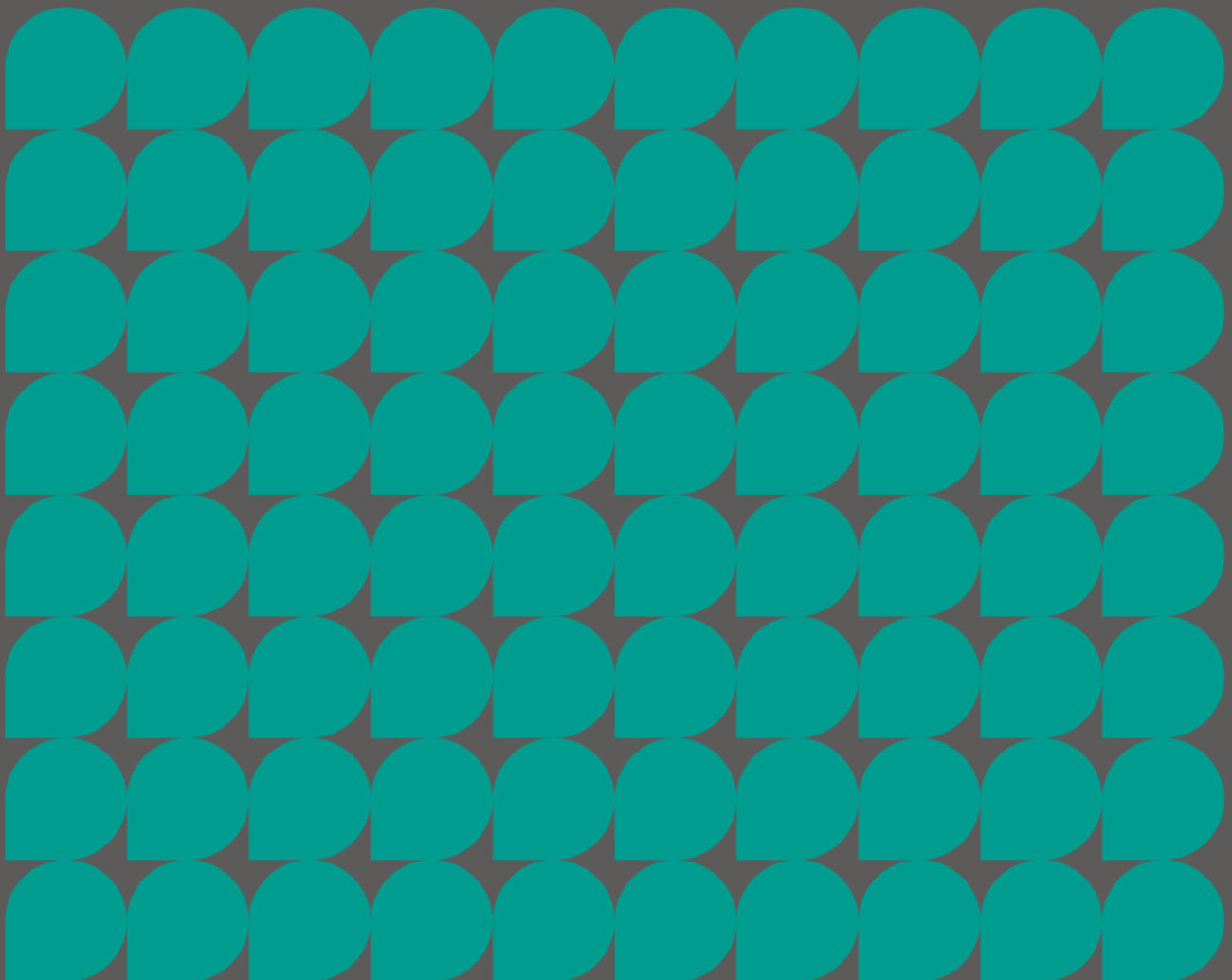


Places for Everyone

JPA21 Crimble Mill 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 PfE2021 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 Crimble Mill Overview

- 2.1 The site provides the opportunity to deliver high quality homes in an attractive and sustainable location which also secures the future of a Grade II* Listed Building. The proposal will deliver a sustainable urban extension to the north east of Heywood whilst safeguarding and preserving the heritage asset.
- 2.2 The site is adjacent to Queens Park, an award winning Victorian park which includes a range of recreation and leisure facilities. The site also has the potential to deliver convenient access to Heywood town centre to the south west of the site, as well as destinations further afield via the Roch Valley Way.

3.0 Site Details

- 3.1 The site is 16.8ha in size and is bounded by the river Roch and Crimble Mill to the north and Mutual Street, Woodland Road and All Souls C of E Primary School to the south. Crimble Lane with rural land beyond defines the eastern side and Queens Park is to the western boundary of the site.
- 3.2 This is a predominately greenfield site, with a previously developed mill complex, that falls within the Green Belt. The site is in a sustainable location close to Heywood town Centre and well placed to utilise existing community facilities and social infrastructure.

4.0 Proposed Development

- 4.1 The site will deliver around 250 new homes within an attractive riverside setting, including the provision of new homes within the converted Grade II* Listed Crimble Mill.
- 4.2 Any proposal will provide appropriate access on to the A58 to the south of the site along with secondary access onto Mutual Street. The sustainable attributes of the site would be enhanced by the creation of new and improved pedestrian and cycle access. Any proposal should demonstrate how high quality physical and visual links to Queens Park could be created.
- 4.3 Parts of the site adjacent to the River Roch, including the mill complex, are at risk from flooding. Any proposal would need to demonstrate how it has addressed the issue of flooding within the scheme. Any proposed mitigation would need to consider the effects of the development downstream from the site.
- 4.4 The site is adjacent to All Souls C of E Primary School. Any proposal should provide some land adjacent to the school to allow for future expansion including associated outdoor playing space. This would provide new school places in a location convenient for the residents of the new development.

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, Objectives 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 Plan 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 5 '*Land which would have a direct*

significant impact on delivering urban regeneration’ and criteria 7 ‘Deliver significant local benefits by addressing a major local problem/issue’.

- 5.3 Criterion 5 relates to sites, such as Crimble Mill, which have a direct link to areas of high deprivation and therefore have the potential to deliver regenerative improvements. There is a strong market demand for housing within this area of Heywood. 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 in Heywood and across the borough as a whole. This will improve housing choice in Heywood and contribute to the regeneration of the wider area. 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 Criterion 7 relates to sites which can demonstrate direct links to addressing a specific local need. Crimble Mill dates back to the mid-18th Century as a fulling mill. It is a rare surviving example of a textile mill that illustrates the transition from water to steam power on a rural site. It is likely to be the last, large-scale water powered rural mill to survive in Greater Manchester. The property is on Historic England’s Heritage at Risk Register at Category A (Immediate risk of further rapid deterioration or loss of fabric; no solution agreed). The condition is recorded as ‘Very Bad’. The development of this site provides the opportunity to provide significant overall improvements to this listed mill complex in order to secure the long term future of this nationally significant Listed Building.
- 5.5 Central to the Spatial Strategy for the plan area 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 the plan area.
- 5.6 For further detail please see the Site Selection Topic Paper.

6.0 Planning History

- 6.1 A request for scoping opinion in relation to proposed residential development (Application No: 19/00005/SCO), has been submitted. The decision determined that an EIA is required.

7.0 GMSF 2019 Consultation Responses

- 7.1 Support for the proposed allocation was received from some residents who stated the extra houses and the leisure facilities will enhance the area. This support was on the basis that additional or upgraded physical and social infrastructure is also put in place to deal with the increased demand. Support was received for the restoration and redevelopment of Crimble Mill and any surrounding brownfield land as it will bring an historic mill building back into use. However many residents believe the mill can be redeveloped without the need to release and develop any of the Green Belt land and disagreed with the proposed capacity of the site feeling it was too high.
- 7.2 A large number of residents are concerned that access to the site will have to be off Crimble Lane. This is not suitable for construction vehicles during development, increased traffic or emergency vehicle access to potential residents. It is a single vehicle lane with no way of making the entrance/exit wider due to existing houses. Concerns were also raised about the existing heavy congestion on the roads surrounding the site. Especially Rochdale Road East (A58) and Barley Hall Street. Respondents were concerned that the proposed development could result in a large increase of cars making the congestion much worse.
- 7.3 The sustainability of the site has been questioned due to poor local services and public transport links. The site only has access to a poor bus service and it is not in close proximity to a railway station or tram stop. Comments stated that the doctors, hospitals and dentists are all oversubscribed with long wait times for appointments. As are both the local primary and secondary schools. There were concerns that development of the site will directly impact on neighbouring All Souls Primary due to increased traffic, loss of existing grounds used for the forest school and construction work causing disruption.

- 7.4 The All Souls area is built on a double fault. During the construction of houses on the Gort located approximately 500 metres to the south of the site, heavy plant vehicles caused movement in the double fault and caused tremors. Heavy vehicles had to be excluded from the site. Residents are concerned that if heavy plant machinery is used during the proposed development it may cause tremors, which would cause damage to properties.
- 7.5 Many residents objected to the loss of the Green Belt land as it's the last remaining green space in the area, is well used by residents and vital to people's health, especially children. Respondents commented that the development will have a negative impact on ecology, biodiversity and existing wildlife on the site, such as wild deer, bats, foxes, nesting birds and other vulnerable species. Part of the site falls within Flood Zone 3 and has recently been subject to major flooding. The rest of the site also currently suffers from flooding during heavy rainfall.
- 7.6 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 key outcomes of the 2019 IA assessment on the Crimble Mill allocation policy in the 2019 Draft GMSF have been considered to inform the production of the revised JP Allocation 21. 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

- 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 Crimble Mill allocation policy are already covered in other policies in the Plan. However some changes have been made to the Crimble Mill 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 Crimble Mill allocation policy in the 2019 Draft GMSF have been considered to inform the production of the revised JP Allocation 21. 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 21 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 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 charging infrastructure and cycle storage.

- 9.4 The policy performed both positively and negatively against climate change and restricting development of property in areas of flood risk. However, this is addressed by the thematic policies and the IA made no further recommendations for changes to the allocation policy.
- 9.5 The policy performed negatively and unknown against health. However, this is addressed by the thematic policies and the IA made no further recommendations for changes to the allocation policy.
- 9.6 The policy performed positively or neutral against all the other IA objectives.
- 9.7 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 identified include:-

- Crimble Lane will be upgraded with provision of a footway and an improved junction with A58 Rochdale Road East;
- Two bus stops on A58 Rochdale Road east will be upgraded;
- Further off-site sustainable travel improvements to be agreed through the planning application process with improved links to any Bee Network and “Streets for All” proposals;
- Access to the allocation via Mutual Street as well as a widened Crimble Lane with emergency access via Mutual Street and off Harold Lees Road.

10.3 A key issue for this allocation will be site access (as was identified in previous GMSF consultations). Crimble Lane, an existing restricted byway is proposed as the main access for the allocation, but is currently typically a 4 metre wide single lane route. It therefore requires significant improvement including re-surfacing and widening where possible and enhanced footway provision. A second access from Mutual Street would spread the impact of the traffic generated by the allocation across the local network and reduce the impact on Crimble Lane. The two access solution is preferred and agreement will be sought through any planning application process. A further emergency access will be provided off Harold Lees Road.

10.4 The visibility splays at the junction of Crimble Lane and A58 Rochdale Road East will be enhanced giving drivers a better view of all arms enhancing safety. There is also an option identified to install traffic signals at this junction but this is less favoured.

- 10.5 The allocation requires measures to ensure access for pedestrians and cyclists and links to the existing local network and any future Streets for All and Bee Network proposals for Heywood Town Centre. The existing Public Rights of Way (PROW) network will be integrated into the design and layout of the allocation, with pedestrian and cycle links enhanced to the nearby Queens Park and the River Roch supporting the development of a Roch Valley Way. These proposals will be developed through the planning process and complement any cycling and walking measures associated with the development proposals for the nearby Mutual Mills.
- 10.6 With regard to public transport, the two bus stops closest to the development on A58 Rochdale Road East will be upgraded to Quality Bus Corridor or equivalent standard. These stops are served by six services an hour in each direction and run between Rochdale and Bolton via Heywood and Bury. They are located around 520 metres from the centre of the allocation. The nearest bus stop is located on Orchard Street 300 metres from the centre of the allocation and served by an hourly bus service and will also be upgraded.
- 10.7 Sustainable transport connectivity to existing industrial and distribution areas south of Heywood and the proposed GMSF Northern Gateway Allocations, which will offer major employment and training opportunities in the future. Public Transport enhancements will be explored as part of the planning application process.
- 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 Crimble Mill 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 Greater Manchester Level 1 Strategic Flood Risk Assessment completed in March 2019 applies the Sequential Test to all allocations, identifying where the Exception Test needs to be passed. It concludes that this site would be required to pass the Exception Test and a more detailed strategic assessment was carried out in the GM Level 2 SFRA completed in October 2020. This assessment considered that

the site would be likely to pass the Exception Test if recommendations from the SFRA are carried out and it can be demonstrated that surface water can be controlled for the lifetime of development. The recommendations outlined below, which are reflected in the masterplanning work to date, will be incorporated into the development of detailed proposals at the planning application stage and the accompanying Flood Risk Assessment (FRA) and supporting drainage strategy:

- Detailed 2D modelling of the River Roch and its tributaries should be completed to help determine layout designs, floor levels, emergency access and egress routes. This should account for climate change using the EA's latest allowances.
- New development should be directed to land within Flood Zone 1 in the first instance.
- The open space created by the demolition of the factory buildings should be used for flood storage.
- Redevelopment of Crimble Mill should investigate suitable property flood resilience techniques whilst not increasing the development footprint from its current area.
- Safe access and egress routes should be identified in a suitably detailed emergency plan
- A full drainage strategy should be prepared for the area of new development south of the Roch to inform the FRA, to account for surface water flow routes, identify SuDS and flood water storage measures and to ensure there is no increase in surface water elsewhere as a result of development.

11.2 Fluvial flood risk (Flood Zones 3a and 2 - high and medium probability of flooding respectively) is focused at the northern boundary of the site, in particular north of the Roch in the north east of the site where the existing Crimble Mill is located. 18% of the whole site is within Flood Zone 3 although much of this is in channel. Flood Zone 3a comes out of bank west of Crimble Lane onto the existing Mill and also at the downstream end of Millers Brook before the confluence with the River Roch. Much of the remaining site is in Flood Zone 1 (low probability of flooding). Indicative masterplanning shows that all new residential development south of the Roch can be directed to Flood Zone 1 and early discussions have been carried out with the Environment Agency in respect of onsite flood risk and its mitigation.

12.0 Ground Conditions

12.1 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 fields with mill complex in the north of the site
- SBI and designated area of ecological value to the NE
- River Roch bounds site to the north
- Former reservoir and landfill in SW corner of site, possibly other historically infilled features
- Minor aquifer, area in the north of the site is a flood zone
- Site comprises a mix of Sand and Gravel with Sand with Clay and Gravel, the solid Lower Coal Measures
- Class 1 radon area which would not have any impact on development.

12.2 The main issue from the above relates to the previous use of the land on parts of the site which means that an intrusive investigation is likely to be required to establish if and what remedial techniques are necessary to ensure the site is suitable for its intended end use. This would be a condition relating to any future planning approval and is common in respect of sites which have or are adjacent to sites that have had an industrial use.

12.3 The Delivery Framework produced by the site promoter notes that a Geo-Environmental Preliminary Report undertaken by E3P concluded the land is suitable for the intended residential end use with standard foundation solutions for both structures and infrastructure, albeit these will be facilitated by remediation and enabling works which are common practice for a site of this nature.

12.4 This study did not cover the whole of the site, but the summary in the Delivery Framework adds that the E3P report notes that from a previous walkover they would generally expect those additional areas to have a similar suite of geotechnical characteristics and thus be suitable for the intended residential end use albeit facilitated, if and where necessary, by similar remediation and enabling works.

13.0 Utilities

- 13.1 There are no known constraints in respect to utilities on the site. 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.

Section C – Environmental

14.0 Green Belt Assessment

- 14.1 Development of the site will result in the loss of 13.7ha 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 parcels of land that Crimble Mill falls within:

Parcel Reference	RD43
Purpose 1a Rating	Strong
Purpose 1b Rating	Moderate
Purpose 2 Rating	Strong
Purpose 3 Rating	Moderate
Purpose 4 Rating	No Contribution
Strategic Green Belt Area	15

Parcel Reference	RD41
Purpose 1a Rating	Moderate
Purpose 1b Rating	Moderate
Purpose 2 Rating	Strong
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 GM GB Harm assessment identifies that land within the majority of the allocation makes a significant contribution to checking the sprawl of Greater Manchester (GM) (purpose 1) and preventing encroachment of the countryside (purpose 3), as well as a relatively significant contribution to the separation of Heywood and Rochdale (purpose 2), with the more contained and less distinct land in the southeast making a lesser contribution.
- 14.6 The assessment adds that release of the Allocation would constitute high harm to Green Belt purposes and would increase the containment of adjacent retained and proposed additional Green Belt land to the north and east. However, the release of the land would only have a minor impact on adjacent Green Belt, mainly as a result of the River Roch which provides a strong boundary to the north of the site.
- 14.7 In terms of cumulative harm on Strategic Green Belt Area 16, release would constitute sprawl, weakening the contribution this area of land makes to restricting sprawl. However, 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, but would increase the containment of adjacent retained Green Belt land to the north and east. The River Roch does provide a strong boundary to the north of the site. This along with Crimble Lane to the east provide strong and permanent defensible boundaries to the proposed allocation.
- 14.9 The original assessment of this site was undertaken when it was proposed to add land at Queens Park adjacent to this this site to the Green Belt. Reflecting comments made on this proposed addition it is now no longer the intention to add this land to the Green Belt. As a result of this the site was reassessed but this did not result in any changes to the assessment of harm.

14.10 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 5 of the Site Selection criteria, as it provides an opportunity to deliver a high quality development providing a type of housing which is in short supply in Heywood, 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 site meets Criterion 7 of the Site Selection criteria, as the development would deliver the restoration of a Grade II* listed mill which is currently in a very poor condition. This restoration will deliver high quality homes and secure the future of the mill.

14.11 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 Given the location of the site and the need to preserve the setting of the restored listed mill, it is important that any proposed scheme delivers high quality green and blue infrastructure. This requirement is emphasised within the policy and in particular criterion 5.

15.2 The Delivery Framework provided by the site promoters for the site emphasises the importance of green infrastructure and acknowledges that design and layout of the open spaces should have regard to the existing landscape and heritage and its best features. It adds that these features, including trees, river tree belts and hedgerows

should be retained and enhanced to create a development with a strong sense of the place that responds intuitively to the landscape.

- 15.3 The site includes a number of key views: both long distance to Scout Moor and within the river Valley to the Mill building. The incorporation of these views, which are also referenced in the Historic Environment Assessment, will be taken into consideration in terms of a comprehensive green infrastructure network and the overall design and layout of the scheme.
- 15.4 The development of a high quality green infrastructure network can also assist in providing safe and attractive links to from the site to the town centre, the adjoining Queens Park and the wider river valley. This has the potential to create better connections from the urban area, promoting active recreation and 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.
- 16.3 In terms of formal sports provision, given the size of the site, this would be dealt with through off-site provision/contributions

17.0 Landscape

- 17.1 The landscape of this area is characterised by the river valley and the listed mill complex. As identified in the sections of this Topic Paper relating to green infrastructure and heritage, any proposed layout will take these characteristics into account to produce a high quality layout which preserves and enhances the setting of the restored mill.

- 17.2 The Delivery Framework states that any new development would be designed to assimilate into its riverside setting and utilise the setting to enhance the attractiveness of the aspirational residential neighbourhood. Existing landscape features within the site would be retained and incorporated into the green infrastructure network of the development. A soft edge to the development is proposed and selected thinning of trees along the riverside edge will open up views of the Mill buildings at Crimble Mill.
- 17.3 The indicative masterplan includes a green corridor running east west across the site, linking Queens Park to the west and a proposed wetland area to the east with a central open space. The masterplan seeks to respond to the existing landform and topography where possible. The block structure of the masterplan has been designed to 'step down' areas of sloping topography, maximising views of Scout Moor and the landscape to the north.

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 bats (foraging and roosting) and badgers; and
 - The site supports, or has the potential to support, priority habitat types or priority species including hedgerows and broadleaved woodland.

- 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 there are no identified ecological constraints that would impose a significant constraint to the allocation of the area.
- 18.4 The site promoters have undertaken their own ecological appraisal which is summarised within their Delivery Framework. As with the GMEU appraisal it concludes that there are no significant ecological constraints within the site. It adds that the proposals will secure an opportunity to implement beneficial measures such as habitat management and habitat creation that will safeguard habitats for wildlife such as invertebrates, birds and bats, with the aim of providing a net gain in biodiversity in accordance with the principles of the Framework.

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 Heritage 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 The Crimble Mill Historic Environment Assessment has been produced by the University of Salford. This assessment has been amended, to take account of discussions held with Historic England, ensuring the setting of the listed Crimble Mill complex has been explored comprehensively to inform any forthcoming development proposal.
- 20.3 The 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 Crimble Mill Historic Environment Assessment.
- 20.4 Archaeology recommendation summary:
- In reference to Crimble Mill itself:
 - Further investigative work to be set out in the development brief and to be completed as a staged approach.
 - A condition survey to be completed to determine if further building protection required (archaeological presence during such recommended).
 - Building recording survey Level 3 or 4 for designated heritage assets and Level 2 or 3 for non-designated heritage assets to be completed prior to any works commencing.
 - Archaeological watching brief for reduction of ground levels.
 - In reference to wider allocation site:

- To safeguard the potential of the undeveloped land 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.
- Opportunity to carry out community excavations dependant on survival of remains at Mountains and Captain Fold Colliery.
- South-west part of Crimble Mill Allocation – no further works required.

20.5 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.

20.6 Built Heritage recommendations summary:

- In reference to Crimble Mill itself:
 - Enshrine the protection of the asset in policy/masterplan. Complete a condition survey and archaeological building survey along with archaeological watching brief.
 - Ensure any new development is sympathetic in plan and design to the defined areas of high and medium sensitivity.
 - Preserve key views of the mill to protect the assets significance.
 - Consider plan, design, green space, density, boundary treatments etc.
 - Consideration of access.
- In reference to Mutual Mills an opportunity has been identified for further research in to the history of industry in Heywood.
- In reference to Queens Park an informal link to the River Roch Valley footpath should be retained.

20.7 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.

20.8 Historic Landscape recommendations summary:

- Historic field boundaries to be retained and incorporated in to the masterplan as part of green infrastructure for scheme.
- Current footpaths should be maintained as these contribute to the character of Crimble Lane and wider rural setting.
- The small area of woodland along the valley floor and along the edge of the River Roch should be retained as these contribute to rural character of the area.

20.9 In response to the above recommendations, supplementary information has been included within the reasoned justification.

20.10 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 allocation is not located in close proximity to the GM Air Quality Management Area (AQMA) so there are not expected to be any major air quality issues and in principle is suitable for residential development.

21.2 Any future planning application for the proposed allocation will still need to be supported by an Air Quality Statement / Assessment (AQS / AQA) using Institute of Air Quality Management (IAQM) Guidance and be 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 be required to assess the impact on human health, sites of ecological importance and any other nearby sensitive receptors and preparation of an action plan of measures to mitigate any adverse impacts of the proposed allocation if they are required.

22.0 Noise

22.1 Given the site location adjacent to the existing urban area, the prevailing use is residential, it is 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 site is adjacent to All Souls C of E Primary School. The development will place significant demand on school places within the area and local schools are already at or near to capacity. Any proposal should therefore provide some land adjacent to the school to allow for future expansion including associated outdoor playing space. This would assist in providing new school places in a location convenient for the residents of the new development.
- 23.2 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.
- 23.3 In light of the above, the policy does also 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 the site provides an opportunity to deliver high quality homes in an attractive location which can also secure the future of Crimble Mill.
- 25.3 The main test shows a negative scheme residual value of -£9.4m, which worsens to -£10m once transport costs (£0.7m) are considered. However, the scheme becomes marginal with the increase in market values and reduction in the education contribution which has the potential to be offset by the fact that the scheme would provide land for an expansion of the adjoining primary school.
- 25.4 In terms of values the ward in which Crimble Mill is located is in Value Area 5. It is considered that the riverside setting for Crimble Mill, along with the listed mill and adjacent award-winning Queens Park will deliver housing that is likely to achieve significantly higher values than those found elsewhere in this ward and Heywood as a whole. It is anticipated that these values will be more aligned to the adjacent ward which is in Value Area 3. This has guided the assumed increase in values set out in the sensitivity test which is applied to this allocation.

26.0 Phasing

- 26.1 If the site is allocated, it is anticipated that the site would be brought forward via one outlet delivering around 40 dwellings per annum. The site would therefore be built out within seven years from commencement.

27.0 Indicative Masterplanning

- 27.1 An indicative masterplan has been prepared by the site promoters and is included in Appendix 3. It provides an indicative layout of the development, including the proposed location of housing, vehicular access, open spaces and the land to be made available to allow the expansion of the primary school.

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 Crimble Mill allocation policy, but also made recommendations in terms of enhancements and mitigation measures. These recommendations have been addressed through revisions to the Crimble Mill 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 thematic policies, because the Plan should be read as a whole. Taking account of the IA findings, the Crimble Mill 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 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. The most notable amendment to this policy is changes to the wording as a result of the Historic Environment Assessment for the site and discussions with Historic England. These changes mean that any development must have regard to the findings of this assessment and this will ensure the protection and enhancement of the setting of the restored listed mill.

29.2 Further changes have been made to the policy to reflect the recommendations of the Integrated Assessment and the evidence undertaken in relation to the proposed allocation. These changes are summarised as follows

- 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

- 29.3 These changes are shown in the amended policy wording for the 2020 GMSF at Appendix 4.
- 29.4 There were some minor amendments to the policy from the 2020 version to the one included in the 2021 PfE plan. In terms of this policy this related to minor wording changes in relation to the historic environment elements of the policy (see section 20), 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 250 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 allocation is considered to satisfy Criterion 5 of the site selection criteria for justifying release from the Green Belt in that it assists in the regeneration of the mill. It also satisfies Criterion 7 in that it addresses other local priorities including the restoration of the listed mill. In addition to this it facilitates the extension of the school and provides a type of housing that will contribute to re-balancing the housing stock in Heywood. These exceptional circumstances are considered to significantly outweigh any harm to the Green Belt identified from the site's release.
- 30.2 This allocation 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, particularly given the need to restore the mill.
- 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 restoration of the mill, land to expand the school, the provision of open spaces and the creation of attractive routes from the site to the adjacent park and nearby town centre. 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 whilst ensuring the long term protection of a valued heritage asset.

Section G – Appendices

Appendix 1: Site allocation boundary

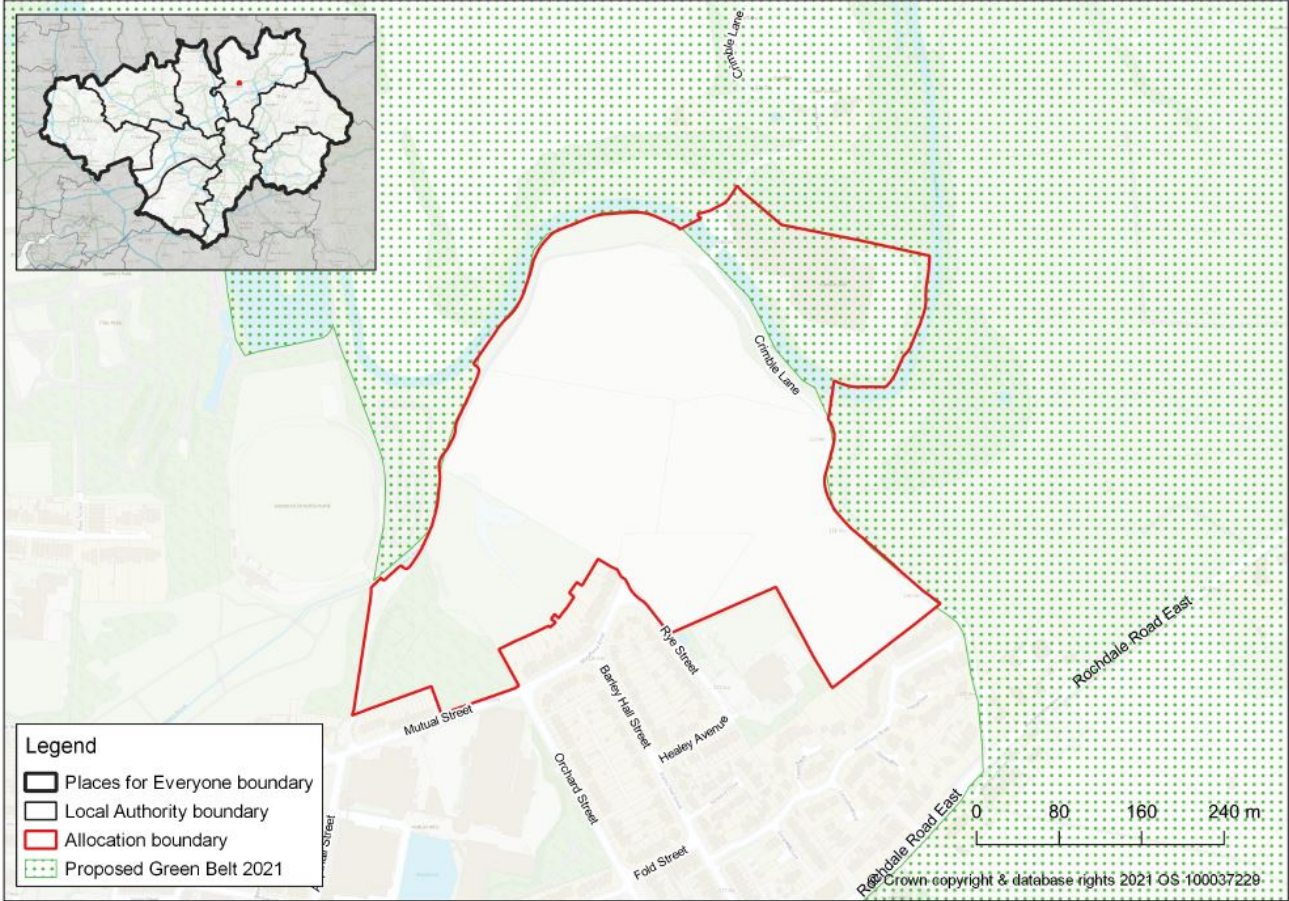
Appendix 2: Proposed policy, PfE Publication Version 2021

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 21: Crimble Mill

Development at this site will be required to:

1. Deliver around 250 new homes, including higher value family housing, within an attractive riverside setting, including the provision of new homes within the converted Grade II* Listed Crimble Mill;
2. Protect and enhance the character and significance of the mill complex in order to secure the long term future of these nationally significant Listed Buildings. This will include detailed masterplanning to be informed by the Crimble Mill Historic Environment Assessment 2020;
3. Define the archaeological potential of the development site to the south of the mill complex and river through the completion of archaeological evaluation in the form of geophysics, field walking and trial trenching for areas specified in the Historic Environment Assessment (2020). The masterplan must detail where significant archaeology will be preserved in situ;
4. Achieve excellent design and sustainability through masterplanning and the use of design codes for the whole site to ensure comprehensive development;
5. The detailed layout of any scheme should respect the setting of the Listed mill complex and have regard to the adjacent Queens Park, the River Roch and the wider river valley setting, including the incorporation of high quality green and blue infrastructure;
6. Provide appropriate access on to the A58 to the south of the site along with secondary access onto Mutual Street;
7. Provide financial contributions to mitigate impacts on the highway network identified through a transport assessment;
8. Any proposal needs to take into account the risk of flooding, particularly in respect of those parts of the site that are identified as being within Flood Zone 3. This includes ensuring that the mill building can be accessed from the north;
9. Retain and enhance existing rights of way and general access through and around the site. This should include:

1. New and improved access to the adjacent Queens Park;
 2. Enhancing walking and cycling routes to encourage sustainable access to Heywood town centre; and
 3. Creation of a route adjacent to the River Roch to support the wider Roch Valley Way
-
10. Provide appropriate access to electric vehicle charging infrastructure and cycle storage; and
 11. Any proposal should provide some land adjacent to the existing school to the south of the site, to allow for the expansion of the school to accommodate the additional demand for places. Financial contributions will also be required to ensure provision of primary and secondary schools places to serve the development.

The proposal provides an opportunity to deliver a sustainable urban extension to the north east of Heywood whilst safeguarding and preserving a heritage asset. The sustainable attributes of the site would be enhanced by the creation of new and improved pedestrian and cycle access. The site is adjacent to Queens Park, an award winning Victorian park which includes a range of recreation and leisure facilities. Any proposal should create high quality physical and visual links to the park. The site also has the potential to deliver convenient access to Heywood town centre to the south west of the site as well as destinations further afield via the Roch Valley Way.

The site will deliver high quality homes in an attractive location which will also secure the future of a Grade II* Listed Building. Crimble Mill dates back to the mid-18th Century as a fulling mill. It is a rare surviving example of a textile mill that illustrates the transition from water to steam power on a rural site. It is likely to be the last, large-scale water powered rural mill to survive in Greater Manchester. The property is on Historic England's Heritage at Risk Register at Category A (Immediate risk of further rapid deterioration or loss of fabric: no solution agreed). The condition is recorded as "Very Bad". Building condition and recording surveys must be agreed and completed to document the premises prior to any development or demolition taking place.

The proposal will be required to demonstrate how it would support the retention and enhancement of the mill complex. This would need to be agreed by the local planning

authority prior to commencement of any development with a clear timetable secured via a legal agreement or planning condition as part of any planning permission. The expectation would be that this would be the first phase of any development given the condition of the listed mill building. The design and layout of any scheme should respond to its rural setting and location adjacent to the River Roch and have full regard to the Listed mill and its semi-rural surroundings. Key views to and from the listed mill complex from the development site, historic field boundaries and areas of woodland which contribute to the rural character of the site should also be retained. Where opportunities for interpretation are present these should be included in the masterplan.

Parts of the site adjacent to the River Roch are at risk from flooding and this includes part of the mill complex itself. Any proposal would need to demonstrate how it has addressed the issue of flooding within the scheme. Any proposed mitigation would need to consider the effects of the development downstream from the site. The development will also need to ensure that the mill site can be accessed from the north via Crimble Lane and onto Bury and Rochdale Old Road.

The site is adjacent to All Souls C of E Primary School. The development will place significant demand on school places within the area and local schools are already at or near to capacity. Any proposal should therefore provide some land adjacent to the school to allow for future expansion including associated outdoor playing space. This would provide new places in a location convenient for the residents of the new development.

Appendix 3: Indicative Masterplan



Site Allocation Topic Paper – JPA 21 Crimble Mill – PfE 2021

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

Policy GM Allocation: 22 Crimble Mill

Development at this site will be required to:

1. Deliver around 250 new homes, including higher value family housing, within an attractive riverside setting, including the provision of new homes within the converted Grade II* Listed Crimble Mill;
2. Protect and enhance the character and significance of the mill complex in order to secure the long term future of these nationally significant Listed Buildings. This will include detailed masterplanning to be informed by the Crimble Mill Historic Environment Assessment 2020;
3. Define the archaeological potential of the development site to the south of the mill complex and river through the completion of archaeological evaluation in the form of geophysics, field walking and trial trenching for areas specified in the Crimble Mill 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;
4. Achieve excellent design and sustainability through masterplanning and the use of design codes for the whole site to ensure comprehensive development;
5. The detailed layout of any scheme should respect the setting of the Listed mill complex and have regard to the adjacent Queens Park, the River Roch and the wider river valley setting, including the incorporation of high quality green and blue infrastructure;
6. Provide appropriate access on to the A58 to the south of the site along with secondary access onto Mutual Street;
7. Provide financial contributions to mitigate impacts on the highway network identified through a transport assessment;
8. Any proposal needs to take into account the risk of flooding, particularly in respect of those parts of the site that are identified as being within Flood Zone 3. This includes ensuring that the mill building can be accessed from the north;

9. Retain and enhance existing rights of way and general access through and around the site. This should include:
 1. New and improved access to the adjacent Queens Park;
 2. Enhancing walking and cycling routes to encourage sustainable access to Heywood town centre; and
 3. Creation of a route adjacent to the River Roch to support the wider Roch Valley Way
10. Provide appropriate access to electric vehicle charging infrastructure and cycle storage; and
11. Any proposal should provide some land adjacent to the existing school to the south of the site, to allow for the expansion of the school to accommodate the additional demand for places. Financial contributions will also be required to ensure provision of primary and secondary schools places to serve the development.

The proposal provides an opportunity to deliver a sustainable urban extension to the north east of Heywood whilst safeguarding and preserving a heritage asset. The sustainable attributes of the site would be enhanced by the creation of new and improved pedestrian and cycle access. The site is adjacent to Queens Park, an award winning Victorian park which includes a range of recreation and leisure facilities. Any proposal should create high quality physical and visual links to the park. The site also has the potential to deliver convenient access to Heywood town centre to the south west of the site as well as destinations further afield via the Roch Valley Way.

The site will deliver high quality homes in an attractive location which will also secure the future of a Grade II* Listed Building. Crimble Mill dates back to the mid-18th Century as a fulling mill. It is a rare surviving example of a textile mill that illustrates the transition from water to steam power on a rural site. It is likely to be the last, large-scale water powered rural mill to survive in Greater Manchester. The property is on Historic England's Heritage at Risk Register at Category A (Immediate risk of further rapid deterioration or loss of fabric: no solution agreed). The condition is recorded as "Very Bad". Building condition and recording surveys must be agreed and completed to document the premises prior to any development or demolition taking place.

The proposal will be required to demonstrate how it would support the retention and enhancement of the mill complex. This would need to be agreed by the local planning authority prior to commencement of any development with a clear timetable secured via a legal agreement or planning condition as part of any planning permission. The expectation would be that this would be the first phase of any development given the condition of the listed mill building. The design and layout of any scheme should respond to its rural setting and location adjacent to the River Roch and have full regard to the Listed mill and its semi-rural surroundings. Key views to and from the listed mill complex from the development site, historic field boundaries and areas of woodland which contribute to the rural character of the site should also be retained. Where opportunities for interpretation are present these should be included in the masterplan.

Parts of the site adjacent to the River Roch are at risk from flooding and this includes part of the mill complex itself. Any proposal would need to demonstrate how it has addressed the issue of flooding within the scheme. Any proposed mitigation would need to consider the effects of the development downstream from the site. The development will also need to ensure that the mill site can be accessed from the north via Crimble Lane and onto Bury and Rochdale Old Road.

The site is adjacent to All Souls C of E Primary School. The development will place significant demand on school places within the area and local schools are already at or near to capacity. Any proposal should therefore provide some land adjacent to the school to allow for future expansion including associated outdoor playing space. This would provide new places in a location convenient for the residents of the new development.

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

Policy GM Allocation 25: Crimble Mill

Development at this site will be required to:

1. Deliver around 250 new homes within an attractive riverside setting, including the provision of new homes within the converted Grade II* Listed Crimble Mill;
2. Provide significant overall improvements to the Listed mill complex in order to secure the long term future of this nationally significant Listed Building. This will include the buildings with heritage value associated with the mill and the surrounding areas including areas of open space and public realm;
3. Achieve excellent design and sustainability through masterplanning and the use of design codes for the whole site to ensure comprehensive development;
4. The detailed layout of any scheme should respect the setting of the Listed mill complex and have regard to the adjacent Queens Park, the River Roch and the wider river valley setting;
5. Provide appropriate access on to the A58 to the south of the site along with secondary access onto Mutual Street;
6. Any proposal needs to take into account the risk of flooding, particularly in respect of those parts of the site that are identified as being within Flood Zone 3;
7. Retain and enhance existing rights of way and general access through and around the site. This should include:
 1. New and improved access to the adjacent Queens Park;
 2. Enhancing walking and cycling routes to encourage sustainable access to Heywood town centre: and
 3. Creation of a route adjacent to the River Roch to support the wider Roch Valley Way.
8. Any proposal should provide some land adjacent to the existing school to the south of the site, to allow for the expansion of the school to accommodate the additional demand for places.

The site provides an opportunity to deliver high quality homes in an attractive location which also secures the future of a Grade II* Listed Building.

Crimble Mill dates back to the mid-18th Century as a fulling mill. It is a rare surviving example of a textile mill that illustrates the transition from water to steam power on a rural site. It is likely to be the last, large-scale water powered rural mill to survive in Greater Manchester. The property is on Historic England's Heritage at Risk Register at Category A (Immediate risk of further rapid deterioration or loss of fabric: no solution agreed). The condition is recorded as "Very Bad".

The enabling development will be required to demonstrate how it would support the retention and enhancement of the mill complex. This would need to be agreed by the local planning authority prior to commencement of any enabling development with a clear timetable secured via a legal agreement or planning condition as part of any planning permission. The expectation would be that this would be the first phase of any development given the condition of the listed mill building. The design and layout of any scheme should respond to its setting adjacent to the River Roch and have full regard to the Listed mill and its semi-rural surroundings.

Parts of the site adjacent to the River Roch are at risk from flooding and this includes part of the mill complex itself. Any proposal would need to demonstrate how it has addressed the issue of flooding within the scheme. Any proposed mitigation would need to consider the effects of the development downstream from the site.

The proposal provides an opportunity to deliver a sustainable urban extension to the north east of Heywood whilst safeguarding and preserving the heritage asset. The sustainable attributes of the site would be enhanced by the creation of new and improved pedestrian and cycle access. The site is adjacent to Queen Park which is an award winning Victorian park which includes a range of recreation and leisure facilities. Any proposal should demonstrate how high quality physical and visual links to the park could be created. The site also has the potential to deliver convenient access to Heywood town centre to the south west of the site as well as destinations further afield via the Roch Valley Way.

The site is adjacent to All Souls C of E Primary School. The development will place significant demand on school places within the area and local schools are already at or near to capacity. Any proposal should therefore provide some land adjacent to the school to allow for future expansion including associated outdoor playing space. This would provide new places in a location convenient for the residents of the new development.

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 Crimble Mill 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 Crimble Mill Site Delivery Framework
- 1.2 Crimble Mill Historic Environment Assessment
- 1.3 Preliminary Ecological Appraisals - Screening - Rochdale GMSF Strategic Allocations Sept 2020
- Rochdale Core Strategy