school. Some of the Primary Schools in the area are oversubscribed but this is often more of an issue of preferences from outside the local area given that the schools in this area generally perform well.
- 23.3 The closest Secondary School to the allocation is less than 2km away. Secondary School provision within the borough is being enhanced through the delivery of two new secondary schools which have recently been awarded Government funding. These schools will open within the next three years and will assist significantly in meeting the need for secondary school places across the borough as a whole.
- 23.4 It is acknowledged that new development places increased demand on school provision and therefore the allocation policy does include a requirement to provide contributions to ensure that there are sufficient school places to accommodate the new housing either through an expansion of existing schools or the provision of new school facilities.

24.0 Health

- 24.1 Policy JP-P 6 of the Plan sets out the requirements for new development in respect of health provision including, where appropriate, the need for Health Impact Assessments. The Council's Core Strategy requires contributions to health and well-being where appropriate. Rochdale Council will work with site promoters/developers to establish the actual need for additional practitioners taking into account the existing supply and surplus capacity within existing GP and dental practices and, if

additional provision is necessary, the most appropriate means and location for such provision to meet the additional demand.

Section E – Deliverability

25.0 Viability

- 25.1 The Strategic Viability Report – Stage 2 Allocated Sites Viability Report (October 2020) assesses the viability of the proposed allocations within the Plan.
- 25.2 The report notes that Norden and Bamford is one of the most significant areas of larger, higher value housing and is considered to be a desirable and aspirational place to live. The assessment of viability concludes that the scheme produces a residual land value of £5.8m which is sufficient to meet anticipated strategic transport costs which are estimated at £1.8m. The proposed development is therefore considered to be viable.

26.0 Phasing

- 26.1 The site promoter has indicated that 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. The rate of delivery put forward by the site promoter would mean that the development would be completed within eight years of commencement.
- 26.2 The site promoter has indicated in their Delivery Framework that they 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 Rochdale Council and other stakeholders.

27.0 Indicative Masterplanning

- 27.1 A development framework plan prepared by Peel is included in Appendix 3. It provides an indicative layout of the development, including the proposed location of housing, vehicular access, open space, improved football pitches and the retained sport pitches.

Section F – Conclusion

28.0 The Sustainability Appraisal

- 28.1 The Sustainability Appraisal (SA) has been incorporated into the Integrated Assessment (IA) of the Plan and has informed plan preparation. The IA identified many positive impacts in terms of the Bamford/Norden allocation policy, but also made recommendations in terms of enhancements and mitigation measures. These recommendations have been addressed through revisions to the Bamford/Norden allocation policy, as set out in the IA section of this Topic Paper, or are addressed when the policy is read in conjunction with the plans thematic policies, because the Plan should be read as a whole. Taking account of the IA findings, the Bamford/Norden allocation policy is considered to accord with the relevant economic, social and environmental objectives.
- 28.2 The conclusion of 2021 addendum to the IA confirmed that the minor changes to the allocation policy made no difference to the IA scorings.

29.0 The main changes to the Proposed Allocation

- 29.1 The site allocation policy in the 2019 GMSF is set out in Appendix 5. Changes have been made to the policy to reflect the recommendations of the IA, comments received and the evidence undertaken in relation to the proposed allocation. These changes are summarised as follows:
- The need for the development to have regard to the Historic Environment Assessment that has been produced for the site;
 - A requirement for electric vehicle charging points and cycle storage to address IA recommendations: and
 - A general reference to the need to provide financial contributions to mitigate impacts on the highway network identified through a transport assessment.
- 29.2 These changes are shown in the amended policy wording for the 2020 GMSF at Appendix 4.

- 29.3 In addition to the changes to the policy wording, some changes were made to the reasoned justification to this policy to set out some of the proposed improvements to the existing playing pitches. The improvements will not necessarily be limited to those set out in the reasoned justification but it was considered helpful to provide some clarity on what the enhancements to these facilities could include to meet the policy requirement.
- 29.4 There were some minor amendments to the policy and reasoned justification from the 2020 version to the one included in the 2021 PfE plan. In terms of this policy this related to updating references and typos. Consequently, it is concluded that the effect of the plan is substantially the same on the districts as the 2020 version of the policy. The 2021 PfE plan policy wording is shown at Appendix 2.
- 29.5 It is considered that these policy changes, along with the other requirements set out in the policy, will deliver a high quality, sustainable development.

30.0 Conclusion

- 30.1 The proposed site allocation in the Plan is for around 450 homes. As a site within the Green Belt, exceptional circumstances need to be demonstrated for it to be brought forward as an allocation. The exceptional circumstances case takes the form of a strategic high level case and a local level case and is detailed in the Green Belt Topic Paper and section 14 of this Topic Paper. This site allocation is considered to satisfy Criterion 7 in that it addresses other local priorities, notably the delivery of a type of housing that is in short supply within the borough and across the conurbation as a whole.
- 30.2 This site accords with the spatial strategy and exceptional circumstances exist to outweigh any harm to the Green Belt from its release. The site is being actively promoted for residential development and can therefore deliver homes early in the plan period.
- 30.3 The evidence that has been produced to date and the IA has identified a number of issues which have been reflected in the revised policy wording. The ongoing masterplanning will ensure that the development will be of a high quality and include

the provision of open spaces, attractive routes and deliver significant improvements to the sporting and recreation facilities within the site. The consideration of the traffic issues in the local area has identified possible mitigations to address the impact from this development.

- 30.4 The site is considered to be free of significant constraints and its allocation is considered to accord with relevant economic, social and environmental objectives. In summary, the site will contribute to the choice and quality of housing in a sustainable location.

Section G – Appendices

Appendix 1: Site allocation boundary

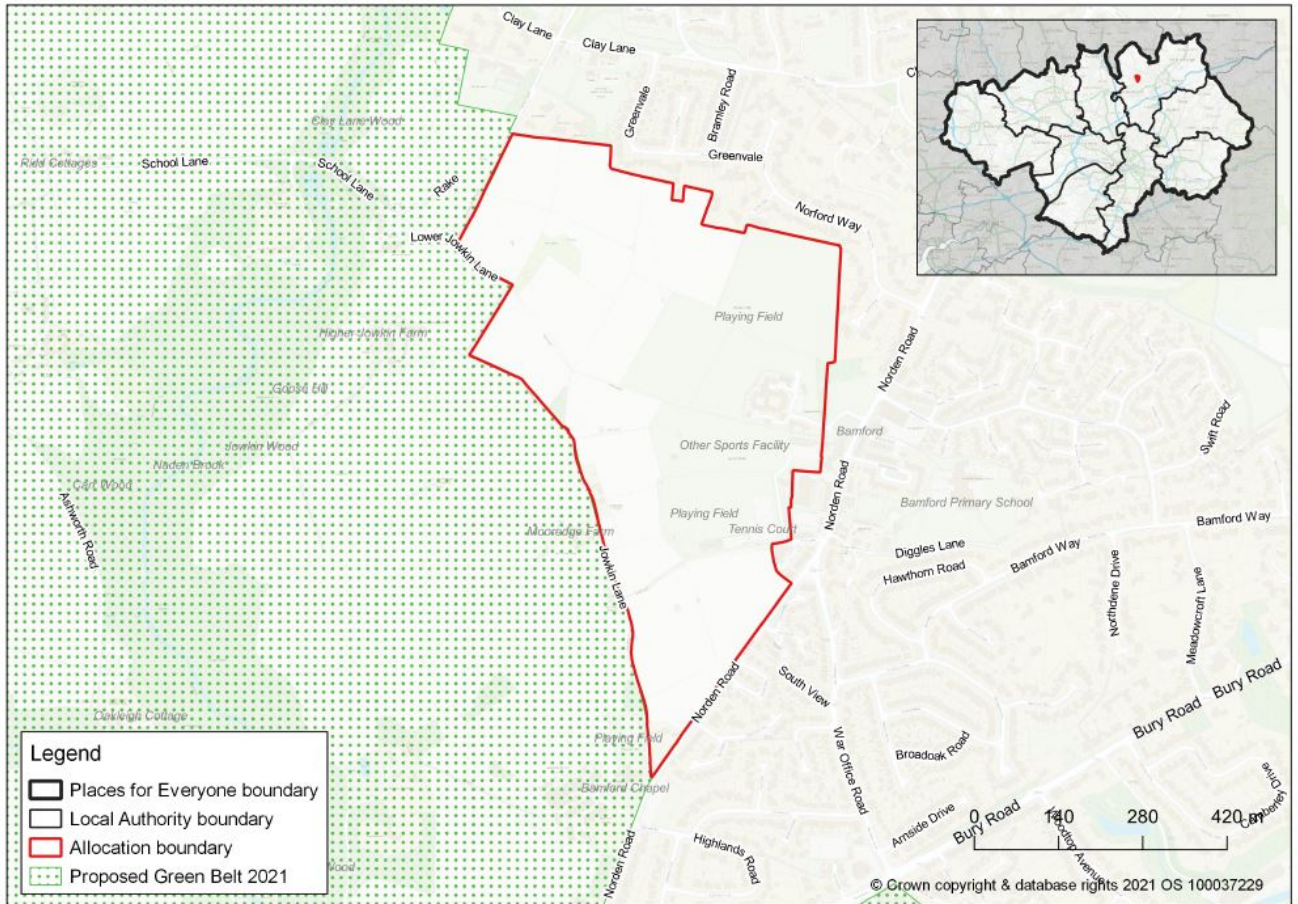
Appendix 2: Proposed policy, PfE Publication Version 2021

Appendix 3: Indicative Masterplan

Appendix 4: Previous draft policy, as proposed in GMSF Publication Version 2020

Appendix 5: Previous draft policy, as proposed in 2019 Draft GMSF

Appendix 1: Site allocation boundary



Appendix 2: Proposed policy, PfE Publication Version 2021

Policy JP Allocation 19: Bamford / Norden

1. Deliver around 450 new homes predominantly in the western and southern parts of the site, with a focus on larger, higher value family housing to balance out the current offer within the borough and reflect the grain and density of the surrounding residential areas;
2. Retain and significantly enhance the existing recreational facilities as part of an integrated green and blue infrastructure network on the site. The improvement of the facilities will create a high quality recreational and sports 'hub' serving the local area and the borough as a whole;
3. Achieve excellent design and sustainability through masterplanning and the use of design codes for the whole site to ensure comprehensive development;
4. Define the archaeological potential of the development site through the completion of archaeological evaluation in the form of geophysics, field walking and trial trenching for areas specified in the Bamford/Norden Historic Environment Assessment 2020. The masterplan must detail where significant archaeology must be preserved in situ and demonstrate how the development has responded sympathetically to this;
5. Provide access to the site from suitable points along Norden Road;
6. Provide contributions to mitigate impacts on the highway network identified through a transport assessment;
7. Contribute to the potential extension of the proposed bus rapid transit services between Heywood and Manchester;
8. Provide appropriate access to electric vehicle charging infrastructure and cycle storage;
9. Take account of any visual impact from Ashworth Valley to the west given the high landscape and recreational value of that area and ensure there are high quality links/routes to the wider countryside;
10. Ensure that the design of the scheme preserves or enhances the setting of the listed Bamford United Reform Church immediately to the south of the site. Proposals should be informed by the findings and recommendations of the Historic

Environment Assessment (2020) in the Plan's evidence base and any updated assessment submitted as part of the planning application process;

11. Provide contributions to ensure that there are sufficient school places to accommodate the new housing either through an expansion of existing schools or the provision of new school facilities; and
12. Retain and enhance public rights of way across and around the site.

Norden and Bamford are well-established residential areas to the west of Rochdale town centre and there is a strong market demand for housing within the area. It is one of the most significant areas of larger, higher value housing within the sub-region and is considered to be a desirable and aspirational place to live. This development offers an excellent opportunity to expand on this area to deliver a type of housing which is in short supply across the borough and the conurbation as a whole. The provision of such housing is important to ensure that a good range of housing is available across the plan area to support economic growth.

The area does contain a number of sporting recreational facilities in the form of playing pitches, a cricket ground and tennis courts. The Council's 2018 Playing Pitch Strategy identified the playing pitches as a key club site supporting clubs with a large number of junior teams. Any proposal should seek to ensure that these pitches and the other sporting facilities are retained and significantly enhanced as part of a high quality, integrated development. The improvements to the playing pitches should include, but not be limited to, the following:

- Underground pitch drainage;
- A replacement pavilion incorporating necessary changing facilities and community space; and
- The provision of a 'red path' around the pitches to accommodate a range of walking and running activities.

There is a proposal, linked to the development at Northern Gateway, to provide a bus rapid transit service linking Heywood and Manchester city centre. There is potential to extend some of these services to Norden which could serve this development and the wider

western part of the town. This proposal should provide a financial contribution to support the delivery of this route extension.

There is an opportunity to deliver improvements to the local highway network in the area to improve the flow of traffic and ensure that the proposed development does not have an adverse impact on local roads. The development will be expected to contribute to identified mitigations.

The site is also relatively close to Ashworth Valley to the west. This river valley is of high landscape value and provides some attractive recreational routes. It is important that any development does not have a negative impact on this natural asset and where practical historic field boundaries as identified in the Bamford/Norden Heritage Assessment should be retained and incorporated in to the masterplan. Similarly, the existing footpath network should also be maintained. This could be addressed through a high quality boundary treatment on the western edge of the opportunity area. To ensure any development does not impact upon the setting of the Bamford United Reform Church, a Grade II listed building, the tree line along Jowkin Lane should be retained to provide screening.

As with a lot of areas within the borough there is limited capacity in relation to primary school places. Therefore any proposal would need to address this through a contribution to expand existing schools in the area.

The layout of development will also need to take account of the location of electricity pylons that cross the site. This could be linked to a high quality network of green infrastructure and landscaping within the scheme.

Appendix 3: Indicative Masterplan



Appendix 4: Previous draft policy, as proposed in GMSF Publication Version 2020

Policy GM Allocation 20: Bamford / Norden

1. Deliver around 450 new homes predominantly in the western and southern parts of the site, with a focus on larger, higher value family housing to balance out the current offer within the borough and reflect the grain and density of the surrounding residential areas;
2. Retain and significantly enhance the existing recreational facilities as part of an integrated green and blue infrastructure network on the site. The improvement of the facilities will create a high quality recreational and sports 'hub' serving the local area and the borough as a whole;
3. Achieve excellent design and sustainability through masterplanning and the use of design codes for the whole site to ensure comprehensive development;
4. Define the archaeological potential of the development site through the completion of archaeological evaluation in the form of geophysics, field walking and trial trenching for areas specified in the Bamford/Norden Historic Environment Assessment 2020. The masterplan must detail where significant archaeology must be preserved in situ and demonstrate how the development has responded sympathetically to this;
5. Provide access to the site from suitable points along Norden Road;
6. Provide financial contributions to mitigate impacts on the highway network identified through a transport assessment;
7. Contribute to the potential extension of the proposed bus rapid transit services between Heywood and Manchester;
8. Provide appropriate access to electric vehicle charging infrastructure and cycle storage;
9. Take account of any visual impact from Ashworth Valley to the west given the high landscape and recreational value of that area and ensure there are high quality links/routes to the wider countryside;
10. Ensure that the design of the scheme preserves or enhances the setting of the listed Bamford United Reform Church immediately to the south of the site;

11. Provide contributions to ensure that there are sufficient school places to accommodate the new housing either through an expansion of existing schools or the provision of new school facilities; and
12. Retain and enhance public rights of way across and around the site.

Norden and Bamford are well-established residential areas to the west of Rochdale town centre and there is a strong market demand for housing within the area. It is one of the most significant areas of larger, higher value housing within the sub-region and is considered to be a desirable and aspirational place to live. This development offers an excellent opportunity to expand on this area to deliver a type of housing which is in short supply across the borough and the conurbation as a whole. The provision of such housing is important to ensure that a good range of housing is available across Greater Manchester to support economic growth.

The area does contain a number of sporting recreational facilities in the form of playing pitches, a cricket ground and tennis courts. The Council's 2018 Playing Pitch Strategy identified the playing pitches as a key club site supporting clubs with a large number of junior teams. Any proposal should seek to ensure that these pitches and the other sporting facilities are retained and significantly enhanced as part of a high quality, integrated development.

The improvements to the playing pitches should include, but not be limited to, the following:

- Underground pitch drainage;
- A replacement pavilion incorporating necessary changing facilities and community space; and
- The provision of a 'red path' around the pitches to accommodate a range of walking and running activities.

There is a proposal, linked to the development at Northern Gateway, to provide a bus rapid transit service linking Heywood and Manchester city centre. There is potential to extend some of these services to Norden which could serve this development and the wider western part of the town. This proposal should provide a financial contribution to support the delivery of this route extension.

There is an opportunity to deliver improvements to the local highway network in the area to improve the flow of traffic and ensure that the proposed development does not have an adverse impact on local roads. The development will be expected to contribute to identified mitigations.

The site is also relatively close to Ashworth Valley to the west. This river valley is of high landscape value and provides some attractive recreational routes. It is important that any development does not have a negative impact on this natural asset and where practical historic field boundaries as identified in the Bamford/Norden Heritage Assessment should be retained and incorporated in to the masterplan. Similarly, the existing footpath network should also be maintained. This could be addressed through a high quality boundary treatment on the western edge of the opportunity area. To ensure any development does not impact upon the setting of the Bamford United Reform Church, a Grade II listed building, the tree line along Jowkin Lane should be retained to provide screening.

As with a lot of areas within the borough there is limited capacity in relation to primary school places. Therefore any proposal would need to address this through a contribution to expand existing schools in the area.

The layout of development will also need to take account of the location of electricity pylons that cross the site. This could be linked to a high quality network of green infrastructure and landscaping within the scheme.

Appendix 5: Previous draft policy, as proposed in 2019 Draft GMSF

Policy GM Allocation 23: Bamford / Norden

Development at this site will be required to:

1. Deliver around 450 new homes predominantly in the western and southern parts of the site, with a focus on larger, higher value properties to balance out the current offer within the borough and reflect the grain and density of the surrounding residential areas;
2. Retain and significantly enhance the existing recreational facilities as part of an integrated green infrastructure network on the site. The improvement of the facilities will create a high quality recreational 'hub' serving the local area and the borough as a whole;
3. Achieve excellent design and sustainability through masterplanning and the use of design codes for the whole site to ensure comprehensive development;
4. Provide access to the site from suitable points along Norden Road;
5. Support the delivery of improvements to the local highway network, walking and cycling links, and public transport serving the area including contributing to the potential extension of the proposed bus rapid transit services between Heywood and Manchester;
6. Take account of any visual impact from Ashworth Valley to the west given the high landscape and recreational value of that area and ensure there are high quality links/routes to the wider countryside;
7. Ensure that the design of the scheme preserves or enhances the setting of the listed Bamford Chapel immediately to the south of the site;
8. Ensure that there are sufficient school places to accommodate the new housing either through an expansion of existing schools or the provision of new school facilities; and
9. Retain and enhance public rights of way across and around the site.

Norden and Bamford are well-established residential areas to the west of Rochdale town centre and there is a strong market demand for housing within the area. It is one of the

most significant areas of larger, higher value housing within the sub-region and is considered to be a desirable and aspirational place to live. This development offers an excellent opportunity to expand on this area to deliver a type of housing which is in short supply across the borough and the conurbation as a whole. The provision of such housing is important to ensure that a good range of housing is available across Greater Manchester to support economic growth.

The area does contain a number of sporting recreational facilities in the form of playing pitches, a cricket ground and tennis courts. The Council's 2018 Playing Pitch Strategy identified the playing pitches as a key club site supporting clubs with a large number of junior teams. Any proposal should seek to ensure that these pitches and the other sporting facilities are retained and significantly enhanced as part of a high quality, integrated development.

The site currently has good access to a number of local bus services serving Rochdale and Bury town centres. The site is also served by a limited peak time service to Manchester city centre. There is a proposal, linked to the development at Northern Gateway, to provide a bus rapid transit service linking Heywood and Manchester city centre. There is potential to extend some of these services to Norden which could serve this development and the wider western part of the town. This proposal will provide a financial contribution to support the delivery of this route extension.

The site is also relatively close to Ashworth Valley to the west. This river valley is of high landscape value and provides some attractive recreational routes. It is important that any development does not have a negative impact of this natural asset. This could be addressed through a high quality boundary treatment on the western edge of the opportunity area.

As with a lot of areas within the borough there is limited capacity in relation to primary school places. Therefore any proposal would need to address this through a contribution to expand existing schools in the area.

The layout of development will also need to take account of the location of electricity pylons that cross the site. This could be linked to a high quality network of green infrastructure and landscaping within the scheme.

Section H – Bibliography

Documents referred to throughout the topic paper can be found below. Please note this is not an exhaustive list of all the evidence base documents relating to the Bamford/Norden allocation policy. The evidence documents which have informed the plan are available via the GMCA's website at <https://www.greatermanchester-ca.gov.uk/placesforeveryone>

- Places for Everyone Written Statement
- Places for Everyone Consultation Summary Report
- 2016 GMSF
- 2019 GMSF
- Site Selection Topic Paper
- Green Belt Topic Paper
- Transport Locality Assessments – Introductory Note and Assessments – Rochdale Allocations
- Addendum: Transport Locality Assessments Review - Rochdale Allocations
- PfE Integrated Appraisal Report
- PfE Integrated Appraisal Addendum Report
- Integrated Assessment of GMSF Growth and Spatial Options Paper
- Integrated Assessment of PfE Growth and Spatial Options Paper
- Habitat Regulations Assessment of PfE
- Habitat Regulations Assessment of PfE - Air Quality Assessment
- PfE Strategic Viability Assessment Stage 2 Allocated Sites
- GM Strategic Flood Risk Assessment Level 1 Report
- GM SFRA Level 1 Appendix A Rochdale Interactive Maps
- GM SFRA Level 1 Appendix B Sites Assessment Part 1
- GM SFRA Level 1 Appendix B Sites Assessment Part 2
- GM SFRA Level 1 Appendix C - Development Sites Assessments Summary Reports
- GM SFRA Level 1 Appendix D - Functional Floodplain Methodology
- GM SFRA Level 1 Appendix E - GMCA Climate Change Models
- GM SFRA Level 1 Appendix F - SUDS Techniques and Suitability
- GM Flood Risk Management Framework
- GM Strategic Flood Risk Assessment Level 2 - Report

- GM Strategic Flood Risk Assessment Level 2 - Appendices
- Flood Risk Sequential Test and Exception Test Evidence Paper
- Stage 1 Greater Manchester Green Belt Assessment (2016)
- Stage 1 Greater Manchester Green Belt Assessment - Appendices (2016)
- Stage 2 GM Green Belt Study - Cumulative Assessment of Proposed 2020 GMSF Allocations and Additions
- Stage 2 GM Green Belt Study - Cumulative Assessment of Proposed 2021 PfE Allocations and Additions (Addendum 2021)
- Stage 2 Greater Manchester Green Belt Study - Assessment of Proposed 2019 Allocations (2020)
- 21F. Stage 2 Greater Manchester Green Belt Study – Assessment of Proposed 2019 Allocations – Appendix B (2020)
- Stage 2 GM Green Belt Study – Addendum: Assessment of Proposed GMSF Allocations (2020)
- Stage 2 GM Green Belt Study – Assessment of Proposed PfE Allocations (Addendum 2021)
- Stage 2 GM Green Belt Study – Contribution Assessment of Proposed 2020 GMSF Green Belt Additions (2020)
- Stage 2 GM Green Belt Study – Contribution Assessment of Proposed 2021 PfE Green Belt Additions (Addendum 2021)
- Stage 2 GM Green Belt Study – Identification of Opportunities to Enhance the Beneficial use of the GM Green Belt (2020)
- GMSF Landscape Character Assessment (2018)
- Greater Manchester Landscape Character and Sensitivity Study
- 1.1 Bamford / Norden Development Framework
- 1.2 Bamford / Norden Preliminary Ecological Assessment
- 1.4 Bamford / Norden Historic Environment Assessment
- 1.5 Preliminary Ecological Appraisals - Screening - Rochdale GMSF Strategic Allocations Sept 2020
- Rochdale Core Strategy
- Rochdale 2018 Playing Pitch Strategy