

# **Rooley Moor**

## **Neighbourhood Development Plan**

**Plan submitted as agreed at RMNF Trustee Meeting  
7<sup>th</sup> June 2018**

**Revised 29<sup>th</sup> November 2018 to reflect the  
National Planning Policy Framework - July 2018**



**Prepared by Rooley Moor Neighbourhood Forum**

**2018**

## FOREWORD

*Rooley Moor Neighbourhood Area is a great place with a unique heritage and a vibrant future. Investment and change in the years ahead will only be worthwhile if it makes a real difference to the lives of local people and the future of our community.*

*Members of Rooley Moor Neighbourhood Forum (RMNF), with the support of Rochdale Metropolitan Borough Council (RMBC), are leading the Rooley Moor Neighbourhood Plan. It started back in May 2015 when people in the Rooley Moor Neighbourhood Area wanted to have a say in all aspects of the future of the area in which they live, most importantly local people wanted to decide how the area should be developed rather than leaving the decision solely to RMBC.*

*RMNF's Neighbourhood Plan sets out a vision for the area that reflects the thoughts and feelings of local people who have a real interest in their community. The Plan sets objectives on key themes such as housing, heritage, conservation, development, green spaces, environment, countryside management, farming, recreation, employment, accessibility, transport and visitors. It builds on current and planned activities and says what RMNF and its partners will work towards.*

*RMNF is committed to developing and strengthening the contacts and groups that have evolved as a result of the Neighbourhood Planning process. It believes that by working together to implement the Plan we will make the Rooley Moor Neighbourhood Area an even better place to live, work and enjoy.*

- Andy Meek, Chair, Rooley Moor Neighbourhood Forum

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# 1. INTRODUCTION

This is our draft plan for the Rooley Moor Neighbourhood Area in Rochdale Metropolitan Borough. It has been prepared by the Rooley Moor Neighbourhood Forum on behalf of the Rooley Moor community in consultation with the Council, statutory organisations, businesses, other stakeholders, landowners, local businesses, local residents and visitors. It will cover the period up until 2028.

The Plan area covers the predominantly rural area to the north of Caldershaw, Norden and Rooley Moor Road. It includes the small hamlets of Fern Hill Smallshaw, Catley Lane Head, Shawfield and Prickshaw & Broadley Fold. (see Fig 4)

The Plan sets out:

- our **Vision** for what we want the Rooley Moor neighbourhood area to be like in 2028,
- our Plan's **Key Objectives**, and
- our **Policies** which will guide and control the use and development of land in the area over the next 10 years.

The Plan is a statutory document and will, when adopted, form part of the Borough's Local Development Plan. (See Chapter 2 for documents that make up the Local Development Plan.) The Neighbourhood Plan's policies will therefore be used to make decisions on planning applications in the neighbourhood area. It will address the community's local planning priorities for the area, promote positive change and investment and promote conservation and improvements in the area.

The scale of change planned for in the neighbourhood area is very modest given its rural, green belt location and the limited opportunities for development. However the community acknowledges that some change is necessary and that it should be carefully controlled for benefit the local community, users of the area and the borough as a whole. A key focus of the plan will be on conservation and promoting appropriate recreation.

## Structure of the Plan

The Plan is in 6 main parts or chapters.

**Chapter 1** provides an Introduction and explains the Plan's status and its role.

**Chapter 2** provides information about the Plan process, the key stages in preparing the plan and about consultation already carried out.

**Chapter 3** provides a descriptive profile of the area and the key issues and opportunities which the Plan seeks to address.

**Chapter 4** sets out our Vision and Objectives for the area.

**Chapter 5** contains the policies to help realise our vision and meet our objectives.

**Chapter 6** explains how the plan will be delivered and monitored.

**Appendix 1** lists the evidence base underpinning the Plan

**Appendix 2** includes Maps to accompany the Neighbourhood Area Profile

**Appendix 3** shows photographs of 'Character Areas' and Important Views

**Appendix 4** is a Glossary of the terms used in the Plan

## Status of the Neighbourhood Plan

The Rooley Moor Neighbourhood Plan ('the Plan') is produced by the Neighbourhood Forum under the Localism Act 2011 and the associated Regulations. The Act introduced new rights and powers to allow local communities to shape new development in their community by preparing a Neighbourhood Development Plan, which can establish general planning policies for the development and use of land in the neighbourhood. This document is therefore a Neighbourhood Development Plan as defined in the Act and as a statutory plan it forms part of the land-use planning system. As such it must be prepared in accordance with planning law.

The Plan is being prepared by the Rooley Moor Neighbourhood Forum, which is a qualifying body as defined by the Localism Act 2011. (see Role of the Forum below).

Following consultation on this draft version, a final version will be submitted to the Local Planning Authority for a statutory period of consultation.

## Role and Purpose of the Neighbourhood Plan

The purpose of the Plan is to provide a community led framework to guide, promote and control the future use and development of land including changes of use and the management of land and buildings. It also deals with the conservation of the built and natural heritage and can promote improvements and investment in the area (e.g landscape and access improvements). Its policies will be used to make decisions on planning applications and to promote improvements in the area.

The written policies are accompanied by a proposals map which shows how policies will be applied to sites and areas.

The neighbourhood plan seeks to deliver sustainable development in the area and its preparation must meet certain 'basic conditions'. These are that the Plan must:

- generally conform with the strategic policies of the adopted Rochdale Core Strategy;
- have regard to national policies and advice contained in guidance provided by the Secretary of State;
- contribute to achieving sustainable development; and
- be compatible with European Union (EU) law and human rights obligations.

In particular, its policies must be in accordance with the National Planning Policy Framework (NPPF), the saved policies of the Borough Unitary Development Plan and the policies of the Council's Local Plan 'Core Strategy' adopted in October 2016. The Neighbourhood Plan aims to add further 'local' detail and show how the strategic policies and the development management policies of the Rochdale Core Strategy should be applied to meet Rooley Moor's needs and aspirations. Those topics and issues that the Plan seeks to address through its policies have been determined by the local community in consultation with other stakeholders and organisations.

The key stages in the processes are set out in Chapter 2.

## Role of the Forum

The Rooley Moor Neighbourhood Forum was set up in February 2106 as a Charitable Incorporated Organisation (CIO). It was created to “protect and enhance our neighbourhood and to make it an area that is vibrant, socially inclusive, and generally the greenest, safest place to live, work and play that it can possibly be”.

Its key objectives are to:

- promote high standards of planning and architecture;
- educate the public in the geography, history, natural history, culture and architecture; and
- secure the preservation, protection, development and improvement of features or areas of historic or public interest.

The neighbourhood forum currently comprises 40 members (volunteers) including residents and businesses, a ward Councillor, regular visitors and organisations using the area for riding and walking. Therefore, they represent the diverse interests and backgrounds of the neighbourhood.

The decision was made by the Neighbourhood Forum to prepare a Neighbourhood Development Plan for Rooley Moor in 2015. It established a Neighbourhood Plan Group that includes representatives of a range of organisations and others willing to assist with the project and with some relevant expertise to offer.



## 2. THE PLAN PROCESS

### Early Consultation

It is a legal requirement that publicity and consultation is carried out before plans are submitted to the Secretary of State for independent examination. Early engagement was undertaken to gather information and identify key issues and themes.

Following the designation of the Neighbourhood Area and the establishment of the Forum, initial publicity was carried out locally using the Forum website, leaflets, press publicity, and events in the local area, including TV coverage. Early consultation sought the views of those who live, work and visit the area about what they liked and didn't like about the area and what improvements they would like to make or what opportunities should be grasped in planning the future of the area. The results of this initial consultation were used to devise a more detailed Questionnaire aimed at exploring specific topics and seeking views on options for addressing the future planning of the area.

### Mid-stage Consultation and Engagement

The Forum was keen to gather public opinion on key topics in order to define the key issues and priorities and to assess options for tackling those issues. A detailed Questionnaire was considered the best way to proceed before formulating policies.

Consultation using the Questionnaire was carried out between 29<sup>th</sup> May and 30<sup>th</sup> June 2017.

The questionnaire was posted to 99 Addresses in Area and 15 Forum members who live outside the area. The questionnaire was also shared with 60 statutory consultees and stakeholder organisations with an interest in the area. In total 228 questionnaires were delivered to 99 addresses in the area.

The Questionnaire included 19 questions and asked respondents to rank up to 13 alternative answers/options for each question and to illustrate their responses with written comments if they wished.

The results of the consultation have been analysed and have been used to produce this draft plan.

### Evidence Base

Consultation has also helped to identify what further information is needed to support the plan's policies. This is important because a robust evidence base is essential for the Plan to be approved. A significant amount of information is already available in the form of published information and studies and the Forum has used these to inform the Plan. The Forum has also sought to obtain specific information and advice from businesses, agencies, organisations as part of exploring issues, opportunities and drafting policies. The evidence base and supporting information is listed in Appendix 1. Evidence on how consultation was carried out is available through the 'Consultation Statement' (published alongside this Draft Plan) and the results of the consultation exercise carried out around the community Questionnaire are detailed in the 'Community Questionnaire Report and Analysis, August 2017', also published with the Draft Plan.

## Current Stage – the Draft Plan

The Neighbourhood Planning Regulations (Regulation 14) require that the draft plan be the subject of a six-week consultation. This is the current stage. Once the consultation stage on this pre-submission consultation draft is completed, the Forum, in consultation with the Council will consider the representations received and decide whether to amend the Plan.

## Next Stages

Following the making of any amendments, the plan will be submitted to the Local Planning Authority (Rochdale Metropolitan Borough Council). The Local Planning Authority is responsible for publicising the Plan for another six weeks and arranging for an independent examination.

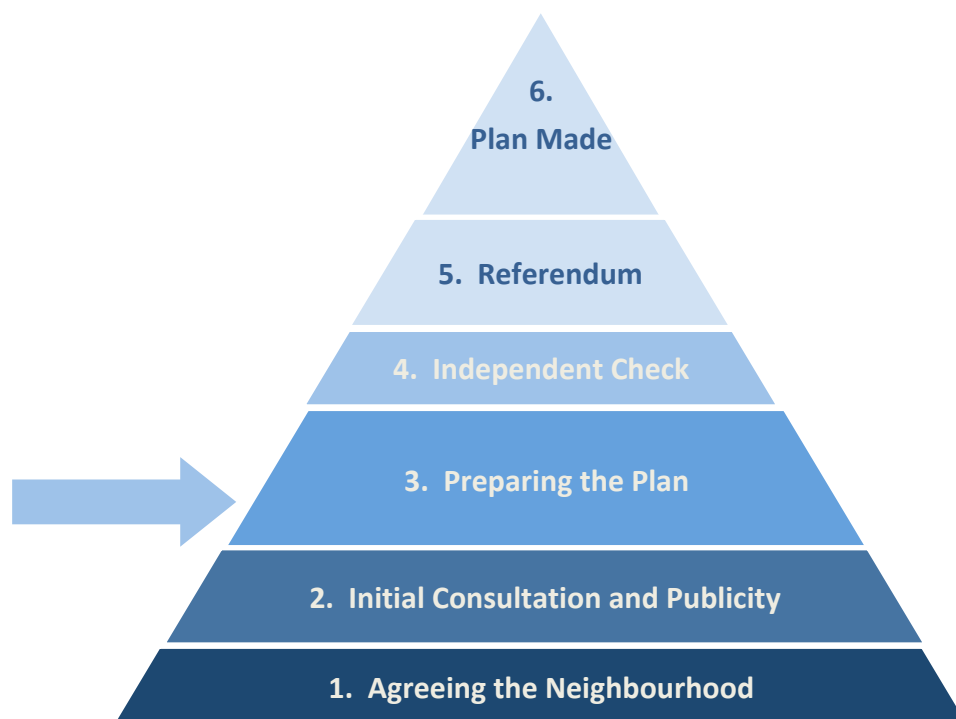
The examination is an independent check carried out by an Inspector appointed by government. If certain 'basic conditions' are met, the Plan can go to a local 'Referendum' for approval. If 50% or more of those who vote support the Plan it can be declared 'made' and becomes part of the statutory Local Plan and a basis for the determination of all planning applications and appeals.

The plan preparation involves a lot of work and statutory procedures and therefore it is not likely to be made until late 2018.

The diagram below shows the key stages in the preparation of the Plan and the arrow indicates the current stage.



**Figure 1. Key stages in the preparation of the Plan**



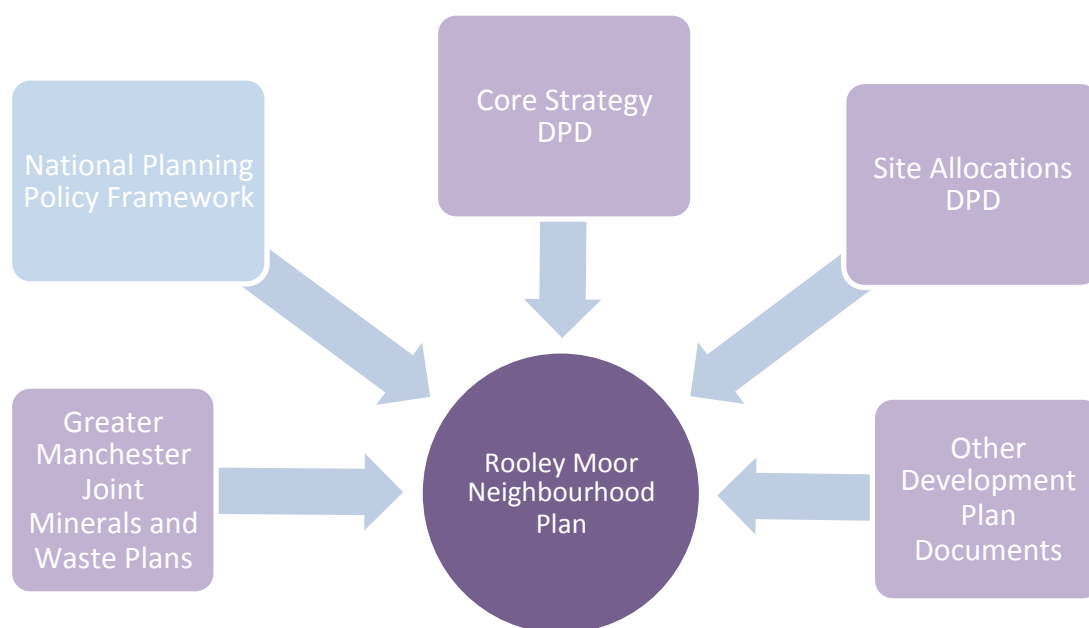
### **Relationship to other planning documents**

The Forum has sought to ensure that the Plan is in general conformity with the strategic policies of the Rochdale Local Plan and has regard to national planning policy. The diagram below shows the documents that make up the Local Plan and the relationship with the Neighbourhood Plan.

The timetable for the Plan can be seen on <http://www.rmnf.org.uk>

The development plan documents (or DPDs for short) that make up the Local Plan can be seen in the diagram below.

**Figure 2. Documents that make up the Local Development Plan**



The 'National Planning Policy Framework' (or NPPF for short), published in July 2018 sets out the Government's planning policies for England and how these are expected to be applied. This does not form part of the Local Development Plan but will set the framework for local plan policies.

The 'Core Strategy' is the development plan document (DPD) that sets out the long term strategic spatial strategy for development in Rochdale Borough. It also includes a range of policies to manage development. The Core Strategy was adopted in October 2016.

The 'Allocations DPD' is the plan document that, when adopted, will identify development sites and boundaries for specific proposals on an ordnance survey map and provide more detailed policy guidance where appropriate.

Note: The Neighbourhood Plan does not contain site specific allocations for new development (e.g. housing sites) consistent with the green belt status of the area. However, it does identify those areas where policies to manage development proposals and conservation will apply.

The 'Greater Manchester Joint Waste Plan' and the Greater Manchester Minerals Plan' were adopted in 2012 and 2013 respectively.

'Other Development Plan Documents' may be prepared as and when necessary and these may include other Neighbourhood Plans.

To support Local Plan Documents, 'Supplementary Planning Documents will provide topic and/or area-based guidance on how policies should be implemented. A number of these have already been prepared and will apply within the Plan area.

### 3. NEIGHBOURHOOD AREA PROFILE

#### Location

Rooley Moor Neighbourhood Area lies within the Spotland and Falinge Ward of Rochdale metropolitan borough. It is predominantly a rural area populated by existing hamlets at Fern Hill, Smallshaw, Catley Lane Head and Prickshaw and Broadley Fold. The area lies approximately two miles to the North and North West of Rochdale town centre. The built up areas of Caldershaw, Norden and Rooley Moor lie to the south. The area also includes part of the Cotton Famine Road and part of Healy Dell Nature Reserve and the Broadley Fold and Prickshaw conservation area.

Figure 3 below shows the location of the Neighbourhood Area and Figure 4 is a more detailed map of the Neighbourhood Area boundary.

**Figure 3 - Rooley Moor Neighbourhood Area in context**

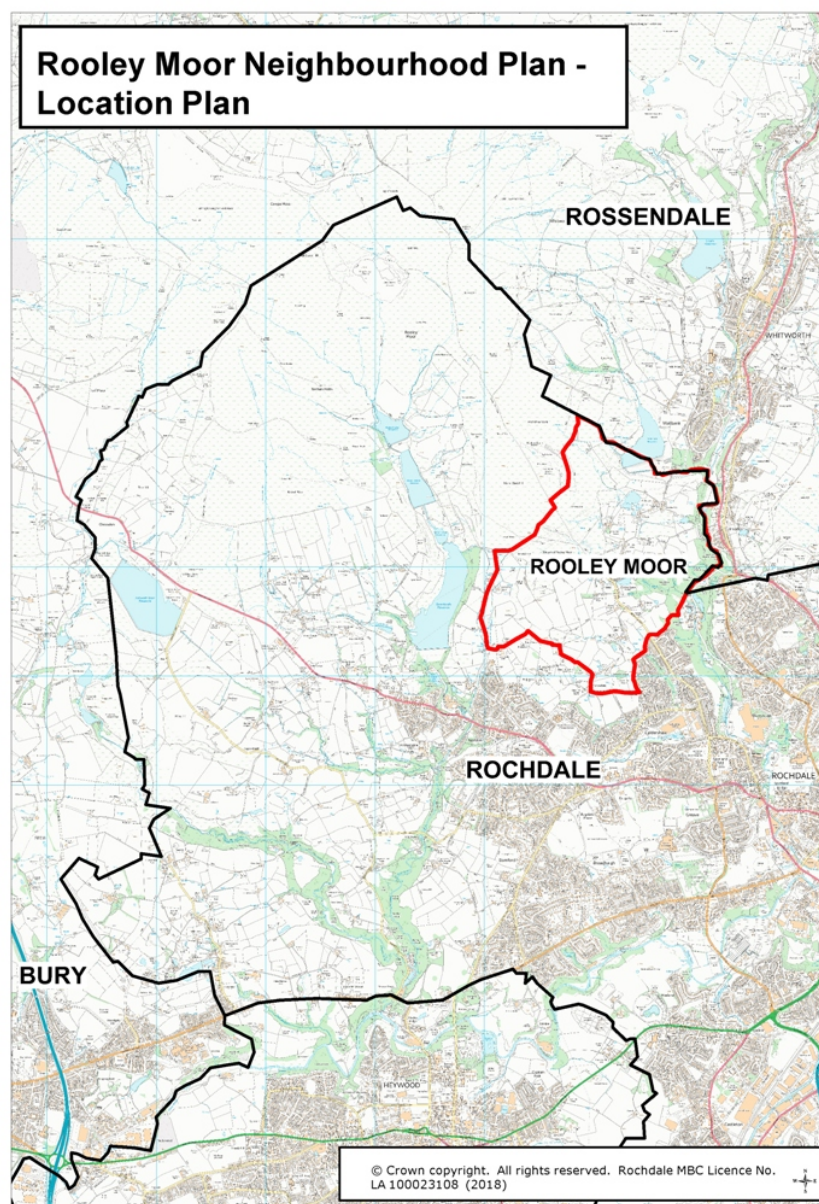
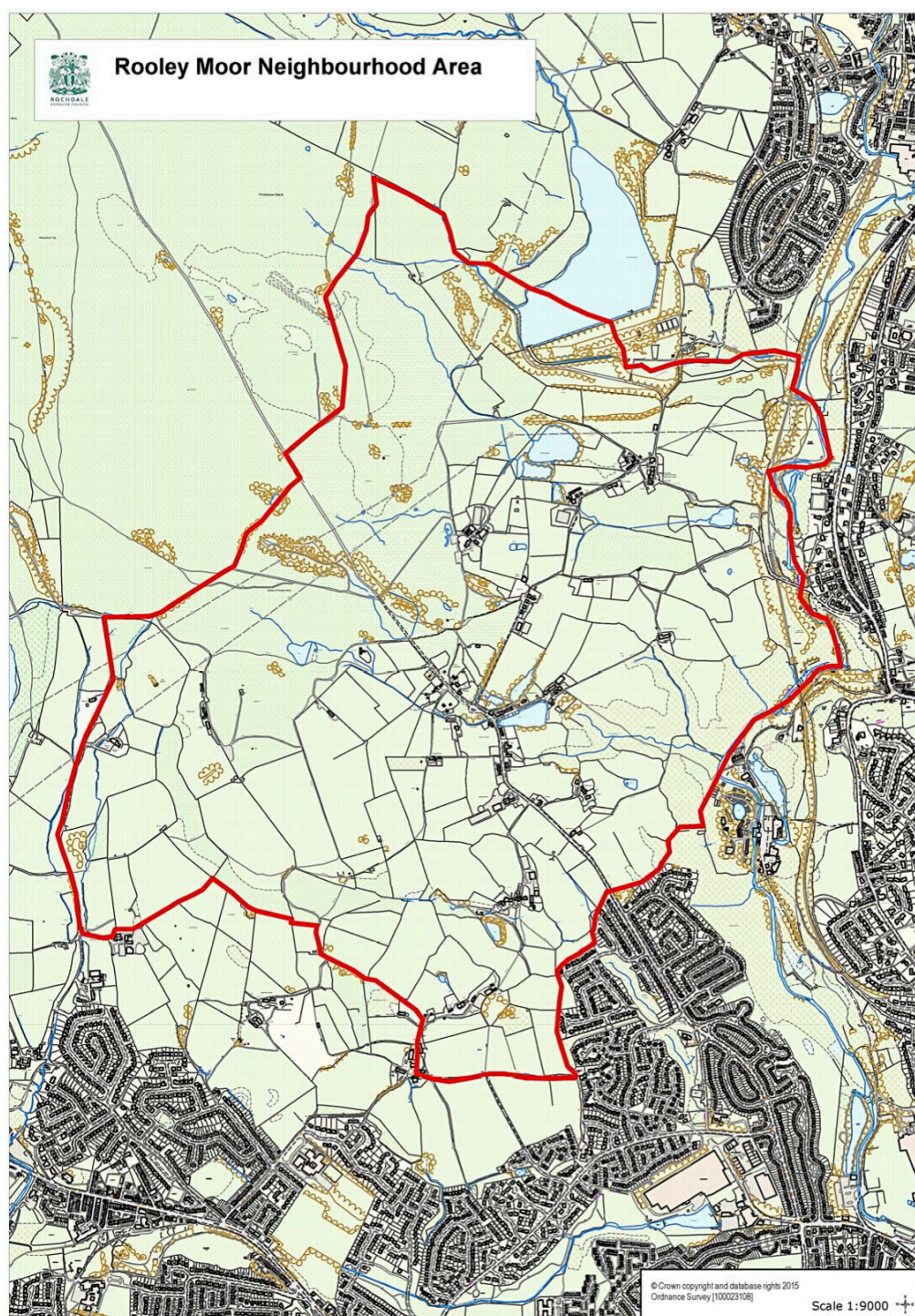




Figure 4 - Rooley Moor Neighbourhood Area boundary



## Area and Population

The neighbourhood area covers 306 hectares.

Population figures in the 2011 census demonstrate that the usual resident population of Rooley Moor was approximately 200 in 96 households.

## Demographic, Social and Economic Statistics

Statistical information from the 2011 Census is not available specifically for the Rooley Moor Neighbourhood Area. Lower Super Output Areas (LSOAs) are the smallest geographic areas used in area based statistical information from the 2011 Census. There are 135 LSOAs in Rochdale Borough, each containing approximately 1,500 people. The population of the Rooley Moor Neighbourhood Area is approximately 200 and therefore any statistical analysis or interpretation will be significantly skewed by statistics contained in the LSOA that includes Rooley Moor Neighbourhood Area (i.e. E01005488). This LSOA includes a large housing estate to the south and therefore the statistics are more representative of the make-up of that area, rather than the sparsely populated Neighbourhood Area. Therefore it would not be helpful to reproduce those statistics here as a significant consideration in planning for the future of the area.

It is likely though that the Neighbourhood Area will have which will have a lower percentage (and possibly lower than the Borough or national average) of:

- one family couples or lone parent families with children
- one person households
- 0 – 29 year olds.

Reliable information about housing tenure and house type within the Neighbourhood Area is not readily available, nor is information about health and disability, and other social and economic indicators. However, the Index of Multiple Deprivation (IMD) 2015 shows that the Neighbourhood Area falls within a wider area classified as one of the least most deprived areas in the borough based on seven domains of deprivation. These area; Income Deprivation, Employment Deprivation, Education, Skills and Training Deprivation, Health Deprivation and Disability, Crime, Barriers to Housing and Services, and Living Environment Deprivation. (Source: Mapping GM)

## Community Facilities and Public Amenities

Due to the rural nature of the area, community facilities serving the area's residents are concentrated in the nearby urban area to the south. There is a range of essential facilities within 2 km of the neighbourhood area including a number of local primary schools, nurseries, doctors' surgeries and dentists and a Library. Residents in the Neighbourhood area have not indicated a significant lack of accessible facilities. See Figure 5.

## Transport and Accessibility

The local road network, cycle routes and bus stops are shown on FIG 6 Accessibility. All definitive rights of way are shown on Figure 7.

The only classified road providing access to the neighbourhood area is Rooley Moor Road. Public transport access to the area is limited to the 467 bus service to Daniel Fold, which is just off Rooley Moor Road and requires a short walk to the village of Catley lane Head.

Many lanes, which provide access to homes and farms, are in poor condition and require regular makeshift repairs to maintain access.



## Agriculture, Farms and Businesses

Agricultural land in the area is grade 4 on the lower slopes and grade 5 on the higher moorland. (Grades 1 and 2 are classed as the most versatile). See Figure 8 'Neighbourhood Area Profile Map – Agricultural Land Classification'. Therefore the farmland is of poor quality in agricultural terms and farming activity is at a marginal viable level and restricted to grazing. It is also why farmers/landowners are under pressure to diversify activities (e.g. equestrian activities). As the area falls within the Less Favoured Area (a European Union designation to support farming where production conditions are difficult).

Most farm businesses are involved in a variety of other businesses uses such is the marginal nature of viable agricultural activities in the area. Overnight accommodation in the area is limited to Fern Hill B and B which includes 10 rooms.

The number of registered businesses linked to addresses in the Neighbourhood Area is given below.

- Agricultural (2)
- Equestrian and Leisure (2)
- Building and Construction (5)
- Logistics / Transport (2)
- Overnight Accommodation (1)
- Engineering (4)
- Legal / Financial (2)
- Travel (1)

## Some History

In the Medieval period, Rooley Moor lay within the ancient township of Spotland. In 13<sup>th</sup> Century, a route across the moors to Whalley Abbey was established, and became Catley Lane.

The first reference to buildings in the area was in 1560-61. There are also records of houses in Shawfield by 1630, occupied by Arthur Clegge and Christopher Belfield, at Prickshaw by 1623 and in Woodhouse Lane by 1702.

The woollen industry grew dramatically in the 16th and 17th centuries and many farming families in the area supplemented their income with wool spinning and weaving. Houses were fitted with long ranges of mullioned windows on the first floor to provide better light for weaving textiles.

Rooley Moor got its present name in the 18th century when Mr Rowley, later corrupted to Rooley, settled on what was to become the site of the Old Moorcock Inn. University of Manchester Archaeological Unit (UMAU) surmises that this referred to the stretch of Rooley Moor Road from Spodden Brook, 2km to the south-east of Catley Lane Head, to the area currently known as 'Top of Leach' near the highest point of the moor. Like many roads at the time, the upkeep of Rooley Moor Road fell to the local inhabitants of the area who had to supply all materials and labour. The Lancashire County Quarter Sessions records local people being required to pay a levy for maintenance of Woodhouse Lane by 1746 and Rooley Moor Road again in 1767.

Both roads are shown on Yates map of 1786, leading from Spotland over the moors to the Rossendale and Rawtenstall area. This map also shows buildings in what is now called Catley Lane Head, Fern Hill Farm and probably Brown Hill Farm and Harper Road Farm. It also appears to show Smallshaw Farm as well as Knacks Farm and Prickshaw to the north-east. The hamlet of Shawfield and Bankhouse Farm are also shown as are Woodhouse Farm and other buildings up Woodhouse Lane. There are also watermills and scattered coal pits, showing that coal mining was developing in the area. Prickshaw appears to have developed in the late 18th and early 19th centuries with a small

agricultural and textile community. Most of the surviving built structures in the settlement date from this period although there is a re-used date stone (IB 1679) at Croft Head.

By the mid-18th century, Methodism was growing in the area and John Wesley is said to have preached from the staircase at Bank House in April 1752. Methodism grew in the area and Blomley's Barn, on the left side of Woodhouse Lane, was requisitioned for regular services, holding over 50 people. Services were also held in rooms in cottages in Catley Lane Head or outside at the bottom of the moor.

During the 19th century, cotton mills were built, including Broadley Wood Mill and Healey Hall Bottoms (which converted from flannel production) near to Prickshaw and at Smallshaw Farm by members of the Tweedale family, providing employment to many local people. A water-powered Waste Mill is shown on the 1818 Greenwood map on Knacks Lane, near Prickshaw. A setted road replaced what appears to have been an earlier simple track south from Prickshaw to the river.

The character of the moorland changed from a rural upland to a more industrial landscape as gritstone quarrying and coal mining proliferated in the area. Improvements were made to Catley Lane in 1818 and a new turnpike road opened at Norden. Ding Quarry appears on maps by the early 1840s and, by 1850, there were a further eight quarries along Rooley Moor Road, with more developing during the 19th and early 20th centuries. Collieries included Rooley Moor Colliery, another at the bottom of Hunger Hill and others towards the south east of Rooley Moor. There was also a stone crushing plant alongside a siding on the railway by 1893.

The 1851 Ordnance Survey map is the first to show the area in any detail and shows the level of industrial development in what had been an agricultural landscape, with large mill developments in the valleys on either side and many scattered quarries and coal pits. It also shows the routes of Rooley Moor Road and Woodhouse Lane in detail, two pubs in Catley Lane Head, the Moor Cock and the Black Dog, with Fair View to the south, the mill at Smallshaw, Syke Bank (now derelict), Knacks and Dunishbooth Farms towards Prickshaw and Hunger Hill Hall to the south-west towards Bank House and White Lees.

By the mid-19th century, the cotton mills of North West of England were heavily dependent on raw cotton grown by slaves in the southern states of the USA. The American Civil War broke out in an attempt to abolish slavery and Abraham Lincoln blockaded the southern ports to prevent the export of cotton. This led to the 'Cotton Famine' of 1862-1863 which was a time of great hardship to both mill owners, who recorded losses of around £30m, and to mill workers who were dependant on the industry. The Cotton Famine left many of these workers unemployed and their families starving. However, there was great support across Lancashire and particularly in Rochdale for the abolition of slavery. Lancashire mill workers sent a letter of support to Abraham Lincoln in 1862 and he replied personally, acknowledging the hardships the people had had to suffer. Local councils including Rochdale organised their own 'Cotton Famine Relief Funds' to alleviate the suffering of unemployed mill workers. By March 1863, 'outdoor relief' was being given to 19,374 people and, with many other workers on short time, local action was not enough. Later that year, the Public Works Manufacturing Districts) Act was passed allowing the town's Board of Guardians to borrow money at a low-interest rate to create projects in areas of high unemployment. One such project was for 'improvements to Catley Lane' for which £500 was borrowed; this may be where the local styling of the 'Cotton Famine Road' originated. In February 1864, the Board of Guardians had hoped to borrow twice that amount and construction work was interrupted but had re-started by May with 25 men employed at Catley Lane and at another project to build a workhouse at Marland.

Many of the quarries, coal mines and smaller mills fell out of use in the late 19th century and the area around Rooley Moor Road fell into decline. Smallshaw Mill was last listed in directories in 1873. New turnpike roads linking Bacup/Whitworth Road and Rawtenstall/Edenfield were built with easier gradients for transporting large loads. However, a railway station was opened at Broadley, shown on

the 1890 map as a platform with a signal post at the south end; a station building was added by 1908.

By the 1950s, much of Prickshaw was unoccupied and the settlement fell into disuse but, in 1993, a sensitive restoration scheme led to Prickshaw being brought back into use. The scheme received several awards, including Rochdale Council's Environment Week Award (1993), The Rochdale Civic Society Award (1993) and a Civic Trust Award (1993).

In around 1980, improvements were carried out at Fern Hill to bring the oldest part of the fold back into use. The Council also carried out improvements to Rooley Moor Road and constructed a bus turning circle just to the north of Catley Lane Head.

During the 20th and early 21st centuries, there has been further development in some areas but loss of buildings in others. New buildings have been constructed at Woodhouse Fold Farm and Top of Croft but Tweedale, Blomleys Barn, Hill Top and Greenbooth have gone.

Brown Hill was two cottages and is now one house and Doldrum Farm has been re-built. In Catley Lane Head, there have been new buildings at Fern Hill and at Brown Hill Farm but Kit Booth has gone as have two cottages opposite Fair View. The Methodist Church was demolished in around 1960 and many cottages and the Black Dog have gone from the east side of the road in the centre of the hamlet. The central building from Syke Bank has been demolished. Number 25 Smallshaw Road has been constructed on the north side of the road. There have been new buildings at Knacks Farm, the Waste Mill further north along Knacks Lane is used for residential and stabling purposes and Spring Mill Print Works has gone.

The sites of Broadley Mill and Broadley Wood Mill are protected by the Healey Dell Nature Reserve and Desk-Based Assessments by UMAU cover the history of these sites.

**Figure 5 - Historic Maps**



**Yates 1786**



**1818 Greenwood**



## Built Heritage and Architectural Character

Architectural character makes a significant contribution to the charm and identity of the Rooley Moor Area. Buildings, walls, fishing ponds and the upland moors all help to define public areas, which are attractive features within the local environment.

The area currently contains two conservation areas and 4 listed buildings. (See Figure 10)

### Listed Buildings

<i>Status</i>	<i>Building</i>	<i>Location</i>
Grade 2	Prickshaw Cottages	Prickshaw Lane
Grade 2	Smallshaw Farmhouse	Smallshaw Road
Grade 2	Fern Hill First Farmhouse	Fern Hill Lane
Grade 2	Fern Hill Cottage	Fern Hill Lane

Further details can be found on:

<http://www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/>

### Conservation Areas

#### Prickshaw and Broadley Fold Conservation Area

This historic Pennines hamlet lies on a relatively gentle southwest incline, surrounded by open, uncluttered moorland. Access to the conservation area is via three principle routes: Prickshaw Lane from the North, Station Road from the East and Knacks Lane from the south. The Pennine Bridleway runs through the area.

The character of the settlement is largely a result of its historic development as a textile community of the late 18th. Its character is typified by its vernacular architecture and materials as well as it's rural setting. This applies not only to the restored textile buildings themselves, but also to the winding stone sett road, around which the settlement has developed over time. Today, the hamlet is in relatively good condition, with all of its buildings sensitively restored and in residential use.

#### Catley Lane Head Conservation Area

The area is described as "a unique example of an historic Pennine hamlet". It dates back to the 13th century and includes one listed building. Catley Lane Head demonstrates vernacular architecture, which reflects the historic industries along the line of historic routes. The evolution of the hamlet is still evident in the built environment and landscape, including mill ponds and farmland. The general character of the Conservation Area is typified by its use of vernacular architecture and materials and its rural setting. This applies not only to the restored textile buildings themselves, but also to the historic Cotton Famine Road. The plan form of the settlement seen today is a direct result of this relationship between the development of industry in the area and built environment, with mill ponds forming a focal point of the hamlet. Critical to its integrity are views from the Conservation Area from within and views of the Conservation Area from outside its boundary. The conservation area includes Brownhill Farm in the south, the listed Smallshaw Farm in the east, a significant section of Rooley Moor Road up to Knacks Lane in the northwest and there are good views to the north and west. The conservation area also includes three ponds, a stream, features such as setted roads and

dry stone walls, and a number of vernacular houses. Catley Lane Head is the gateway to Rooley Moor and a focus for those visiting the area.

## Other Heritage Features

Other heritage features include The Cotton Famine Road - a predominant feature of the Catley Lane Head Conservation Area and of the moorland landscape to the north, and Fern Hill hamlet which includes two listed buildings.

### **Rooley Moor Road also known as the 'Cotton Famine Road'**

The road forms is a former pack horse route and comprises a long setted section of Rooley Moor Road with stone kerbs and drainage channels at the sides. It is a historically important route from the Roch Valley to the Irwell Valley in Rossendale and is a significant landscape feature, conspicuous from a distance. A significant section of this former packhorse route was improved or rebuilt by the mill workers of Rochdale who supported the civic rights of the slaves in the USA during the American Civil War'. The varying sett sizes and laying styles seen along the length of the route suggests that some areas predate the proliferation of quarries along its length in the late 18th and [early 19th] centuries, while others were rebuilt or strengthened in order to carry the weight of grit stone being carried to Rochdale and other towns. As such, the Cotton Famine Road constitutes an important part of both national and international social history.

### **Fern Hill hamlet**

This attractive pocket contains Fern Hill First Farm and farmhouse (a Grade II listed building consisting of a 2-unit 18th century house with a 17th century wing) and the Grade II listed Fern Hill Cottage, which dates from the early 18th century and is built on a 2-unit plan with a large central entrance porch. There are also a number of historic stone outbuildings at Fern Hill that have been converted for other uses in a sympathetic manner.

## Natural Heritage and Environment

### **Wildlife and Habitats**

The Rooley Moor area is made up of open moor, mire, bog pools, grassland, pasture and woods. Plants in and around the area include heather, ferns, almond willow, bluebell, corn marigold, floating water- plantain, red threadwort (liverwort), fingered cowlwort (liverwort), earth-cup flapwort (liverwort), common kittlenwort (liverwort), dotted thyme-moss, lesser cow-horn bog- moss and slender haircap. Wooded areas contain oak, birch, beech and elm trees. Willow and birch scrub, ivy and bilberry is in evidence as is wax cap fungi.

The area and its surrounds contain a significant colony of common lizards and it is considered that some of the ponds could provide suitable habitat for frogs and the great crested newt. Stickleback and white-clawed crayfish is known to occur in the area.

Badger, brown hare, mountain hare, otter and water vole are active in the area. Roe deer are also becoming frequent visitors to the area.

Bats species include the common pipistrelle, daubenton's bat, serotine bat and soprano pipistrelle.

Insects include dragonfly and bees. Moth species in and around the area include the cinnabar moth, small phoenix moth, dark-barred twin-spot carpet moth and the chimney sweep moth.

There is a varied bird population in the area due to its diverse landscape comprising woodland, water features and open moorland. Notably, there are fifteen 'red' species (species most critical and in decline) and twenty amber' species (next most critical). Including other non-threatened species there are approximately 75 different species present.

The Whitworth Valley Anglers' fisheries at Lane Head and Broadley Wood contain around 16 fish species including Bream, Barbel, Brown Trout (these are also in the River Spodden which forms our Eastern boundary), Common Carp, Mirror Carp, Ghost Carp, Crucian Carp, Chub, Ide, Orfe, Perch, Pike, Rudd, Ruffe, Stickleback and Tench.

Different breeds of cattle and sheep can also be seen where commoners exercise their rights to graze.

The Area contains the following site of wildlife importance.

### **Healey Dell Site of Biological Importance and Local Nature Reserve**

This Site of Biological Importance and Local Nature Reserve (see Figure 11) forms an attractive area of dense natural woodland on steep banks around the River Spodden valley. The river forms part of the Eastern border of the Neighbourhood Area. The Dell is a popular local visitor attraction due to the quality of the scenery (which includes spectacular waterfalls), its biodiversity (which includes a varied bird population and a resident population of Roe deer) and its industrial archaeology (the area contained water powered ancient corn, wool and cotton mills). A disused 1800s railway line is now a nature trail with magnificent views from a 100-foot high viaduct. There are extensive areas of woodland protected by Tree Preservation Areas (TPO's).

### **Wider Landscape**

The neighbourhood Area falls within the wider Rooley and Knowl Moors character area defined in the Councils Green Infrastructure Action Plan. This is a largely rural landscape with upland farms, open moorland with areas of blanket bog and several isolated hamlets. The moors also include the Scout Moor wind farm. The area is bordered on the north by Rossendale BC and Bury MBC to the west. A number of reservoirs fed by Naden Brook and managed by United Utilities (UU) lie to the west, the largest being Greenbooth. Below this there is an area of clough woodlands including Wolstenholme Wood, which is an area of ancient woodland within the Doctor Dam and Holt Wood site of biological importance (SBI). There are two other SBIs wholly within this wider area; Knowl Moor and Fardoe & Naden Woods, along with part of Healey Dell SBI and Local Nature Reserve (LNR). There is an extensive access network over the moors including the Pennine Bridleway and the Rochdale Way. However signposting and interpretation is limited, particularly for connections to the town centres. The Green Infrastructure Action Plan seeks to:

- Maximise the tourism potential whilst protecting the fragile landscape by improved signposting and interpretation of the landscape, particularly highlighting priority routes connecting Ashworth Moor, Healey Dell LNR & reservoirs with urban neighbourhoods
- Ensuring that the biodiversity is protected and continues to carry out important recreation and environmental functions such as carbon capture within the peat moorland.
- Explore opportunities to improve woodland management by encouraging the take up of Forestry Commission (FC) grants and Countryside Stewardship by private landowners and promoting Woodland Certification.

Also with elements of Healey Dell nature reserve and River Spodden and associated tributaries feeding from Rooley Moor site, the potential expansion or enhancement of semi-natural habitats and wildlife corridors offer great opportunity to improve the ecological quality of existing conservation area, plus in combination provide multiple environmental benefits such as improved flood risk, water quality and recreational value.

## **Water, Flooding**

Whilst the Neighbourhood Area does not contain any designated “main river” watercourses, the River Spodden, which is a designated “main river” forms the eastern boundary of the area. Indicative surface water flood risk mapping published by the EA suggests the risk of flooding is generally very low. Areas of medium and high surface water flood risk do occur within the Neighbourhood Area but these are concentrated along existing surface water flow paths and topographic lows such as gullies or former quarry areas. Localised flooding caused by overflowing gulleys and ponds/reservoirs has caused damage to road and path services. (See Figure 12) Old drainage channels and culverts require regular upkeep and it is important that work is carried out sympathetically and in a sustainable fashion.

The Environment Agency is keen to promote the positive integration of all water bodies that emanate from Rooley Moor area, avoiding any potential risk of deterioration of River Spodden and Naden Brook WFD waterbodies, and take opportunities to better integrate and enhance these green infrastructure assets through the preservation or creation of interconnected wildlife corridors or the restoration of culverted tributaries, and use of above ground Sustainable Urban Drainage solutions etc. It also keen to encourage any changes in land use practices that would slow the rate of rainfall run-off as this could provide a contribution to reducing flood risk in communities downstream. The Government has recently made some funding available for natural flood risk management or “slowing the flow” projects. The Environment Agency is in the process of identifying possible locations where communities at risk may benefit from natural flood management works. One of many possible sites is the eastern part of Norden to the southern boundary of RMNA. Further investigations will determine whether this area would be suitable for and benefit from NFM.

## **Leisure and Recreation**

### **The fishing ponds at Catley Lane Head**

The area comprises three small ponds around Smallshaw Road which provide an attractive feature in the landscape. The ponds are used by anglers and enjoyed as an amenity by local residents, walkers and riders. There is also disabled access so that the ponds are accessible to everybody. The ponds also provide benefits for wildlife.

### **Healey Dell**

The viaduct and the defunct railway line from Whitworth down to Shawclough is a popular walking and safe cycling route offering the traveller the chance to view a variety of wildlife including a varied bird population and the resident population of Roe Deer.

### **Bridleways and Paths**

The area also offers easy access to other parts of the South Pennines and local way marked routes including the Pennine Bridleway, the Rossendale Way and the Rochdale Way. The proximity of the neighbourhood in relation to large urban areas means that the area provides a strategic recreational resource and the opportunity to experience the inviting natural environment and the area’s interesting heritage.

Rooley Moor offers great walking and horse riding opportunities. Rooley Moor Road is an integral part of the Mary Towneley Loop, a nationally significant trail covering 47 miles (76km). Also, the area provides excellent mountain bike challenges, from the long climbs up and down the road itself to the purpose built mountain bike parks at Lee Quarry and Crag Quarry. (See Figure 7 - Definitive Rights of Way)

## 4. VISION AND OBJECTIVES

### Our Vision for Rooley Moor

Rooley Moor will be renowned for its beautiful, well managed countryside, its landscape qualities and its rich built heritage. It will have a strong residential community, a successful farming community and will be treasured by regular visitors seeking to enjoy its improved recreational opportunities, its scenery and views and its rich heritage and historical and cultural associations. It will boast a national trail, a nationally renowned equestrian trail, improved routes and visitor facilities and will be an important gateway into the South Pennine moorland. Its conservation areas will have been enhanced, rural and derelict buildings will have been restored and improved and in productive use. The design quality of new buildings, extensions and conversions will be exemplary and will have maintained and restored traditional local character. Carbon emission will have been reduced through the use of clean energies, light pollution will be reduced, traffic and noise impacts will be effectively managed.

### Our Plan Objectives

<b>Objectives</b>	<b>Relevant Policies</b>
<b>Community</b>	
To promote a sustainable and harmonious residential, farming and recreational community	All
To promote public appreciation of the area and its history, culture and heritage, its landscape and natural assets.	H1, D3, HE1, LB1, LB2, LB3,
<b>Character, Identity and Design</b>	
To retain the openness of the area and its special rural character and identity.	D3, HE1, LB1, E3
To ensure new development is of a high standard and respects and reinforces local character.	HO1, D1, D2, D3, HE1, RE1, R3, E1, E2
<b>Natural Heritage</b>	
To protect and enhance local landscape quality and diversity (e.g. moorland, farmland, woodlands and trees, valleys, water features, etc.).	D3, LB1, LB2
To protect and enhance sites and features of local biodiversity and geodiversity importance.	LB3

<b>Objectives</b>	<b>Relevant Policies</b>
<b>Built Heritage</b>	
To protect and enhance the built heritage, (including conservation areas, listed buildings, archaeological features and buildings and structures of local interest) and to promote the retention and effective use of rural buildings of character.	HO1, D1, D2, HE1
<b>Recreational Opportunities</b>	
To promote recreational opportunities appropriate to the area for the benefit of all (including those with mobility and sensory impairment) by improving accessibility and routes, parking facilities, interpretation and signage, and other visitor facilities.	R1, R2, R3, V1, V2
<b>Sustainable Rural Economy</b>	
To support farming, appropriate farm diversification, other appropriate rural business activities especially where they help to maintain the rural economy, improve the appearance character of the area and contribute to other objectives.	RE1
<b>Environmental Protection</b>	
To promote sustainable development, environmental protection and tackle the impacts of climate change.	E1, E2, E3, T1

## 5. PLAN POLICIES

### Introduction

The plan policies are grouped by topic.

Each policy is preceded by an introduction, which explains why the policy is needed to supplement current borough-wide planning policies and national planning policy.

After each policy is a detailed 'Explanation' of its purpose and what it is intended to achieve.

## 1. Housing in the Rooley Moor Neighbourhood Area

### Housing

The plan area is within the green belt which means that new housing development is limited to that which would be considered acceptable in the green belt when assessed against national policy.

Whilst the community acknowledges the limitations of the area to accommodate new dwellings and support housing restraint, residents are keen to ensure that the area continues to function as a residential and business community and that new or replacement residential units may be justifiable where there is no harm to green belt, heritage interests or landscape character. This policy is intended to provide a clear statement on the scale of new housing that would be acceptable in the area and the circumstances in which new housing units would be acceptable.

### Policy HO1 – Residential Development

**Within the Plan area, new housing development will be restricted to that which is compatible with green belt policy set out in national guidance and the Local Plan. The following types of housing development are considered compatible subject to the provisos below and other relevant policies of the plan:**

- a) **House extensions - provided they do not result in a disproportionate increase in the volume of the original dwelling;**
- b) **Replacement dwellings - provided they are of an appropriate scale, would not detract from the openness to a greater extent than the original dwelling and would not be materially larger than the dwelling they replace;**
- c) **Housing conversion and the re-use of rural buildings – provided the building is of a permanent and substantial construction, structurally sound and capable of conversion without the need for major reconstruction, and the re- use would not result in the need for additional farm buildings;**
- d) **Rural workers dwellings – provided there is a proven need for accommodation by a full time worker or one primarily employed in agriculture, forestry or rural based enterprise activities, and the need could not be accommodated by another dwelling within or in close proximity to the Neighbourhood Area; and**
- e) **New dwellings within a previously developed (brownfield) site where the development would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development, and where development would secure environmental improvements or community benefits.**

**Other proposals for housing developments will only be permitted where, in accordance with the National Planning Policy Framework, very special circumstances can be demonstrated.**

**All housing developments will be required to satisfy Policy D1 – Design, and where buildings are to be converted to residential use, Policy D2 – Conversion and Re-use of Rural Buildings.**

### Explanation

*As the Rooley Moor Neighbourhood Area falls within the green belt, where the construction of new dwellings is considered inappropriate development, there will be very limited opportunities for new residential units. Nevertheless, it is important for the community to thrive and invest in the area and for residents to be able to extend their properties and replace buildings where this satisfies criteria set out in this and other policies. The policy reflects national policy on green belt and acknowledges that new housing units could be established under the exceptions listed in paragraph 145 of the National Planning Policy Framework (NPPF) – that is, the extension, alteration, and replacement of dwellings where there would be no harm to the green belt. The policy expands on this by including support for the conversion of rural buildings to housing and for the residential development of a*



*brownfield site within the area where green belt openness can be retained and where development might provide an opportunity to improve the area. The plan seeks to support the local farming economy and this policy also acknowledges that there may be very special circumstances to justify a new home, such as the essential need for a rural worker to live permanently at or near their place of work in the countryside.*

*As regards the requirement for house extensions not to be 'disproportionate', guidance on this is contained in the Council's Guidelines & Standards for Residential Development Supplementary Planning Document. (See Glossary for definition of 'Original Dwelling')*

*The policy acknowledges the circumstances in which new housing may be appropriate in the green belt given local circumstances. Other examples of new housing are likely to conflict with green belt and are likely to be refused unless very special circumstances can be demonstrated.*

## 2. Maintaining Local Identity and Improving the Quality of New Development

### Design

Policy P3 of the Core Strategy seeks to promote high quality design and includes a number of design principles, which should be adhered to where relevant. The design principles are expanded upon in the Urban Design Guides published as Supplementary Planning Guidance. Consistent with these, the Neighbourhood Plan identifies additional detailed criteria which focus on those matters where there is potential to maintain and reinforce character and identity, address the community's concerns about new development and to ensure that design detail does not compromise building quality.

### Policy D1 – Design

**All proposals for new development (including alterations, extensions and redevelopment proposals) in the Rooley Moor Neighbourhood Area will be expected to respect the special character and appearance of the area.**

**In particular all development proposals will be expected to:**

- a) use high quality materials that complement the existing palette of materials used within the area;**
- b) maintain sufficient external amenity space and space between groups of buildings to protect their setting, visual privacy and to define public and private spaces;**
- c) demonstrate low carbon sustainable design as appropriate to the building and its use;**
- d) ensure safe access for vehicles, pedestrians, cyclists and other road users;**
- e) use appropriate materials in new structures, walls and hard landscaping to reinforce local character and retain or reinstate appropriate design detailing and historic elements;**
- f) ensure that where possible, car parking is incorporated and sensitively integrated within the curtilage to minimise visual impact;**
- g) ensure that modern innovative design responds to local character through the use of appropriate materials, colour and design features;**
- h) ensure that elements such as bins and doorstep recycling, meter boxes, lighting, flues and ventilation apparatus, renewable energy apparatus (e.g. solar panels), gutters, pipes, walls, fences and gates are properly integrated into the design to avoid compromising character and quality of the building and its setting; and**
- i) minimise opportunity for crime, and maximise natural surveillance.**

### Explanation

*The Rooley Moor Neighbourhood Area takes its character from the open moorland landscape, valleys and three small settlements of Fern Hill, Catley Lane Head and Prickshaw and Broadley and the numerous individual farmsteads and vernacular rural buildings typical of the Pennine range dating back to 17th century. There are only a few modern buildings in the area and there is very little in the built environment that detracts from its wider distinctive rural character.*

*Whilst it is not the intention to resist new development and change in the area, it is important that development respects the character and identity of the area and local amenity. Conservation Area appraisals and heritage assessments show that even small scale development has the potential to undermine the special character of the area if design, materials, detailing etc. do not reflect historic building style and layout. (See 'Note on the Area's Architectural and Historic Character', under Policy H1 'Protection of Heritage Assets' below.)*

*The key aim therefore is to ensure that new buildings and alterations respond positively to local character, the design of the host building or adjoining buildings and their setting. Innovative design is encouraged where it creates visual interest, secures a beneficial use for the building but has regard to local building character and materials. Developers should have regard to paragraph 79 of the NPPF, which advises local planning authorities that they should avoid new isolated homes in the*

*countryside unless there are 'special circumstances'. One such special circumstance (at bullet point 4) is the exceptional quality or innovative nature of the design of the dwelling.*

*The criteria above reflect the requirements in Core Strategy Policy P3, 'Improving design of new development, the current Urban Design Guide Supplementary Planning Document and the recommendations of local Conservation Area Appraisals. However, they focus on those detailed matters where there is potential to maintain and reinforce character and identity, address the community's concerns about new development and to ensure that design detail does not compromise building quality.*

*Some development proposals may not require planning permission (e.g. small residential extensions, and agricultural buildings) whilst in conservation areas, more aspects of development will be subject to planning controls. It is vital though that where the opportunity to secure good design exists these matters are assessed so that design quality and expectations are raised.*

*With regard to criterion (f), it should be noted that development proposals will be expected to satisfy the Council's car parking standards as set out in the Rochdale Core Strategy. The integration of car parking within the cartilage should have regard to the Council's Residential Design Guide.*

*The design of new development should also have regard to other relevant policies of the plan, i.e. D2, D3, HE1, LB1, LB2, LB.,*

### **Conversion and Re-Use of Rural Buildings**

The Core Strategy Policy E6 encourages the conversion of redundant farm buildings and mills but does not incorporate specific criteria to ensure all rural conversions and re-use of buildings are appropriate and acceptable. The Rooley Moor Neighbourhood Area community is keen to encourage conversion and re-use in order to maintain or bring back rural buildings into good order and productive use. However, it is also keen to ensure that conversions and uses are in keeping with the area.

## **Policy D2 – Conversion and Re-use of Rural Buildings**

**Proposals for the conversion of an existing building in the countryside will be permitted where:**

- a) the proposal does not have a materially greater impact on the openness of the area and the proposal will not harm the character of the countryside;**
- b) the building is of a permanent and substantial construction, structurally sound and capable of conversion without the need for major or complete reconstruction;**
- c) the building is suitable for the proposed use, including associated use of surrounding land;**
- d) the conversion works and facing materials to be introduced would be in keeping with the original building, and important architectural and historical features would be retained;**
- e) the proposals would serve to preserve or enhance the setting of any nearby Listed Buildings or Conservation Area they are within, or the amenity of nearby residents;**
- f) satisfactory vehicular access to the highways network can be achieved;**
- g) satisfactory off-street parking, bin storage and bin collection points can be provided without adversely impacting on rural character;**
- h) the building has been inspected for the presence of protected species and if present, the appropriate action to protect the species taken;**
- i) the proposal would not harm any agricultural or other enterprise occupying the land or buildings in the vicinity; and**
- j) the re-use of the building would not be likely to result in additional farm buildings which would have a harmful effect on the openness of the area.**

**Explanation**

*The Government has made it easier to change agricultural buildings to other uses without planning permission though the prior approval process, subject to meeting certain criteria. This policy applies when planning permission is required.*

*The community is keen to maintain rural buildings in good condition and in productive use as this is essential to retain the character of the area and to provide opportunities for new housing units, agricultural diversification, visitor and recreational use, workshops and small businesses.*

*There are a number of redundant buildings, including farmhouses, barns, workshops which have potential and which may deteriorate if an appropriate use cannot be found. In order to comply with green belt policy though, it is important that conversions and restorations do not result in a substantial rebuild of structures and that the proposals including alteration and associated development or use of adjoining land e.g. hardstanding, boundary treatment, garden and storage etc. do detract from the openness and purposes green belt. It is also important that conversions which involve external alterations and / or other associated development are sympathetic to the character of the building itself and its setting.*

*Criterion (h) recognises that in many cases, a survey to establish the presence of 'Protected Species' may be required to support a planning application (see also Policy LB3 'Sites of Wildlife Importance'.)*

*Guidance on the conversion of historic buildings can be obtained from Historic England.*

## **Protecting Character and Identity**

Enhancing local identity and sense of place is one of the Key Principles set out in the Borough Urban Design Guide SPD consistent with Policy P2 of the Core Strategy. Understanding and agreement about what constitutes character and identity is important in order to assess the impact of development and change and to provide guidance on how character can be protected and reinforced through the control of development and enhancements in the Area.

## **Policy D3 – Character Areas and Important Views**

**Any development must have regard to the special qualities of those distinct areas that help to define and showcase local character. Also development should not cause any loss or diminution of important views from a public right of way that currently provides open field aspects or views of distinctive landscape features.**

**Character areas identified within this policy are:**

- A. Rooley Moor Road, also known as the Cotton Famine Road**
- B. Fern Hill hamlet**
- C. Catley Lane Head Conservation Area and fishing ponds**
- D. Healey Dell Nature Reserve, Spodden Valley and railway viaduct**
- E. Prickshaw and Broadley Fold Conservation Area**

**Views identified within this policy are:**

- 1. View of Fishing Lake looking south east from Smallshaw Road**
- 2. View of main fishing spot next to Smallshaw Farm**
- 3. View looking east to Prickshaw from the disused Cat Stones Quarry (the quarry is just outside of the area boundary)**
- 4. View looking south from Fern Hill**
- 5. View east towards Hunger Hill from Woodhouse Lane**
- 6. View from moorland edge of Rooley Moor Road looking south**
- 7. View of Rooley Moor Road looking north to moorland edge**
- 8. View of Healey Dell viaduct from the River Spoden footpath in Dunishbooth Wood**
- 9. View west from junction of Knacks Lane and Rooley Moor Road**

### ***Explanation***

The quality and local character of the landscape and the buildings is recognised by visitors and the local community. The key-defining feature of the landscape is its openness, the mixture and diversity of countryside comprising managed woodland nature reserves, open and elevated moorland, steep and wooded valleys and waterscapes of different types and sizes. Its character also derives from its buildings, structures and settlements, which blend easily into the landscape and provide interest and tell the story of the area's development and provide the homogeneity of local building style. This policy identifies those 'character' areas, which most residents and visitors associate with the area and value most. Of course conservation areas and their settings are protected by policy HE1 and general landscape considerations are covered by policy LB1 above. However, this policy seeks to identify those areas that have their own special character and sense of place but which collectively reinforce the identity of the area overall area. The policy also aims to define and protect those views that are important in order to fully appreciate the best of the local landscape and building settlements.

The Area is blessed with a rich mixture and diversity of countryside comprising managed woodland nature reserves, open and elevated moorland, steep and wooded valleys and waterscapes of different types and sizes. Visitors to the Area will quickly see that the number, the variety and the quality of views and viewpoints is almost without limit and he or she will quickly form their own opinion about which might be their particular favourite. However, only the most critical and

accessible views have been identified in this policy and they have been chosen by the Forum working party to represent the choice of local people and visitors.

The character areas are shown on the Proposals Map and the direction of views are shown in Appendix 3 along with photographs of views.

The Character Areas are described in Chapter 3 'The Neighbourhood Area' as heritage assets or landscape features.

### 3. Safeguarding Heritage Assets

#### Heritage Assets

Policy P2 of the Rochdale Core Strategy seeks to protect the Borough's heritage by conserving, enhancing and promoting heritage assets including conservation areas, listed buildings and other non-designated assets such as buildings, structures and archaeological sites. Consistent with the Policy and the NPPF and related guidance, the Neighbourhood Plan seeks to provide a local list of criteria that would ensure that developments meet the particular concerns of the community and the special character of the Rooley Moor Neighbourhood Area.

#### Policy HE1 – Protection of Heritage Assets

**Development affecting statutory and non-statutory heritage assets, (including those shown on the Proposals Map) will be granted where it:**

- a) conserves and enhances the appearance, character and setting of the asset itself;
- b) incorporates the conservation of, or reinstates, key architectural or historic features and elements;
- c) uses materials and design features that respect the asset;
- d) involves the removal of additions and modifications that are harmful to the asset;
- e) contributes to the heritage asset's significance in the local context and public appreciation of that asset;
- f) incorporates (where appropriate) high quality hard and soft landscaping in developments in conservation areas and near to listed buildings;
- g) involves a use compatible with its conservation significance; and
- h) takes account of the findings and recommendations of a relevant conservation area appraisal and is accompanied by a suitable heritage appraisal and design statement.

**The demolition or removal of assets, or parts of, will only be granted in exceptional circumstances.**

#### Explanation

*Within the Rooley Moor area, there are two conservation areas, 4 listed buildings, and some locally identified buildings, sites and significant structures including the Cotton Famine Road. An additional conservation area is also under consideration. (These are shown on the Proposals Map.) Many buildings and structures in the Borough pre-date the industrial revolution are constructed from locally quarried stone and contribute to the areas local character and distinctiveness. These heritage assets are an irreplaceable resource and it is essential to protect and enhance them. (See 'Note on the Area's Architectural and Historic Character', below.) In considering development proposals that may affect the setting, character or appearance of a designated heritage asset, such as a listed building or Conservation Area, the Council is required by law to have special regard to the desirability of preserving the heritage asset, its setting and any features of special architectural or historic interest. The impacts of any proposed development on non-designated heritage assets also need to be taken into account when considering planning applications. Therefore all new development with potential to affect heritage assets or their setting needs to be based on a thorough understanding of the context, significance and local distinctiveness of the site and its surroundings, and should be of a high quality in terms of its design and use of materials. Development will also need to be in accordance with the national policy and relevant Historic England guidance, the Council's Conservation Area Appraisals and should be accompanied by a heritage statement.*

*All development needs to sustain, conserve and where appropriate enhance the heritage asset and its setting and show consideration to the criteria in this policy. Development will only be granted for the demolition or removal of heritage assets in exceptional circumstances and needs to be clearly justified with comprehensive evidence. However, new development within conservation*

*areas may be acceptable where it enhances or better reveals the significance of the conservation area.*

*The Council is also developing a list of non-designated local heritage assets which include buildings, sites, structures (such as flagstone walling), routes (eg. the Cotton Famine Road) places, areas or landscapes of significance some of which will fall within the neighbourhood area. These heritage assets don't meet national standards for designation but make a significant contribution to Rochdale's landscape and merit consideration in planning decisions.*

*Proposals for conversions to traditional rural buildings and barns should also have regard to the Council's Guidelines & Standards for Residential Development SPD Adopted June 2016.*

#### **Note on the Area's Architectural and Historic Character**

The area is characterised by its well preserved rural vernacular architecture from 17th -18th Century and the mix of hamlets, terraced housing (set within enclosed areas), farmhouses, barns and other rural buildings within an open farmland / moorland landscape. The area developed as a textile community from the 1870s and many of the buildings (e.g. in Prickshaw) were ideally suited to cottage industries close to a major packhorse route above the boggy valley bottoms and on a south facing slope which afforded good light to the intricate processes of textile manufacture.

Dry-stone and flagged walls, gates, setted roads and architectural detailing such as stone or slate roofs, sills, lintels and door surrounds contribute to local character and its historic interest and these should be preserved and restored. The use of vernacular materials e.g. sandstone, lime mortars and slate are a key component of its appearance and heritage and it is important that new development uses these as far as possible. New development has the potential to maintain character but also to detract from local architectural and historic character by using inappropriate design and materials such as PVC windows, red brick, concrete tiles, inappropriate road and footpath surfaces e.g. tarmac, etc. Also, new buildings and structures such as dormer extensions, sheds, wooden fencing have a negative impact as can satellite dishes and photo voltaic panels and wind turbines if insensitively sited and designed.

There are significant buildings and structures some of which are listed (e.g. farmhouses). It is often their siting in the landscape/topography and the views they provide and are associated with that make them special. A particularly significant structure is 'The Cotton Famine Road' - an important part of the area's and arguably, also national and international heritage. This historic feature extends 1,950 yards over the moorland landscape at 15,000 feet comprising 327,600 cobble setts constructed in the 1860s to alleviate the unemployment in the cotton industry caused by the Union's embargo on the export of cotton from the Confederacy during the American Civil War.

The setting of these significant structures and the views associated with them are therefore vital considerations in the future of the area.

#### **Note on Conservation Areas**

Within the conservation areas, new development may be acceptable where it enhances or better reveals the significance of the conservation area. For conservation areas to thrive as rural residential and farming entities, some physical change and new development will be appropriate. However, there are restrictions on permitted development, which means that some work which may normally be carried out without consent will require planning permission in a conservation area. These restrictions include work in the following categories:

- The demolition or substantial demolition of a building within a conservation area will usually require planning permission. Where the building does not contribute to the significance of



the conservation area consent demolition may be acceptable, and where it does contribute to the significance, justification for demolition will need to be robust.

- The demolition of the whole or any part of any gate, fence, wall or other means of enclosure.
- Alterations and extensions to houses, including cladding materials, roof alterations, location of outbuildings etc..
- Location of chimneys and flues.
- Location of microwave antennas and other telecommunications equipment including the installation of satellite dishes on walls, roof slopes and chimneys that face and are visible from highways.
- Conversion of agricultural buildings to dwellinghouses.
- temporary use of buildings or land for film-making purposes.
- Location of microgeneration equipment, including solar panels on buildings or stand alone, air source heatpumps, wind turbines.
- Advertisements.
- Alterations and extensions to commercial, retail, educational and hospital buildings.
- Work to any tree with a trunk of more than 7.5cm in diameter (measured 1.5m from the ground), including cutting them down or pruning.

Although the above restrictions apply, conservation areas are more likely to benefit from funding applications as their special interest is specifically identified. They are also generally valued by those living and working in them as special places.

## 4. Supporting the Rural Economy

Core Strategy Policy E6 'Supporting and Diversifying the Rural Economy' seeks to strengthen and diversify the rural economy and to support activities where they enhance landscapes and provide employment opportunities. It also encourages the re-use of redundant farm buildings. The policy incorporates a number of controls to address design quality, the impact of proposals on amenity and heritage landscapes, and seeks to avoid the fragmentation of farm units. However, other criteria are considered necessary to meet the Forum's concern to ensure that diversification activities do not conflict with other objectives and policies of the Neighbourhood Plan.

### Policy RE1 - Farm Diversification

**Proposals for farm diversification which require planning permission will be permitted on existing farm holdings provided that all the following criteria are met:**

- a) they would make a positive contribution to the continued viability of the farm holding;**
- b) they would retain or enhance the character of traditional farm buildings;**
- c) the agricultural diversification is subservient to the main agricultural use of the farm;**
- d) the use does not detract from recreational routes and the local visitor experience;**
- e) the scale and nature of the diversification proposals are appropriate for the location;**
- f) they do not create extensive areas of hardstanding, parking and outside storage; and**
- g) the volume and type of traffic that would be generated is appropriate to the accessibility of the site and the standard of the local highway network.**

#### **Explanation**

*Agriculture is an important part of the rural economy and it contributes towards the character of the local landscape and its future maintenance. Therefore it is important that agricultural businesses are sustainable, and that well conceived proposals relating to the diversification of farm businesses are supported in order to ensure the long-term viability of existing farm businesses. The local farming community welcomes the support for appropriate farm diversification, especially equestrian facilities.*

*A wide range of types of development may be appropriate for diversification including farm shops, visitor related facilities, sporting and leisure activities (e.g. equestrian activities), arts and crafts, digital media, renewable energy etc. A careful balance is however required to ensure that the scale and character of farm diversification proposals do not conflict with wider countryside and recreational objectives, do not introduce new amenity concerns or have a negative impact on the natural environment or the highways network.*

*Existing buildings of substantial and permanent construction should be re-used, where possible, to provide any accommodation needed in association with alternative uses. Proposals for the Conversion or re-use of agricultural buildings will need to satisfy Policy D2 'Conversion and re-use of rural buildings'. Proposals involving equestrian development/facilities will need to satisfy Policy R3 'Equestrian Development'. Proposals for renewable energy schemes will need to satisfy Policy E1 'Energy Efficiency and Renewable / Low Carbon Energy' and, where relevant, Policy E2 'Wind Turbines'.*

#### **Note on Conversion and Re-use of agricultural buildings**

Proposals for the conversion and re-use of agricultural buildings would be assessed against Policy D2 'Conversion and Re-use of Rural Buildings'.

## 5. Promoting Recreational Activities

### Areas of Recreational Focus

Saved UDP Policy RE/7 'Recreational management areas' identifies areas across the borough where the Council will promote outdoor recreational uses including both specialist sports and active outdoor pursuits and passive recreation (e.g., nature appreciation and related educational pursuits) that are consistent with the conservation and enhancement of the local landscape and ecology. These include Healey Dell Local Nature Reserve and environs (part of which falls within the Neighbourhood Area, and Greenbooth and Naden Reservoirs (which fall just outside the neighbourhood area). The Neighbourhood supports the policy and its eventual replacement in a borough-wide Site Allocations or other Development Plan Document. The Neighbourhood Plan aims to expand opportunities for appropriate recreation in the Neighbourhood Area and to focus on walking, cycling, riding, nature appreciation, fishing, etc.). It also seeks to promote recreational opportunities for disabled people (including riding facilities) and to promote leisure activities which assist in educating the public in the geography, history, natural history, culture and architecture of the area.

### Policy R1 - Areas of Recreational Focus

**As resources and opportunities permit, the recreational potential of the following areas (shown on the Proposals Map) will be promoted and developed through effective management:**

- 1) Healey Dell Nature Reserve and environs;**
- 2) Fishing Ponds at Catley Lane Head; and**
- 3) Key Recreational Routes and corridors**

**Elsewhere, opportunities for active leisure (e.g. walking, cycling, horseriding, fishing, nature appreciation will be supported only if they can be successfully accommodated in the landscape and do not have an adverse impact on other recognised interests, either on site, or in adjacent areas. The types of recreational activities, visitor facilities, landscaping works and management regimes will have regard to the particular character and potential of the area, local needs and opinions and the effect on surrounding uses. Particular consideration will be given to the intensity of use and factors such as access, car parking, public safety, residential amenity, noise, effects on farming, the relationship with other users, nature conservation, water quality and the operational needs of statutory undertakers. In addition to the above, development involving noisy sports (e.g. dirt-biking) will not be permitted close to residential properties, areas of recreational focus, and key recreational routes.**

The areas listed in the policy represent the areas of greatest potential for outdoor recreation in terms of their accessibility, existing attractions, features and facilities and the opportunities they present for consolidating and expanding recreational activities. It is essential to ensure that recreational development is sensitive to the natural character and attributes of the area and other land uses in the vicinity e.g. it does not generate excessive noise, pollution or danger, or disruption to residents and businesses. There will be discreet areas within the moorland landscape, valleys and woodlands where recreational and leisure activities may be appropriate. These may be active (appropriate sports, birdwatching and nature trails) or passive (activities focussed on education, crafts e.g.). In each case it will important to consider the character and the opportunities areas offer and how activities might be managed. In this regard, the Forum will work with the Council's Countryside Service, landowners, key national and regional agencies (including funders), community and recreational interests.

## **Recreational Routes**

The Core Strategy seeks to improve access to key recreational routes in North Rochdale, and saved UDP Policy RE/6 'Recreational Rights of Way' identifies those key routes across the Borough which ought to be protected, developed and improved. Within the Rooley Moor neighbourhood area, these include the Rochdale stretch of the Pennine Bridleway and the Rochdale Way. The Neighbourhood Plan policy below aims to include more detail on how routes and links should be developed for recreational use within the area. Consistent with UDP Policy RE/6, the routes are shown on the proposals map but in a way that reflects their local significance.

## **Policy R2 – Key Recreational Routes**

**The Rooley Moor Neighbourhood Forum will work with Rochdale Council to develop and enhance, in partnership with other agencies, bodies, occupiers and landowners, a system of strategic recreational routes as identified on the Proposals Map.**

**Key routes comprise:**

- 1) Rochdale Way,**
- 2) Mary Townley Loop,**
- 3) Pennine Bridleway.**

**Improvements will focus on those routes and corridors which connect the area to:**

- a) Rooley Moor, open moorland and local valleys;**
- b) The Cotton Famine Road;**
- c) Naden and Greenbooth Reservoirs**
- d) Prickshaw;**
- e) Healy Dell Nature Reserve and Spodden Valley;**
- f) Rossendale Way; and**
- g) nearby urban areas e.g. Norden and Shawfield.**

**The intention will be to secure the protection, development and improvement of these routes in order to link areas of managed and accessible countryside, places of interest and to establish links with routes outside the area. Where practical, schemes will be encouraged where they facilitate the greater use of these routes by walkers, cyclists, horseriders and those people with impaired mobility.**

**Proposals to improve or extend the existing footpath, cycleway and bridleway network in the neighbourhood area will be supported and promoted where they:**

- a) provide greater access for all users (including older people, people with prams and wheelchairs and others with disabilities);**
- b) provide better access to information about the route network, signage and waymarking, and interpretation facilities;**
- c) secure repairs and improvements to surface condition and removal of obstructions;**
- d) provide safety improvements and traffic management measures to reduce conflicts between users;**
- e) provide path furniture e.g. gates, seats, litter bins, etc. in appropriate locations;**
- f) do not harm residential amenities;**
- g) take into account the needs of agriculture and access to farms and other businesses;**
- h) are located and designed to minimise the risk of crime;**
- i) do not harm nature conservation interests and landscape quality;**
- j) do not harm heritage assets and their settings; and**
- k) do not detract from the individual character and function of the routes themselves.**

### **Explanation**

*The Neighbourhood Forum is keen to improve access to and within the area in line with the Community's wishes and consistent with other local and sub-regional strategies (i.e. the South Pennines Heritage Strategy, the Rochdale Rights of Way Improvement Plan, Rochdale Township Green Infrastructure Plan etc.) and the Borough's Local Plan policies, especially Core Strategy Policy G6 and UDP policies RE/6 and RE/7.*

*Whilst there is already a good network of established routes, there is a desire to build on this and provide a superior network of routes and links based on those key recreational corridors which provide other recreational opportunities and specialist activities (e.g. fishing, crafts, educational pursuits), connect places and features of interest and promote appreciation of the local countryside and its heritage.*

*The routes include strategic regional and cross-boundary rights of way, linking with long distance trails and local links to places of interest e.g. Healey Dell Nature Reserve, Geenbooth reservoirs and the wider moorland countryside to the north. Other routes through the area connect with the Pennine upland moorland and Rooley Moor Road, part of which is known as the Cotton Famine Road, forms a key gateway hub for these routes.*

*The increasing attraction of these routes for recreation and exercise, and to enjoy the local built and natural heritage is evident. Whilst the Forum wishes to encourage greater use of the area by walkers, horseriders, cyclists and people for whom mobility is a problem, it acknowledges that there can be conflict between these different users, that visitor traffic can detract from residential amenity and farming interests, and that unmanaged visitor traffic can detract from those qualities which attract people to the area in the first place. Off road vehicles, bikes and quads are a growing problem and there is evidence that they are starting to erode sensitive landscapes, conflict with walkers and horseriders and introduce noise into a quiet and serene landscape. There may be suitable locations outside the plan area which could be investigated for suitability and appropriate access.*

*All recreational routes need to be fit for purpose, have clear unambiguous signage so that users are aware of their limited rights, through traffic discouraged from using residential lanes /bridleways, and incorporate traffic calming measures (speed bumps) where appropriate. It is the intention to secure improvements with the assistance of the Borough Council, other agencies and organisations.*

### **Equestrian Development**

There has been an increase in popularity of horse related pursuits in the area due to the excellent network of bridleways that can be accessed without the use of major roads and conflict with vehicular traffic. Demand for new buildings and structures such as stables, livery facilities, arenas and parking for visiting riders' trailers and horseboxes is likely to increase also. Government policy (NPPF) states that whilst the construction of new buildings is not appropriate in the green belt, an exception may be 'the provision of appropriate facilities for outdoor sport and recreation as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it'. This would include limited, sensitively sited and designed built equestrian facilities. Whilst the community is keen to support and improve the quality of equestrian activities in the area, there is a need to ensure that developments do not urbanise the green belt and harm the character of the area. Therefore, further detailed policy guidance is considered necessary on how to assess appropriate facilities and their impact. Core Strategy policy E5 'seeks to encourage the visitor economy, Policy C8 supports improved sport and leisure facilities and policy G6 promotes access to green infrastructure. However there is no specific proposal that supports equestrian activities compatible with green belt and green infrastructure.

## Policy R3 - Equestrian Development

Proposals for new, or extensions or alterations to existing, private or commercial equestrian facilities will be supported subject to the following criteria:

- a) The development would preserve the openness of the green belt and not conflict with the purposes of including land within it;
- b) In the case of indoor facilities or commercial stables, priority is given to the re-use and conversion of existing buildings or the proposal forms part of a farm diversification scheme;
- c) New built facilities will be required to demonstrate in a planning statement that the proposal would constitute essential facilities for outdoor recreation and that there are no suitable existing buildings to accommodate the activity;
- d) The replacement of buildings already in equestrian use should be well related to existing buildings and not materially larger than the building to be replaced;
- e) Proposals for the extension or alteration of an existing building in equestrian use must not result in disproportionate additions over and above the size of the original building;
- f) The siting, design and materials would not have an unacceptable impact on visual amenity or the character of the area and would satisfy the requirements of Policy D1.
- g) Livery/paddock/stables/arena facilities should be well related to existing trees, hedges or landscape features, avoiding prominent positions, and generally at least 30 metres away from neighbouring residential properties;
- h) Fencing of paddocks should respect the existing field pattern and contours, and the removal of hedgerows to secure paddocks will be resisted;
- i) Floodlighting will be resisted close to residential properties. Where floodlighting is proposed, it should be designed to minimise light spillage from the lit area;
- j) There should be proper screening for car and horse-box parking and appropriate arrangements for the storage and disposal of manure which would not have an unacceptable impact on surface or ground-water or residential amenity;
- k) Provision is made for removing any equipment and re-instating the land once its use for horses is no longer required or where the stables and associated development have been disused for a period of twelve months within 10 years of their completion; and
- l) Exercise arenas/ménages/rings should be unobtrusive within the landscape.

Particular consideration will be given to the cumulative effects of proposals on the local area and the wider landscape and environment.

Proposals for parking facilities for visiting horse boxes and trailers will be supported where they are sensitively located, close to the bridleway network and meet the criteria a), f) and j) above.

Proposals which improve the accessibility of equestrian facilities for all abilities and ages, including disabled people and those requiring therapy will be supported.

### **Explanation**

*The sustainable growth and improvement in the quality of equestrian facilities in the area is supported by the local community and equestrian groups. Equestrian facilities are clearly an important aspect of farm diversification with nearly all farms having horses, stabling and livery yards. Demand is likely to continue as a result of the popularity of the area with horseriders due to the availability of excellent off-road routes. Horse riding organisations also predict an increase in demand for facilities for the visiting rider, such as a public arena and car trailer parking facilities.*

*However, the green belt status of the area means that built facilities should be appropriate in scale and should not reduce the openness of the green belt. The policy criteria above therefore aim to ensure that proposals are 'appropriate' assist the rural and visitor economy and can be sensitively absorbed into the landscape.*

*Wherever viable, existing buildings should be re-used as new buildings in the countryside may conflict with green belt policy. Also, extensions to buildings that are disproportionate may impact on the openness of the green belt and building character.*

*The location of new buildings like stables, field shelters, and tack storage can change the character of the land and views, particularly when poorly sited substantial and intrusive earthworks take place. Also, ménages often require substantial fencing, lighting and equestrian equipment and apparatus and, when poorly designed and sited, they can create clutter and have a negative impact on visual quality of the setting and in some cases residential amenity. Careful design and layout will be required to mitigate against these impacts. Equine buildings on sites which are open, exposed, elevated or sloped are likely to have particular landscape impacts that may make it difficult to achieve sensitive design solutions.*

*Sensitive lighting is necessary in accordance with Policy E3 'Light Pollution'. The management of manure and waste should take account of the amenities of local residents and other uses as well as environmental protection requirements.*

*Trailer storage and manure arrangements can create clutter and have urbanising influences in the landscape. This should be addressed through good design and the careful location of these areas in relation to existing landscape features and boundaries. Dedicated parking for visiting horseboxes and trailers is needed to avoid inappropriate parking which detracts from visual and residential amenity and highway safety.*

*The Forum acknowledges the opportunity to widen participation in equestrian sports and recreation in the area by encouraging facilities for all ages and abilities. The provision of indoor and outdoor facilities for disabled people for example should be capable of meeting the policy's requirements. Where this is not the case, but evidence can be provided to demonstrate that the facility is essential and reasonable and no unacceptable harm would result, proposals may be considered acceptable. (A planning statement would need to be submitted in support of such applications.)*



## 6. Encouraging and Managing Visitors

### Visitor Facilities

The numbers of visitors attracted to the area by its natural beauty, recreational pursuits and heritage attractions e.g. Cotton Famine Road is increasing and the community is keen to encourage this. However, it acknowledges the need to manage visitors carefully to avoid conflicts with local residents, farming and conservation interests. The Core Strategy Policy E5 seeks to encourage the visitor economy in the South Pennine Moors and to enhance recreational routes but currently, no policy exists to actively and sensitively promote visitor facilities in this important gateway location.

### Policy V1 – Visitor Facilities

**Visitor facilities will be promoted in appropriate locations where they extend opportunities for countryside recreation and appreciation of the local and natural heritage.**

**The purpose of such facilities will be to:**

- a) provide managed and sustainable access to recreational routes and corridors and areas of scenic, heritage or natural interest;**
- b) direct visitors to places of interest using appropriate routes and avoid intrusion into sensitive areas;**
- c) make appropriate provision for car parking, cycle and horse parking, toilets and shelter, educational and interpretative resources, picnic sites and play areas and equipment;**
- d) facilitate the use and enjoyment of the countryside for disabled people /people with impaired mobility; and**
- e) assist the enhancement and appreciation of appropriate habitats and access to natural greenspace.**

**The design and layout of schemes providing facilities must have regard to the character of the landscape, farming and other land and utility management interests, nature conservation, residential amenity, safety and security, and the needs of all users.**

**Facilities will be focussed at key locations such as Catley Lane Head, lower cobbled section of the Cotton Famine Road (to Knacks Lane), Prickshaw, Broadley Fold pond, approaches to Healey Dell and Greenbooth, and at key recreational route intersections, and attractions such as fishing ponds.**

### **Explanation**

*The growth in demand and opportunities for countryside recreation and leisure pursuits requires appropriate facilities to be provided so that a high quality experience of visiting the countryside can be open to as many people as possible regardless of their abilities and without increasing pressure on sensitive habitats, landscapes and other land use interests. Therefore a range of sites and services such as car parking, parking for horse trailers, amenities such as toilets and shelter, information and activity based facilities need to be identified.*

*The popularity of routes in the area has resulted in random parking of vehicles and horse trailers in sensitive locations and it would be desirable to identify discreet areas for parking to accommodate the need and to avoid problems for residents, farms and other users of the area. The Rochdale Township Green Infrastructure Strategy acknowledges that signposting and interpretation facilities are limited. The Forum wishes to improve information about routes and places of interest in order to best manage visitor access, avoid conflicts between cyclists, horseriders and walkers and to balance recreational, farming and conservation interests. Opportunities to provide some facilities will be limited by funding availability and the Forum will seek to identify opportunities and identify key visitor focus areas and types of facilities with the Council and its partners. Those locations where appropriate facilities would be desirable are shown on the Proposals Map.*

## Policy V2 - Overnight Visitor Accommodation

Proposals for overnight accommodation will be supported where they are of an appropriate scale and type for the area, involve the use of existing buildings and are acceptable in the green belt.

Appropriate types of accommodation would be bed and breakfast, self catering facilities, bed and tack camping barns and sites used for camping. Ancillary facilities such as parking, cycle storage, will be encouraged in suitable locations and should not detract from the setting of the building(s) or the openness of the green belt.

### **Explanation**

*This policy is consistent with the desire to encourage visitors to the area whilst ensuring that accommodation is small scale and appropriate for the area. There is expected to be increased demand for the above accommodation from those using the local footpaths, bridleways and cycle ways. Green belt policy restricts opportunities for new built overnight accommodation but the use of existing vacant and underused buildings provides opportunities to secure their future use and to provide beds for visitors. Proposals for camping sites may have a significant visual impact and sites will need to be small, absorbed discreetly into the landscape and be well screened. Caravanning will not be appropriate given the particular characteristics of the area and its heritage and cultural assets.*

## 7. Protecting and Enhancing Landscape Quality and Biodiversity

### Landscape Protection

Core Strategy Policies G6 'Enhancing green infrastructure' identifies broadly where green infrastructure improvements should be focussed and G7 'Increasing the value of biodiversity and geodiversity' identifies priorities for biodiversity and geodiversity and where improvements can focussed. However, these do not provide sufficient detail in terms of dealing with the potential impact on the visual, physical or cultural landscape character of the Rooley Moor area and therefore a local policy is required.

### Policy LB1 - Landscape Protection and Enhancement

**Development will be permitted where it conserves the physical and cultural attributes of the landscape and contributes to the regeneration, restoration, enhancement or maintenance of the landscape likely to be affected.**

**Proposals with potential landscape and visual implications will be assessed having regard to the extent to which they would:**

- a) make a positive contribution to the visual amenity of the area (including views into and from the site and surrounding area);**
- b) remove incongruous landscape features;**
- c) assist the conservation of:**
  - i. distinctive landscape elements (e.g., field, settlement or road patterns, built heritage features);**
  - ii. vegetation which is characteristic to the landscape type;**
  - iii. important views;**
  - iv. the natural tranquillity of the moorland landscape; and**
  - v. the informal recreation value of the landscape.**

**Development or recreational activities which harm the character or physical structure of the landscape or which would detract from the physical record of the historic and cultural evolution of an area will not be permitted/supported.**

### **Explanation**

*This policy focuses primarily on the physical appearance of the landscape and its features. Other policies deal with the protection and enhancement of the built heritage and the landscape's ecology/biodiversity and geodiversity.*

*The landscape is highly protected by virtue of its green belt status but even small scale developments appropriate in green belt have the potential to either harm landscape character and quality or to conserve or reinforce it. Also activities such as recreational pursuits can erode the very landscape that attracts people to the area in the first place. Therefore this policy seeks to ensure that development and activities respond to the landscape character and quality of the immediate setting and the wider context and takes steps to conserve and enhance it where possible. It should be noted that important views and areas of particular landscape character are identified in Policy D3 above.*

*There are a number of studies available which provide useful background on the area's landscape character. One such study was that commissioned to Julie Martin Associates to investigate the potential effects of wind energy development on the character and quality of the landscapes of wider South Pennines area. The note below picks out some of the key elements in the assessment of the area within which Rooley Moor lies. However, a more detailed local landscape character assessment would be helpful to assist in the implementation of Landscape policies and to provide guidance on land management, the identification and conservation of key views to local landmarks and landscape improvement schemes. Development proposals should demonstrate a good understanding of*

*landscape impact and how the policy criteria have been satisfied through Design and Access Statements or other supporting documentation.*

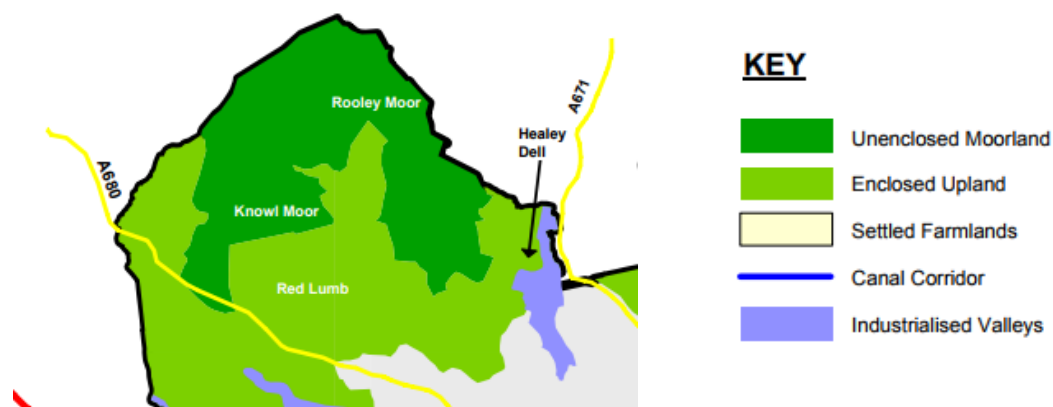
#### **Note on the area's Landscape Character**

The northern edge of Rooley Moor comprises unenclosed moorland sloping south to an area of enclosed moorland with fields and robust farmhouses.

The land remains in agricultural use with both sheep and cattle grazing. Some farms are part time holdings and diversification activities are essential to the viability of the farms. Much of the grassland is intensively managed; only fragments of the semi-natural habitats of acid grassland/damp grassland and moorland cover remain. The traditional stone walls are often in a poor state of repair and are supplemented by post and barbed wire fencing. Settlement comprises four main hamlets, Shawfield, Fern Hill, Catley Lane Head and Prickshaw and Broadley Fold. There are also scattered individual farmsteads, rural buildings, some isolated at the end of narrow lanes terminating at the moorland edge. These farm complexes frequently include large sheds/barns and makeshift structures associated with diversification activities. High quality stone underlies much of the area and quarrying has long been an important land use with a large number of both active and disused quarries at the junction with the moor. The area is characterised by a very dense network of footpaths which cross the belt of high land between the valleys and the moorland summits.\*

The high scenic quality of the South Pennine moors has long been recognised and the Rooley Moor landscape is particularly valued by locals and visitors. It is very sparsely settled and this lends a sense of isolation and relative tranquillity which is rare and highly valued, especially given the close proximity to urban areas to the south and east. The landscape forms a key recreational resource for the nearby urban population and is valued for its natural and cultural heritage features and cultural associations. However, some parts of the landscape are adversely affected by lack of management, or by urban fringe pressures such as fly-tipping and scrambling. The area has also been subject to pressure from proposed wind farm developments.

**Figure 6 – Landscape Categories**



## **Trees, Woodlands and Hedgerows**

Core Strategy Policy G6 'Enhancing Green Infrastructure' expects development proposals to protect ancient woodlands and hedgerows, support new woodland and tree planting and replace removed trees at a ratio of 2:1. It also expects development proposals and improvements to protect existing sites and create new sites and features of interest. Priority areas include the South Pennine Moors, upland farmland, the countryside around towns and designated sites of ecological importance. Policy G7 'Increasing the value of biodiversity and geodiversity' expects development to enhance trees, hedges and wooded areas. This policy also sets out what is expected from new developments and proposed improvements in terms of protection and enhancement of sites and features, including peatland, ponds, trees, hedges, wooded areas etc.. However, consistent with the above, a local policy statement is needed on woodland and tree planting.

## **Policy LB2 - Trees, Woodlands and Hedgerows**

**Development proposals must seek to avoid the loss of, and minimise the risk of harm to, existing trees, woodland, and/or hedgerows.**

**New woodland planting schemes will be encouraged in valleys and cloughs, around but not on open unenclosed moorland and skylines.**

**Schemes for small-scale tree planting will be permitted where they:**

- a) screen or enhance unattractive areas and provide screening /enclosure around groups of buildings, parking areas etc.**
- b) connect fragmented areas of tree and woodland cover (especially ancient semi-natural woodland); and**
- c) comprise appropriate native species.**

**Where trees and/or woodlands are to be lost as a part of development this loss must be justified as a part of an Arboricultural Implications Assessment (AIA) submitted with the application.**

### ***Explanation***

*Development proposals may occur on land where there are individual trees, woodlands or hedgerows that have a value for local character and amenity, recreation and nature conservation. The policy advocates those healthy trees and hedges that can contribute to the design and quality of the development and the environmental quality of the area in general should be protected and retained through favourable management. Where development proposals affect trees or hedges, appropriate surveys should be carried out to ensure that any nature conservation or historic value of trees, woodland and hedgerows is fully considered and where necessary suitable mitigation is employed. Where the removal of trees is unavoidable, replacement planting of trees of an appropriate species and scale and in a suitable location will be expected in order to compensate for the loss.*

*As there is low woodland cover in the Borough, it is important to increase both the extent and quality of new woodland. However it is important that tree planting is on the right site and is the right species for local amenity and landscape character, and is not detrimental to existing habitat value or landscape quality. The Forum will work with the Council to secure new woodland planting in partnership with other agencies, e.g. Forestry Commission and will seek to carry out small scale improvements through its own activities and in partnership with landowners and appropriate agencies.*

*An arboricultural implications assessment should include a detailed tree survey and landscape plan and justify why trees should be removed and indicate which trees are to be retained and the means of protecting those trees during construction works.*

## **Sites of Wildlife Importance**

Core Strategy G7 'Increasing the value of biodiversity and geodiversity' identifies priorities for biodiversity and geodiversity and includes criteria which new development should satisfy. Saved UDP Policy NE/2 'Designated sites of ecological, geological and geomorphological importance' identifies those sites of international, national and regional and local importance and requires that development should not be permitted where such sites are adversely affected. The local community supports these policies but wishes to ensure that new sites of wildlife importance are identified or created and that development takes opportunities, where appropriate to create or enhance opportunities for wildlife.

## **Policy LB3 - Sites of Wildlife Importance**

**The Forum, in partnership with landowners, businesses, residents and relevant agencies and organisations will seek to extend coverage and quality of 'sites of biological importance' in the area and support the establishment of wildlife networks and nature trails consistent with plan objectives and other policies.**

**Where a proposed development is on or near to an identified site of biological Importance, an assessment of impact will be required to show that the site or a relevant feature is not adversely affected.**

**Developments requiring full planning permission will be expected to show that opportunities have been considered to incorporate habitat features of value to wildlife within the development (including within building design) unless it can be demonstrated that this is not practicable or appropriate. Suitable mitigation/compensatory measures may be required as a result of the impact of development. In addition, enhancement measures that contribute to the targets set by the local biodiversity action plan are welcomed. Enhancement and the creation of new opportunities could be achieved by:**

- a) including bird and bat boxes on new buildings;**
- b) using native plants in landscaping schemes;**
- c) using climbing plants on walls which can provide shelter and foraging opportunities for wildlife;**
- d) adding a green roofs where appropriate to the building and setting; and**
- e) creating other new habitats such as tree cover, water features etc.**

**(Proposed development involving the conversion, modification, demolition or removal of buildings may in some circumstances require a protected species survey. See the Council's planning application validation checklist.)**

### **Explanation**

*Currently, there is only one designated site of biological importance within the neighbourhood area, Healey Dell Nature Reserve, although another, Knowl Moor lies just outside the area. There will undoubtedly be other habitats which through the flora and fauna present are of local and possibly more than local significance and which it is desirable to protect. Valleys, moorland areas, ponds and wooded areas may support habitats and species that need to be identified so they can be protected and enhanced. The Forum intends to work together with local field naturalists, Rochdale Council and the Greater Manchester Ecology Unit to identify areas so that they will be afforded protection.*

*Even small scale developments can contribute significantly to creating and enhancing local wildlife habitat as illustrated in the policy. Developments requiring full permission would need to show some contribution towards biodiversity unless it can be demonstrated that measures have been considered but are not practicable or appropriate.*

*Older buildings and structures in the area e.g. agricultural buildings (e.g. farmhouses, barns and outbuildings), may contain protected species e.g., bats, badgers and owls and the Council's validation requirements will set out the circumstances in which a survey will be required to address protection.*



## 8. Protecting our Environment

### Renewable Energy and Energy Conservation

Core Strategy Policies G1, G2 and G3 of the Core Strategy and national guidance on renewable energy seek to increase the amount of energy from renewable technologies in the interests of maintaining a secure energy supply, reducing gas emissions to slowing down climate change. Policy G3 sets out criteria for assessing the suitability of wind power and other renewable and low carbon energy developments proposals.

In the case of wind power developments, Policy G3 states that planning permission will only be granted if

- the area is an area identified as suitable for wind energy developments in local or neighbourhood plan, and
- following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.

Policy E1 below seeks to provide some clarity in relation to the Rooley Moor area.

Also, a Climate Change Adaptation Supplementary Planning Document outlines actions for developments to help climate change adaptation under eight broad headings: location, layout and orientation, materials / structure, environmental performance, green roofs and walls, rainwater harvesting, Sustainable Drainage Systems (SUDS) and green and blue infrastructure. Therefore, it is not appropriate to duplicate that detail in this Neighbourhood Plan. However, it is appropriate to set out the types of low-carbon energy installations which may be suitable in the area and what key requirements and safeguards are expected when planning permission is required.

### Policy E1 – Energy Efficiency and Renewable / Low Carbon Energy

**Proposals for individual and community scale energy from hydro-electricity, solar voltaic panels, local biomass facilities and wood fuel facilities will be supported where:**

- a) the siting and scale of the proposed development is appropriate to the setting and position in the wider landscape;**
- b) the proposal does not harm the architectural and historic character of the host building or its setting;**
- c) the proposed development does not harm the setting of listed buildings and conservation areas;**
- d) the proposed development does not create an unacceptable impact on the amenities of local residents; and**
- e) the proposed development does not have an unacceptable effect on a feature of natural or biodiversity importance.**

**In addition, solar panels should be sensitively designed and sited, having regard to:**

- i. glint and glare, especially on neighbouring uses;**
- ii. colour and shape of panels in relation to the host building;**
- iii. the potential impact of supporting infrastructure e.g. cabling;**
- iv. noise impact;**
- v. cumulative visual impact on the building and groups of buildings.**

**Applications for solar farms would be required to meet Policy G3 of the Core Strategy.**

**Proposals for Biomass energy systems will be assessed having regard to air quality impact, and delivery and storage of fuel and the visual impact of flues.**

### **Explanation**

*The community expressed strong support for sustainable alternative and renewable energy systems subject to some controls to minimise impact. Residents are generally opposed to large schemes including windfarm and solar farm developments in this location and consider that small scale installations are more appropriate. The increasing efficiency of solar panels and lower costs of production mean that this is an increasingly attractive form of energy generation and there is evidence of solar panels being used on older buildings in the area.*

*The policy criteria seek to ensure that, in combination with other policies in the plan, proposals do not cause harm to visual and residential amenity, landscape, wildlife and heritage interests. In the case of conservation areas and listed building, some energy developments or apparatus may not be appropriate or will need to be subject to strict controls. Some biomass systems and combined heat and power systems on a small scale do not require planning permission but in some cases flues will require permission especially in relation to listed buildings and buildings in conservation areas.*

*Whilst it is considered that individual wind turbines may be acceptable, detailed criteria are necessary to ensure visual and other impacts are addressed (see policy E2 below)*

## **Policy E2 - Wind Turbines**

**In addition to the criteria contained in Core Strategy Policy G3 ‘Renewable and low carbon energy developments’, proposals for wind turbines will be supported provided that the scale, height, siting, appearance and operation of the turbine(s) would not detract from:**

- a) the setting of locally ‘listed’ buildings and heritage assets;**
- b) the scale of adjacent buildings and landscape features;**
- c) ‘character areas’ and important views as identified in Policy D3; and**
- d) key recreational areas and routes as identified in Policies R1 and R2;**

**Proposals will be expected to show they will not give rise to:**

- i. unacceptable noise impact on sensitive users;**
- ii. unacceptable shadow and reflective flicker;**
- iii. unacceptable visual clutter in combination with other turbines or structures;**
- iv. interference to the operation of any communications or broadcast equipment;**  
**and**
- v. disturbance to peat, hydrology and underground services.**

**All proposals should be accompanied by a landscape and visual impact assessment which demonstrates how visual impacts have been minimised / mitigated and how the proposed turbine(s) will fit into the landscape. Arrangements for the decommissioning of turbines at the end of their operational life should be subject to a planning condition or legal agreement with the Council.**

### **Explanation**

*The Council’s ‘Landscape Capacity Study for wind energy in the South Pennines’, prepared by Julie Martin Associates recommends that in considering whether a wind turbine development can be accommodated in the landscape, a range of criteria may be considered including; landscape character, potential for landscape or visual harm, sensitive siting, design, additional mitigation / landscape enhancement and cumulative impact.*

*The local community has expressed the view that large scale developments involving groups of turbines within the neighbourhood area would harm the character and appearance of the area and its value for recreation. Developments of small groups of turbines will also not be appropriate and will be considered a departure from policy; therefore an exceptional case and suitability would need*

*to be demonstrated. However, the community acknowledges that high wind speeds in the area suggest that small scale individual turbines could be effective in generating sustainable power for dwellings and rural businesses and that, sensitively sited, these may be appropriate and not cause harm. The unsympathetic siting of turbines however, could harm amenity, detract from important views and landscape features, and detract from the quiet enjoyment of the area and some recreational pursuits. Proposals should be accompanied by an assessment of planning impacts, especially landscape and visual impacts, and the assessment should show how the site has been selected and provide evidence that there is local community backing. Developers are expected to submit visualisations supporting planning applications to explain the proposals and their impact. These may include models, computer generated wireline images, photomontages, 3D modelling, and virtual reality and immersive technologies.*

*It is important that at the end of their operational life, turbines are removed and the land suitably restored. This is best secured through a legal agreement before permission is granted and the use of a bond to fund decommissioning.*

*Proposals would also be considered against other Plan policies, particularly D1, D3, HE1, LB1 and LB3.*

### **Light Pollution**

The NPPF (paragraph 180) states that planning policies “should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation”. Core Strategy Policy G9 ‘Reducing the impact of pollution, contamination and land stability’ requires that development does not lead to an unacceptable increase in air, water, noise, light and other pollution. However, a more detailed policy is required to ensure that pollution from artificial externally visible light sources is minimised and that dark skies within the area are not compromised.

### **Policy E3 - Light Pollution**

**Development proposals involving external lighting as part of a new or existing development will be permitted where the applicant can demonstrate that the lighting scheme is the minimum necessary for security, safety, working or recreational purposes and that it minimises the potential pollution from glare or spillage. Any proposals to install lighting in areas that are currently dark at night will be resisted. (Dark at night is defined as more than 50m from an existing street light or residential property or farmstead.)**

#### **Explanation**

*Lighting in itself is not a problem; it only becomes a problem where it is excessive, poorly designed, badly installed or poorly maintained. Light pollution can affect both urban and rural areas, but it is a particular problem in the countryside where dark skies at night are one of the special intrinsic qualities of the rural landscape. Artificial lighting can obscure the stars, introduce an urban character into rural areas, intrude on residential amenity and affect the ecology and wildlife of an area. Light pollution also represents a waste of energy and resources. As such, where planning permission for artificial lighting is granted the Council will require schemes to be designed to avoid unnecessary glare and light spillage.*

### **Minerals and Waste Matters, including Fracking**

This Neighbourhood Plan does not address minerals and waste matters, and specifically methane gas extraction by fracking or any other method. Despite many members of the community having strong views on potential fracking and further quarrying in the area, it is important to be clear that the Neighbourhood Plan has no jurisdiction over minerals and waste policy and therefore can have no direct influence over planning applications for minerals extraction. Gas extraction on a large scale cannot be considered on a neighbourhood area-wide basis and is a matter for Greater Manchester wide planning as part of its policies on minerals and waste. Applications would be considered against Policy 6 (Unconventional Gas Resources) of the Greater Manchester Joint Minerals DPD.

## 9. Traffic Impact

The Core Strategy policy T1 'Delivering Sustainable Transport' seeks to make best use of transport assets, improve safety and to work with communities to minimise the impact of traffic. Policy T2 seeks to improve accessibility and to focus transport improvements in priority regeneration areas but does not specifically address the types of accessibility and traffic issues experienced in Rooley Moor. Policy DM1 requires that developments provide satisfactory vehicle access with adequate parking, manoeuvring and servicing arrangements and policy DM2 'Delivering planning contributions and infrastructure' sets out what developer contributions should cover.

The purpose of this policy is not to duplicate the above but to stress the need for development to mitigate traffic impact in line with those policies in recognition of the nature of traffic impact in the area and the community's concerns, and to secure, where appropriate, contributions to highway and traffic management improvements agreed with the community and the Council.

### Policy T1 - Traffic Impact

**Any new development within the Neighbourhood Area likely to have a significant traffic impact on existing roads, lanes and rights of way will only be supported if that impact can be mitigated via developer contributions to measures agreed with residents and the highway authority. Traffic impact includes effects of adverse road safety, conflicts between pedestrians, cyclists and horse-riders, access to residential properties and farms, congestion and pollution on both the main roads and rural lanes.**

**The Forum will support traffic management measures in the area that address:**

- a) speeding of vehicles Rooley Moor Road to Catley Lane Head, and Prickshaw/Broadley Fold;**
- b) parking on the cobbled section of Rooley Moor Road and between the junction with Knacks Lane and the Catley lane Head bus terminus; and**
- c) risks to highway and pedestrian safety on surfaces shared by vehicles, cyclists, pedestrians and horse-riders.**

#### **Explanation**

*The primary vehicular access to the area is from Rooley Moor Road, a 'B' road with traffic calming measures imposed just outside the plan boundary. Inside the plan boundary, the road narrows inside the boundary with an intermittent footpath leading to the main Catley Lane Head gateway to the Moor. Traffic speeds are considered a problem here and traffic calming measures need to be explored. A limited network of lanes serve the residential hamlets, farms, network of lanes and provide access for residents, farm vehicles and other commercial and delivery vehicles, visiting walkers, horse-riders, cyclists and their cars and trailers. Therefore, as car ownership grows, and visitors to the area continue to increase, conflict between different types of traffic, parking and road safety issues will also increase. Whilst there is a low level of recorded road traffic accidents in the area, the community's reasonable perception is that traffic speed, poor signage, lack of off-road parking and conflict between traffic types are likely to increase risk. The measure of 'significant' impact will be for the Council as local highway authority to judge having regard to the circumstances of the development, its specific location and the views of local residents.*

*Most developments in the area will be relatively minor and will not be large traffic generators. However, the road infrastructure and the form of development in this rural area means that even low levels of additional traffic generated may combine to cause 'significant' road safety problems at certain locations. This is due to restricted road widths (especially where large vehicles pass on single track roads, restricted sight lines at the junctions of unadopted roads, parking pressures, excessive speed of some vehicles, and poor quality road surfaces. It is therefore important to ensure that the impact can be mitigated as appropriate through suitable access arrangements, off-road parking,*

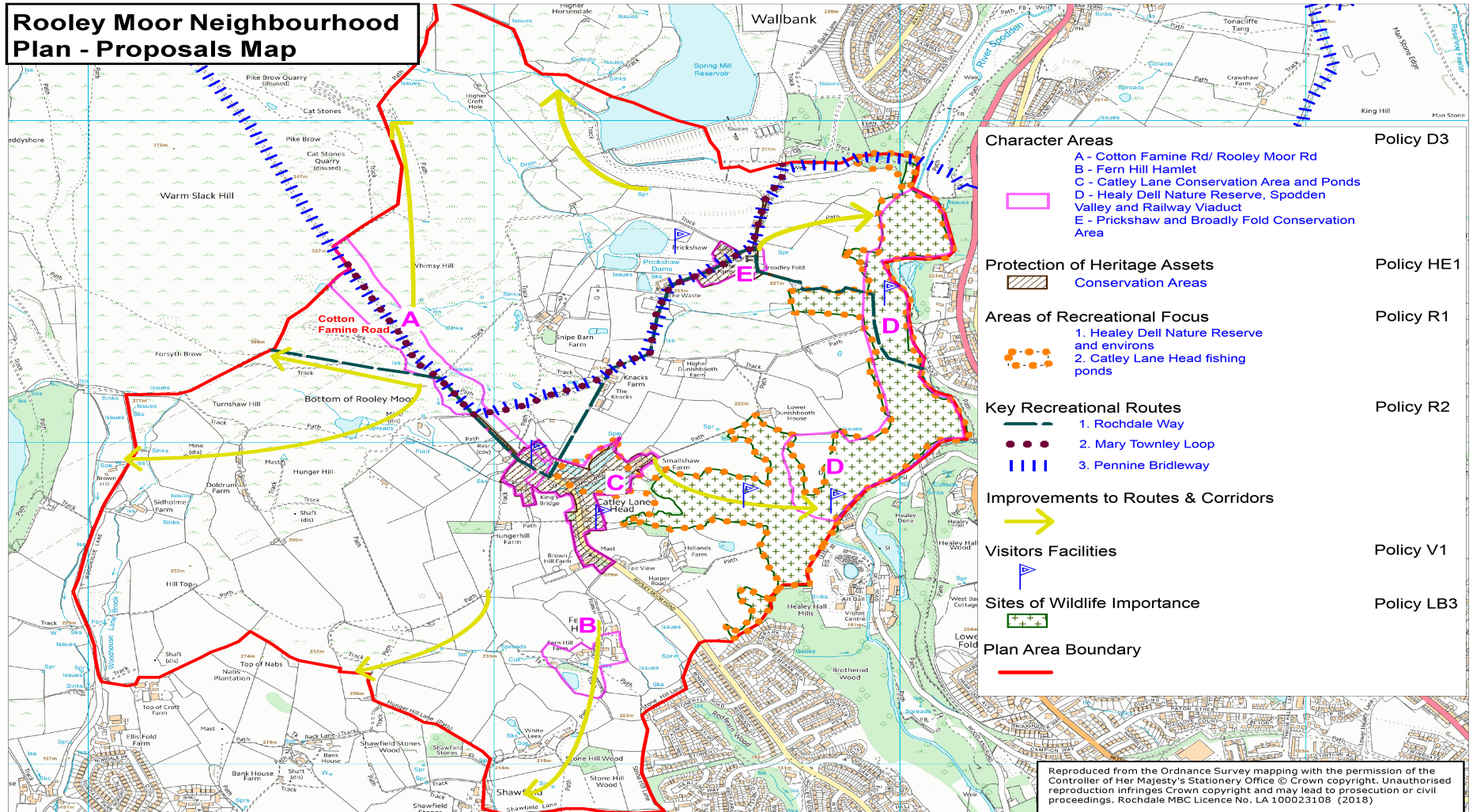
*improvements to highways and footpaths and traffic management measures. In some cases it will be more appropriate for developments to contribute financially towards identified schemes (commensurate with the impact of the development) in order to make the development acceptable and provide wider benefits.*

*The Forum will explore residents concerns about traffic speed on roads and lanes, manoeuvring of large vehicles, on-street parking, etc. with the Council and agree suitable measures which could be implemented through Council funding and developer contributions. The Forum's Action Plan (Chapter 7) will seek to identify potential highway improvements and traffic management measures agreed with the Council.*





## 6. PROPOSALS MAP







## 7. DELIVERY AND IMPLEMENTATION, MONITORING AND REVIEW

### Implementing the Plan

The Neighbourhood Plan will be delivered and implemented over the next ten years by different stakeholders and partners. It is not a rigid “blue-print” and provides instead a framework to guide future change and improvements through its vision, objectives and policies. Flexibility will also be needed as new challenges and opportunities may arise over the plan period. It is therefore important that the plan is monitored to assess how well policies are being implemented so that the plan may be reviewed at an appropriate time.

The Plan will be implemented through different delivery mechanisms, by different organisations and stakeholders and using different funding sources.

Firstly, the statutory planning process will direct and control private developer and investor interest in the Neighbourhood Area taking account of the Plan’s policies and the wider Local Authority and National Planning Policy Framework. Secondly, some infrastructure and environmental improvements will be secured through investment in, and the management of, public services, assets, and land. In the context of the prevailing economic climate and public funding there is a recognition that public investment in the area will be challenging to secure.

Thirdly, the voluntary and community sector will have a role to play in terms of local community infrastructure, events, environmental improvements, heritage and recreational pursuits. The Neighbourhood Forum will have a strong role to play in this regard.

In terms of the key areas of action, the following table summarises how the Plan will be delivered and implemented.

‘Policy area’ refers to the section of grouped policies. ‘How’ indicates the mechanisms for delivery and the source(s) of funding. ‘Who’ sets out the main bodies, agencies and partners who will be involved in the delivery. ‘Review Indicator’ is the means by which the policy can be monitored to assess if it is being implemented successfully.

<i>Neighbourhood Plan Policies</i>			
<i>Policy Area</i>	<i>How?</i>	<i>Who?</i>	<i>Review Indicator?</i>
<b>Housing in Rooley Moor</b>	Development management decisions, private sector investment.	RMBC, Private homeowners, developers.	Planning approvals for net additional residential units, applications for conversion, re-use of rural buildings.
<b>Maintaining Local Identity and Improving the Quality of New Development</b>	Development management decisions, implementation of Borough Urban Design Guide, use of RMBC review panel (Places Matter) and annual design awards, private sector investment.	RMBC, private homeowners, developers, Historic England and other heritage agencies.	Planning applications refused on grounds of poor design.

<b>Safeguarding Heritage Assets</b>	Development management decisions, private and public sector funding.	RMBC, Historic England and other heritage agencies.	Conservation Area reviews, number of new Listed Buildings etc., enhancements to heritage assets, planning applications approved/refused.
<b>Supporting the Rural Economy</b>	Development management decisions, private sector funding / investment.	RMBC, farm and related rural businesses.	Planning approvals, jobs created.
<b>Promoting Recreational Activities</b>	Development management decisions, public sector, private and voluntary sector funding.	RMBC, private sector, local businesses, local communities and voluntary sector, Link for Life, Pennine Edge Forest, Forestry Commission, Groundwork Trusts, Neighbourhood Forum.	Applications relating to recreational uses, recreational enhancements and improvements projects (e.g. rights of way, visitor facilities).
<b>Encouraging and Managing Visitors</b>	Development management decisions, private sector, public sector and voluntary sector funding.	RMBC, Pennine Edge Forest, United Utilities, Forestry Commission, Groundwork Trusts, local business, private sector, Neighbourhood Forum.	Implemented visitor facilities, new units of overnight accommodation, visitor survey.
<b>Protecting and Enhancing Landscape Quality and Biodiversity</b>	Development management decisions, Council environmental programmes, GM and Rochdale Biodiversity Action Plans, Local Environmental programmes.	RMBC, Natural England, Environment Agency, HCA, Pennine Edge Forest, voluntary sector organisations e.g. Groundwork.	Planning applications, tree loss/increase, number and extent of TPOs, SBI updates (number and grade).
<b>Protecting our Environment</b>	Development management decisions, Supplementary Planning Documents. Funding through developers, private sector, energy companies.	RMBC, developers, private sector, energy companies, landowners.	Planning applications approved/refused for energy installations and light pollution.

<b>Traffic Impact</b>	Traffic management measures, improved signage, public sector, private and voluntary sector funding.	RMBC Highways, GM Police enforcement, Neighbourhood Forum.	Road traffic accidents, perceived safety and parking improvements.
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Residents and businesses in the area have commented on the importance of the green belt in maintaining openness but also allowing ‘appropriate’ development. Other concerns have been the need to address localised flooding problems and pollution issues. Planning policies in the current Core Strategy provide sufficient controls to address these matters under planning legislation and therefore no additional policies have been included in the Neighbourhood Plan. However, the implementation of Council policies on green belt, flood risk, pollution in general will be monitored and reviewed annually alongside those of the Neighbourhood Plan. (See table below)

<i>Core Strategy Policies</i>			
<i>Policy Area</i>	<i>How?</i>	<i>Who?</i>	<i>Review Indicator?</i>
<b>Green Belt</b>	Core Strategy policies, Decisions on planning applications.	Rochdale Council, developers, landowners	Planning applications approved for inappropriate development in the green belt.
<b>Flood Risk</b>	Decisions on planning applications, regional and local Flood Management Plans, and Strategies, Green Infrastructure Plans and Strategies, national, regional and local public funding.	Rochdale Council, United Utilities, Environment Agency, landowners.	Flooding events, flood alleviation measures implemented and Strategic Flood Risk Assessment review.
<b>Pollution</b>	Decisions on planning applications, air/noise quality management monitoring	Rochdale Council, central government, developers and local businesses.	Events and environmental health monitoring.

## The role of the Neighbourhood Forum

The Neighbourhood Forum's stated objectives are to:

- promote high standards of planning and architecture;
- educate the public in the geography, history, natural history, culture and architecture; and
- secure the preservation, protection, development and improvement of features or areas of historic or public interest.

In terms of delivering the Plan, the Forum's role and actions are explained detail below.

### **Control of New Development**

The Council as Local Planning Authority will determine planning applications for new development in the area in accordance with the Plan's policies and other policies in the Local Development Plan. In this regard, the Forum will work with the Local Authority as a consultee and with developers where appropriate.

### **Built Heritage and Local Character**

The Forum will work with the Council, landowners, private investors and heritage groups and organisations to ensure that land management and new development is in keeping with the Plan's policies.

### **Local Facilities**

The Forum will work with local organisations and the Borough Council to improve facilities and services for local people.

### **Recreational Assets**

The Forum will work with the Borough Council, local landowners, visitors, walkers and equestrian organisations and groups to improve outdoor recreational facilities and their accessibility in the neighbourhood area and to resolve issues.

### **Rural Economy**

The Forum will work with local businesses and the farming community to ensure a prosperous and sustainable rural economy.

### **Traffic and Accessibility**

The Forum will work with Rochdale Council Highways Department to find ways to ensure the safety of roads, lanes, and rights of way, including bridleways by addressing signage, speeding and parking issues in the Neighbourhood Area.

### **Landscape and Environment:**

The Forum will work with local wildlife and conservation groups to promote wildlife and to ensure the local countryside is protected and preserved.

### **Promotion of the Area:**

Consistent with the Plan's policies, the forum will continue to promote the local heritage, landscape quality, and recreation al opportunities through its dialogue, events, publicity and actions.

## Community Infrastructure Levy (CIL)

The Rochdale Core Strategy explains that a Community Infrastructure Levy (CIL) will be introduced to force developments to contribute to infrastructure improvements in a standardised way. Financial contributions are required, where appropriate, from developers to mitigate the impact of the development on essential infrastructure through the use of developer obligations. A CIL levy will ensure that the burden of contributions for infrastructure costs, e.g. public utilities, policing, waste services, the highways network, healthcare, education, is spread more widely.

It should be noted that where there is a neighbourhood development plan in place, the neighbourhood is entitled to 25% of CIL revenues from new development taking place in the plan area. Although green belt restrictions on new development will limit potential CIL contributions, some funding could be available to address local issues such as improvements to highways and rights of way.

## **Reviewing the Plan**

To be effective, Neighbourhood Plans need to be kept up-to-date. Policies will age at different rates depending on local circumstances, and it is necessary to monitor how well the policies are performing and whether they remain relevant. It is therefore proposed to consider the results of annual monitoring to assess the effectiveness of policies and it is likely that at least a partial review of the Plan will be required after 5 years.

## 8. ACTION PLAN

The table overleaf summarises those projects or actions currently identified by the Forum (in consultation with residents) which will help to deliver the Plan and improve the quality and wellbeing of those living in and visiting the Area. Against each Action, the table sets out which other organisations and partners/stakeholders would be involved and where sources of funding may be available. The Action Plan is a living document and will be reviewed and developed further over the Plan period, taking account of opportunities that arise and funding availability.



ACTION PLAN				
Policy Ref	Item	Action	By Whom	Funding
Policy H1 – Housing	None identified			
Policy D1 – Design	None identified			
Policy D2 – Conversion and Re-use of Rural Buildings	None identified			
Policy D3 - Character Areas and Important Views	Seek removal of electricity pylons undergrounding of power lines	Contact Electricity North West and National Grid to list Rooley Moor Area for action	RMNF	Electricity North West and National Grid
Policy HE1 – Protection of Heritage Assets	Repairs to the cobbled road through Prickshaw village to Station Road	Commission survey to establish requirements	RMNF	TBA
	Repairs to the cobbled road from Catley Lane Head village to the junction at Knacks Lane	Commission survey to establish requirements	RMNF	TBA
	Repairs to footpaths, kerbs and drains throughout the area	Raise footpath levels and repair ditch drainage on Rooley Moor Road and Knacks Lane	Volunteer action, RMBC Highways	TBA
	Installation of traditional heritage style street furniture	Commission survey to establish requirements	RMBC Highways	TBA

<b>Policy RE1 – Farm Diversification</b>	None identified			
<b>Policy R1 - Areas of Recreational Focus</b>	Healey Dell	Increase public awareness	RMBC & RMNF	TBA
	Prickshaw	Increase public awareness	RMBC & RMNF	TBA
	Cotton Famine Road	Increase public awareness	RMBC & RMNF	TBA
	Fishing Ponds	Increase public awareness	RMBC, RMNF & WVAS	TBA
<b>Policy R2 – Key Recreational Routes</b>	Promotion of history and significance of Cotton Famine Road	Secure HLF funding to promote shared heritage	RMNF	HLF & RMBC
	Identify and publicise circular routes for walking, riding, running and cycling	Part of HLF project	RMNF	HLF & RMBC
	Develop improved links in cycle network	Document proposal	RMNF	TBA
<b>Policy R3 - Equestrian Development</b>	Establish equestrian rendezvous event	Work with equestrian community to hold a rendezvous event in Catley Lane Head on Sunday 27 <sup>th</sup> may 2018	RBBA, RMNF & RMBC	TBA
<b>Policy V1 – Visitor Facilities</b>	New litter bins at Catley Lane Head	Formal request to RMBC	RMNF	TBA
	Develop community / visitor centre / cafe	Proposal to utilise S106 or CIL funds	TBA	TBA
	Improve parking facilities	Request to Lord of the Manor to identify opportunities	TBA	TBA

<b>Policy V2 - Overnight Visitor Accommodation</b>	None identified			
<b>Policy LB1 - Landscape Protection and Enhancement</b>	Address waterlogging of Rooley Moor and water run off through Woodhouse Lane and Rooley Moor Road	Commission survey to establish appropriate measures	RMNF & RMBC	TBA
	Improve effectiveness and sustainability of moorland drainage systems, including ditches, gullies, ponds etc.	Identify opportunities and work with relevant agencies, organisations, landowner etc. Possibly voluntary work	RMNF, RMBC, Environment Agency, landowners	RMBC, EA
<b>Policy LB2 - Trees, Woodlands and Hedgerows</b>	Implement tree planting schemes for Healey Dell	Station Road and Knacks Lane hedgerow repairs	Forum volunteers and RMBC	Forestry Commission grants
<b>Policy LB3 - Sites of Wildlife Importance</b>	Identify sites of biological importance and support the establishment of wildlife networks and corridors	RMNF to commission survey (subject to costs and funding)	RMNF, RMBC, Landowners & stakeholders	?
<b>Policy E1 – Energy Efficiency and Renewable / Low Carbon Energy</b>	None identified			
<b>Policy E2 - Wind Turbines</b>	None identified			

<b>Policy E3 - Light Pollution</b>	<p>Ask residents to reduce light pollution in dark sky areas of the neighbourhood</p> <p>Prickshaw</p> <p>Boradley Fold</p> <p>Fern Hill</p>	Public awareness and voluntary participation	Residents	Voluntary
<b>Policy T1 - Traffic Impact</b>	Traffic calming measures for the rural section of Rooley Moor Road leading to Catley Lane Head	Request traffic survey to support the installation of warning signs (riders / walkers / cyclists) and radar speed notification sign	RMBC Engineers	RMNF have restricted fund of £700 from GMP
	Reduce / remove unauthorised traffic using Prickshaw as a cut through	Introduce signage to advise 'Authorised Traffic Only'	RMBC Engineers	

## APPENDIX 1 - EVIDENCE AND SUPPORTING INFORMATION

As a statutory planning document, a neighbourhood development plan needs to be supported by robust evidence to underpin its policies and proposals. The Neighbourhood Forum has used a range of sources as evidence including national and local planning guidance, the evidence base for the Borough's Local Plan, existing data relating to the Rooley Moor area and data gathered by group members.

Policies were also informed by the **results** of local consultation.

National and Local Planning Guidance		
<i>Document</i>	<i>Source</i>	<i>Web Link</i>
National Planning Policy Framework		<a href="https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740441/National_Planning_Policy_Framework_web_accessible_version.pdf">https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740441/National_Planning_Policy_Framework_web_accessible_version.pdf</a>
Rochdale Unitary Development Plan and Background Document (June 2006)	Rochdale M.B.C	<a href="http://www.rochdale.gov.uk/planning-and-building/local-planning-policy/unitary-development-plan">http://www.rochdale.gov.uk/planning-and-building/local-planning-policy/unitary-development-plan</a>
Rochdale Borough Core Strategy (October 2016)	Rochdale M.B.C	<a href="http://rochdale.gov.uk/planning-and-building/local-planning-policy/the-local-plan/core-strategy/Pages/default.aspx">http://rochdale.gov.uk/planning-and-building/local-planning-policy/the-local-plan/core-strategy/Pages/default.aspx</a>
Urban Design Guide Supplementary Planning Document (Sept 2007)	Rochdale M.B.C	<a href="http://www.rochdale.gov.uk/pdf/2008-09-12-residential-design-guide-v2.pdf">http://www.rochdale.gov.uk/pdf/2008-09-12-residential-design-guide-v2.pdf</a> <a href="http://www.rochdale.gov.uk/pdf/2008-09-12-urban-design-guide-v2.pdf">http://www.rochdale.gov.uk/pdf/2008-09-12-urban-design-guide-v2.pdf</a>
Guidelines and Standards for Residential Development Supplementary Planning Document (June 2016)	Rochdale M.B.C	<a href="http://www.rochdale.gov.uk/pdf/2016-06-21-ldf-spd-residential-development-adopted-june-2016-v2.pdf">http://www.rochdale.gov.uk/pdf/2016-06-21-ldf-spd-residential-development-adopted-june-2016-v2.pdf</a>
Biodiversity and Development Supplementary Planning Document Adopted January 2008 (Updates added February 2017)	Rochdale M.B.C	<a href="http://www.rochdale.gov.uk/pdf/2017-02-21-biodiversity-development-spd-updated-v2.pdf">http://www.rochdale.gov.uk/pdf/2017-02-21-biodiversity-development-spd-updated-v2.pdf</a>
Climate Change Adaptation Supplementary Planning Document (June 2012)	Rochdale M.B.C	<a href="http://www.rochdale.gov.uk/pdf/2013-01-04-ldf-spd-climate-change-adopted-v2.pdf">http://www.rochdale.gov.uk/pdf/2013-01-04-ldf-spd-climate-change-adopted-v2.pdf</a>

## Consultation and Engagement

<i>Document</i>	<i>Source</i>	<i>Web Link</i>
Rooley Moor Neighbourhood Plan Consultation Statement	Rooley Moor Neighbourhood Forum	
Rooley Moor Neighbourhood Plan Community Questionnaire  Report and Analysis August 2017	'PPS Planning – Manchester' for Rooley Moor Neighbourhood Forum	<a href="http://www.rmnf.org.uk/wp-content/uploads/2018/01/Questionnaire-analysis-11-09-final.pdf">http://www.rmnf.org.uk/wp-content/uploads/2018/01/Questionnaire-analysis-11-09-final.pdf</a>
Rooley Moor Neighbourhood Forum Website	Rooley Moor Neighbourhood Forum	<a href="http://www.rmnf.org.uk/about/neighbourhood-planning/">http://www.rmnf.org.uk/about/neighbourhood-planning/</a>
Rooley Moor Neighbourhood Form (Minute of meetings)	Rooley Moor Neighbourhood Forum	<a href="http://www.rmnf.org.uk/resources/meetings/">http://www.rmnf.org.uk/resources/meetings/</a>

## Research, Reports and Studies

<i>Document</i>	<i>Source</i>	<i>Web Link</i>
Census 2011	Office for National Statistics	<a href="http://www.ukcensusdata.com/rochdale-e08000005#sthash.ly5F50kw.dpbs">http://www.ukcensusdata.com/rochdale-e08000005#sthash.ly5F50kw.dpbs</a>
Agricultural Land Classification	Natural England	<a href="https://mappinggm.org.uk/gmodin/?lyrs=ne_agricultural_land_class_gm#os_maps_light/13/53.4561/-2.2726">https://mappinggm.org.uk/gmodin/?lyrs=ne_agricultural_land_class_gm#os_maps_light/13/53.4561/-2.2726</a>
Rooley Moor Neighbourhood Area, Rochdale, Heritage Appraisal (Oct 2015)	Jenny Wetton Conservation for Rooley Moor Neighbourhood Forum	<a href="http://www.rmnf.org.uk/wp-content/uploads/2016/05/Rooley-Moor-HA-JWC-compressed-images-23.10.15.pdf">http://www.rmnf.org.uk/wp-content/uploads/2016/05/Rooley-Moor-HA-JWC-compressed-images-23.10.15.pdf</a>
Catley Lane Head Conservation Area Appraisal (April 2017)	Rochdale M.B.C.	<a href="http://www.rochdale.gov.uk/pdf/2017-12-12-catley-land-head-apraisal-v1.pdf">http://www.rochdale.gov.uk/pdf/2017-12-12-catley-land-head-apraisal-v1.pdf</a>
Prickshaw and Broadley Fold Conservation Area Appraisal	Rochdale M.B.C.	<a href="http://www.rochdale.gov.uk/pdf/2014-07-24-prickshaw-broadley-fold-ca-appraisal.pdf">http://www.rochdale.gov.uk/pdf/2014-07-24-prickshaw-broadley-fold-ca-appraisal.pdf</a>
Mapping GM Metadata	Greater Manchester local authorities	<a href="https://mappinggm.org.uk/gmodin/">https://mappinggm.org.uk/gmodin/</a>
Rochdale Township	Rochdale M.B.C.	<a href="http://www.rochdale.gov.uk/pdf/2014-12-01-">http://www.rochdale.gov.uk/pdf/2014-12-01-</a>

Green Infrastructure Action Plan (September 2013)		rochdale-gi-action-plan-v2.pdf
South Pennines Wind Energy Landscape Study (October 2014)	Julie Martin Associates	<a href="http://lucmaps.co.uk/SPWED/mainmenu.html">http://lucmaps.co.uk/SPWED/mainmenu.html</a>
Bury, Rochdale and Oldham Strategic Flood Risk Assessment (2009)	Rochdale M.B.C, JBA Consulting	<a href="http://www.rochdale.gov.uk/pdf/2010-03-09-ldf-bro-sfra-volume1-user-guide-november-2009-v2.pdf">http://www.rochdale.gov.uk/pdf/2010-03-09-ldf-bro-sfra-volume1-user-guide-november-2009-v2.pdf</a>
Healey Dell Visitor Information	Friends of Healey Dell	
Rooley Moor Wind Farm Environmental Impact Assessment - Ecology	Coronation Power	<a href="https://www.rossendale.gov.uk/planx_downloads/Chapter_8_Ecology.pdf">https://www.rossendale.gov.uk/planx_downloads/Chapter_8_Ecology.pdf</a>

## Other Plans and Strategies

<i>Document</i>	<i>Source</i>	<i>Web Link</i>
Borough Renaissance Masterplan (2010)	Rochdale M.B.C.	<a href="http://www.rochdale.gov.uk/pdf/2013-12-02-rochdale-masterplan-2010.pdf">http://www.rochdale.gov.uk/pdf/2013-12-02-rochdale-masterplan-2010.pdf</a>
Local Biodiversity Action Plan	Greater Manchester Biodiversity Project	<a href="http://www.gmbp.org.uk/site/index.php?option=com_content&amp;task=view&amp;id=9&amp;Itemid=27">http://www.gmbp.org.uk/site/index.php?option=com_content&amp;task=view&amp;id=9&amp;Itemid=27</a>
North West River Basin Management Plan (2015)	DEFRA , Environment Agency	<a href="https://www.daera-ni.gov.uk/publications/north-western-river-basin-management-plan-2015-2021">https://www.daera-ni.gov.uk/publications/north-western-river-basin-management-plan-2015-2021</a>
Biodiversity 2020: A strategy for England's wildlife and ecosystem services	DEFRA	<a href="https://www.gov.uk/government/publications/biodiversity-2020-a-strategy-for-england-s-wildlife-and-ecosystem-services">https://www.gov.uk/government/publications/biodiversity-2020-a-strategy-for-england-s-wildlife-and-ecosystem-services</a>
Natural Character Areas (Area 36 Southern Pennines (NE323) 2012	Natural England	<a href="http://publications.naturalengland.org.uk/publication/511867">http://publications.naturalengland.org.uk/publication/511867</a>
Magic Map	MAGIC	<a href="http://www.natureonthemap.naturalengland.org.uk/">http://www.natureonthemap.naturalengland.org.uk/</a>



## APPENDIX 2 - AREA PROFILE MAPS

FIGURE 7 – MAP OF COMMUNITY FACILITIES

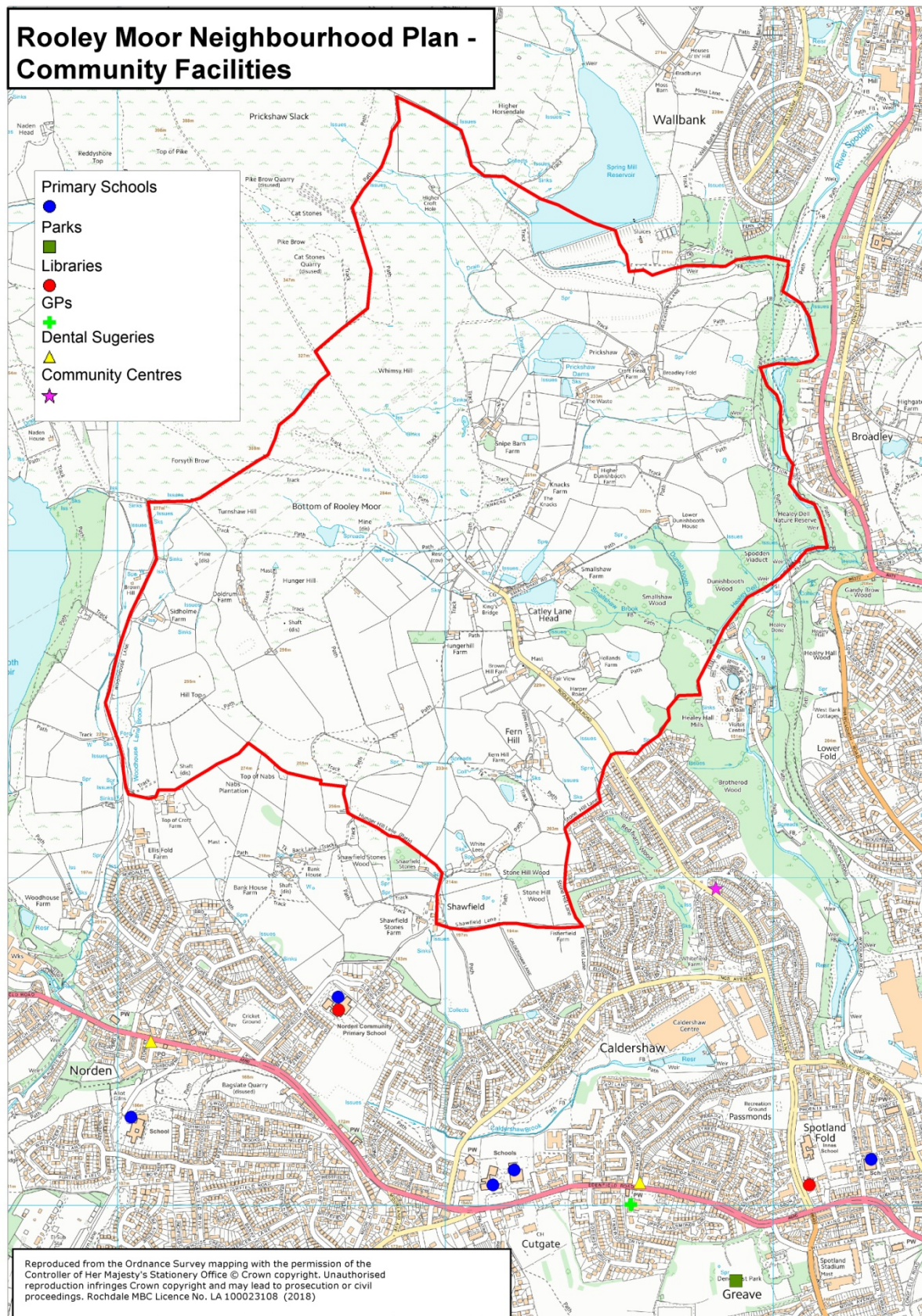




FIGURE 8 – MAP SHOWING ACCESSIBILITY

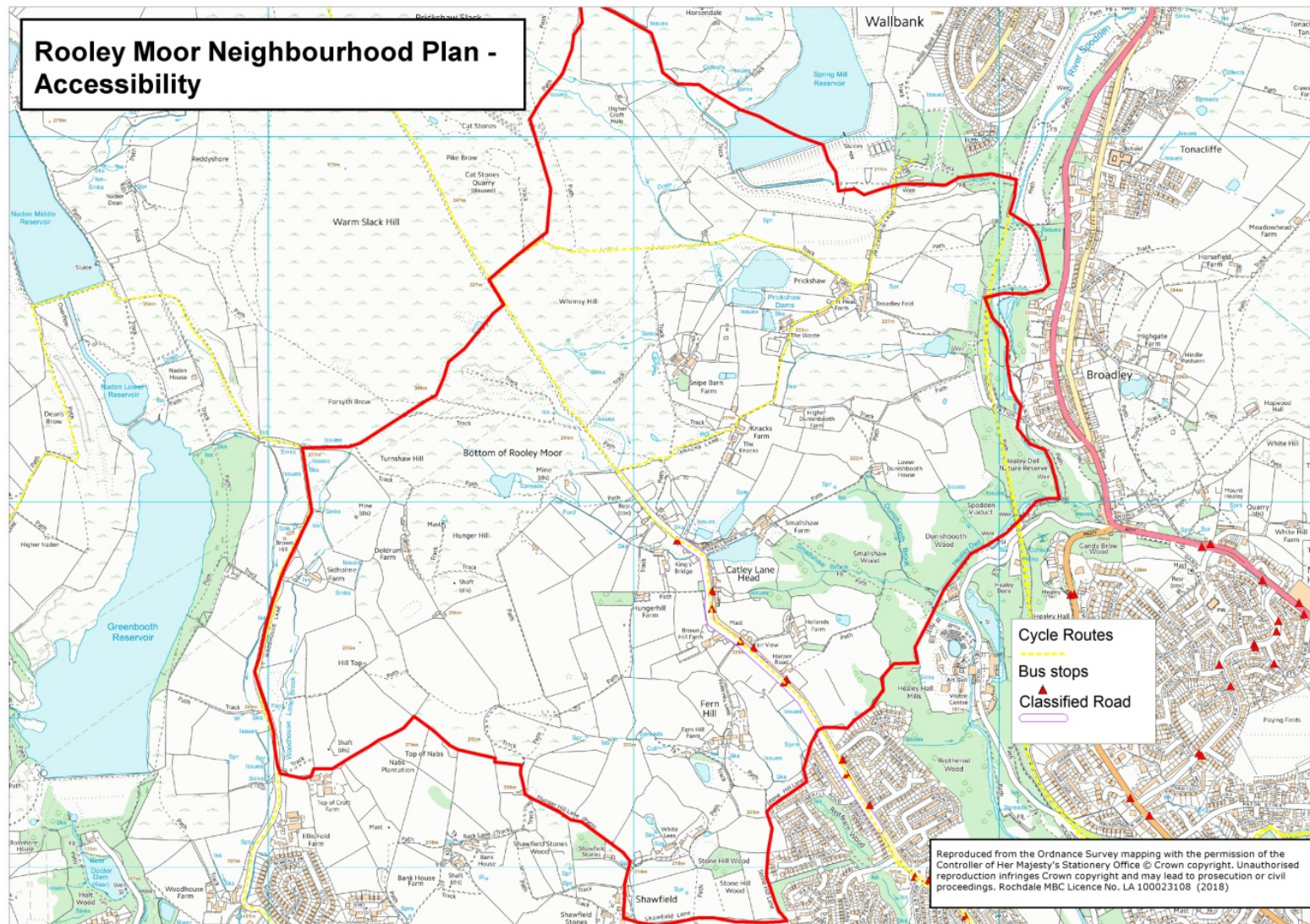




FIGURE 9 – MAP OF DEFINITIVE RIGHTS OF WAY

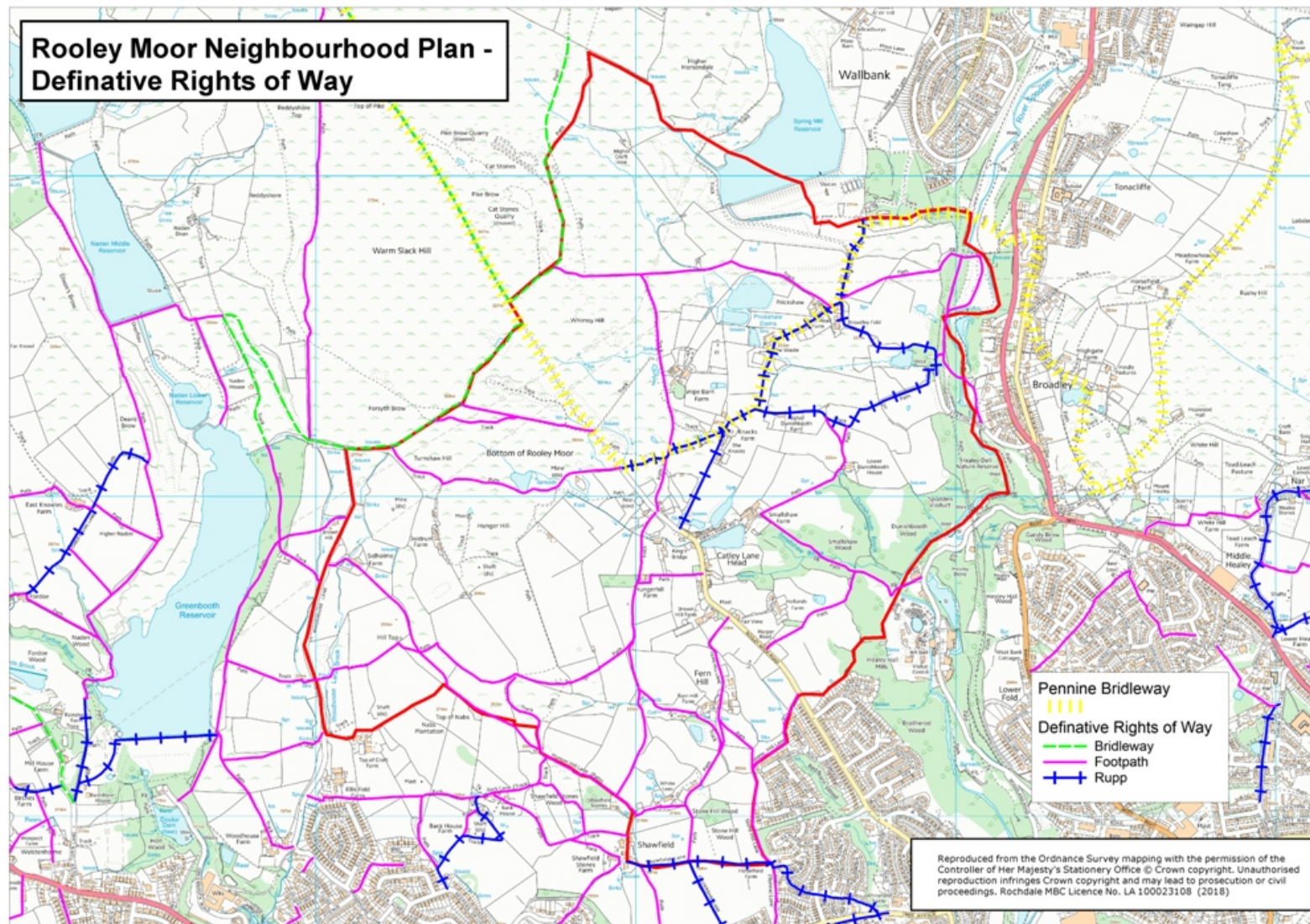


FIGURE 10 – AGRICULTURAL LAND CLASSIFICATION MAP

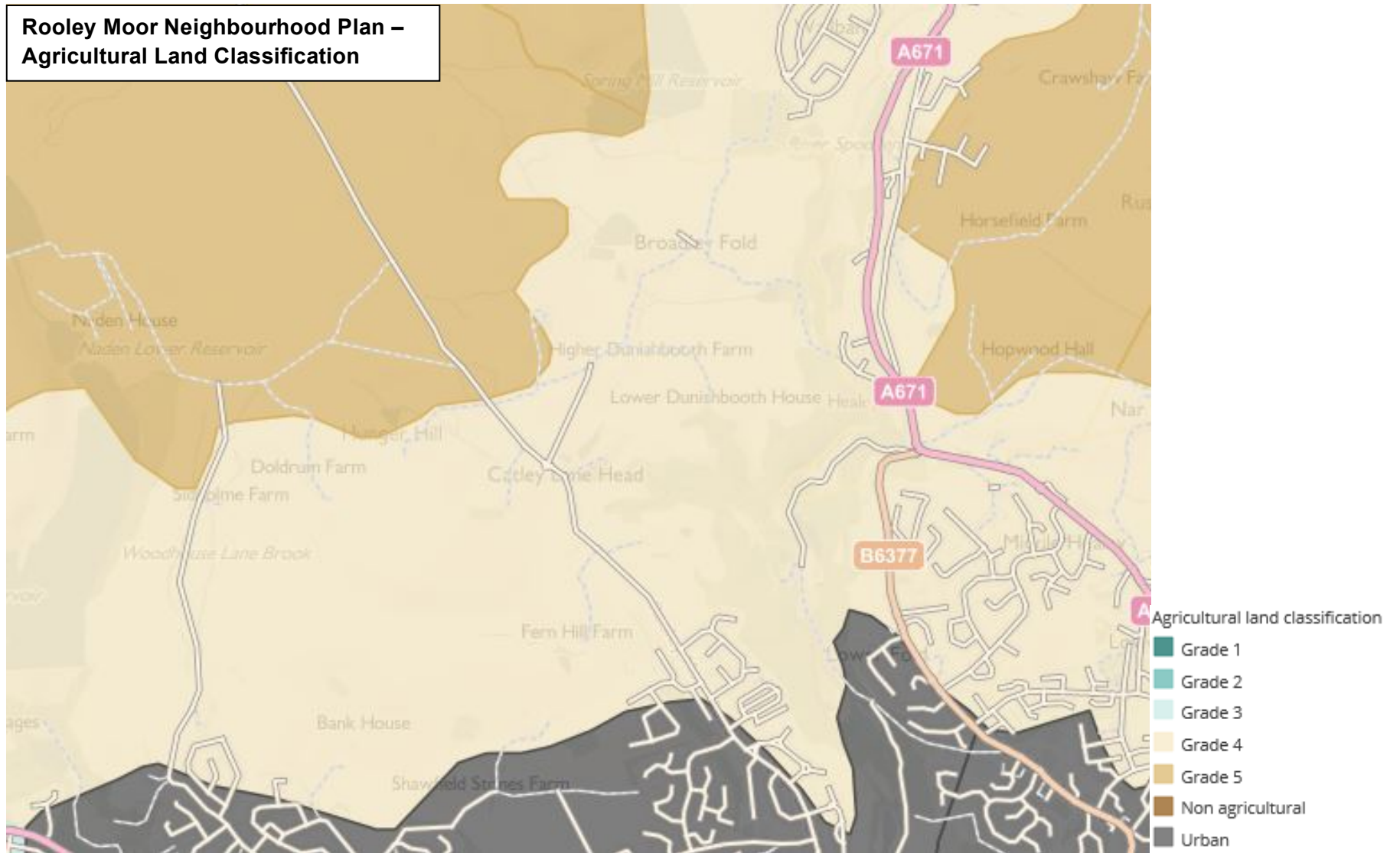




FIGURE 11 - MAP SHOWING CONSERVATION AREAS AND LISTED BUILDINGS

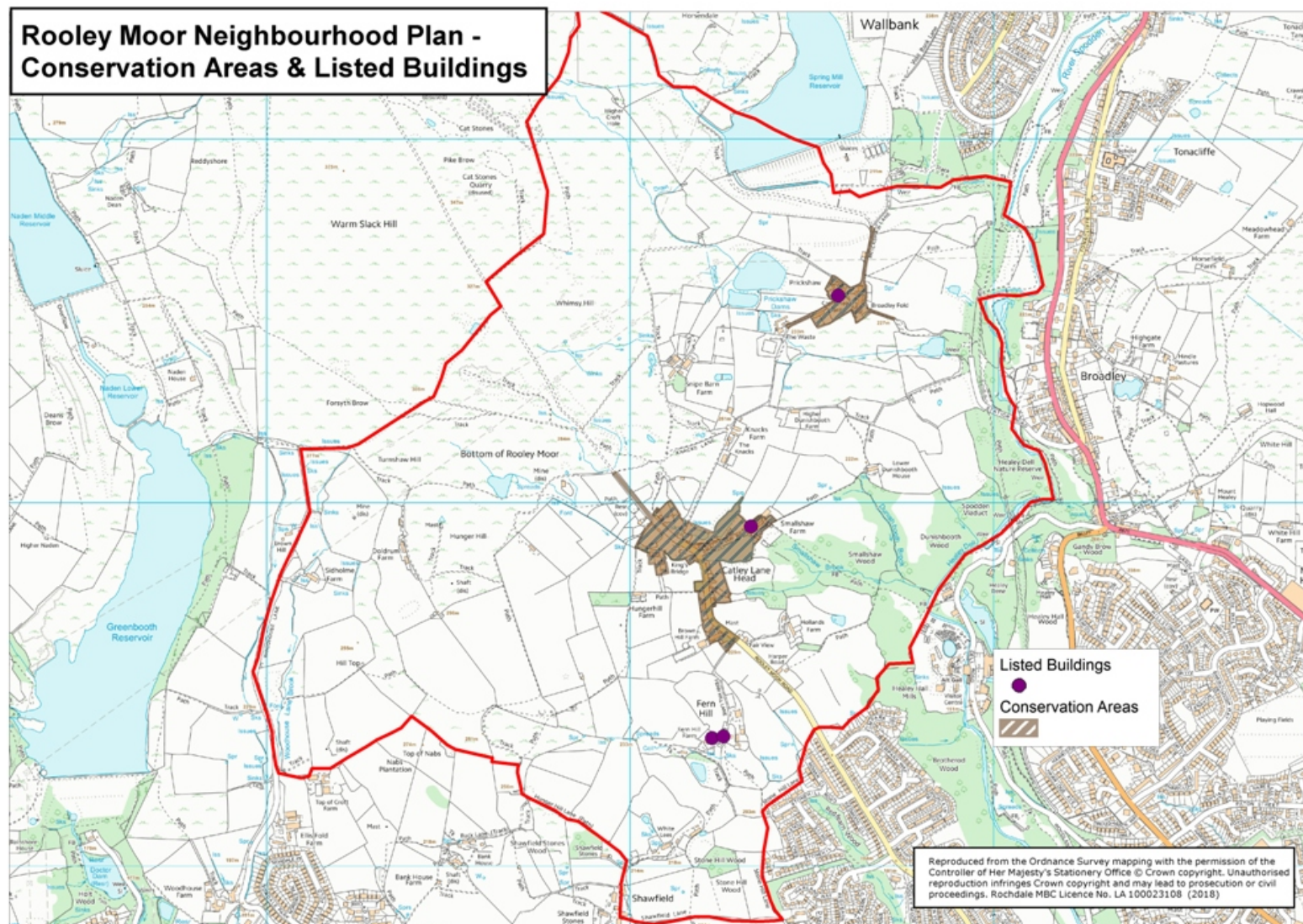




FIGURE 12 – MAP SHOWING HEALEY DELL SITE OF BIOLOGICAL IMPORTANCE (SBI) AND LOCAL NATURE RESERVE (LNR)

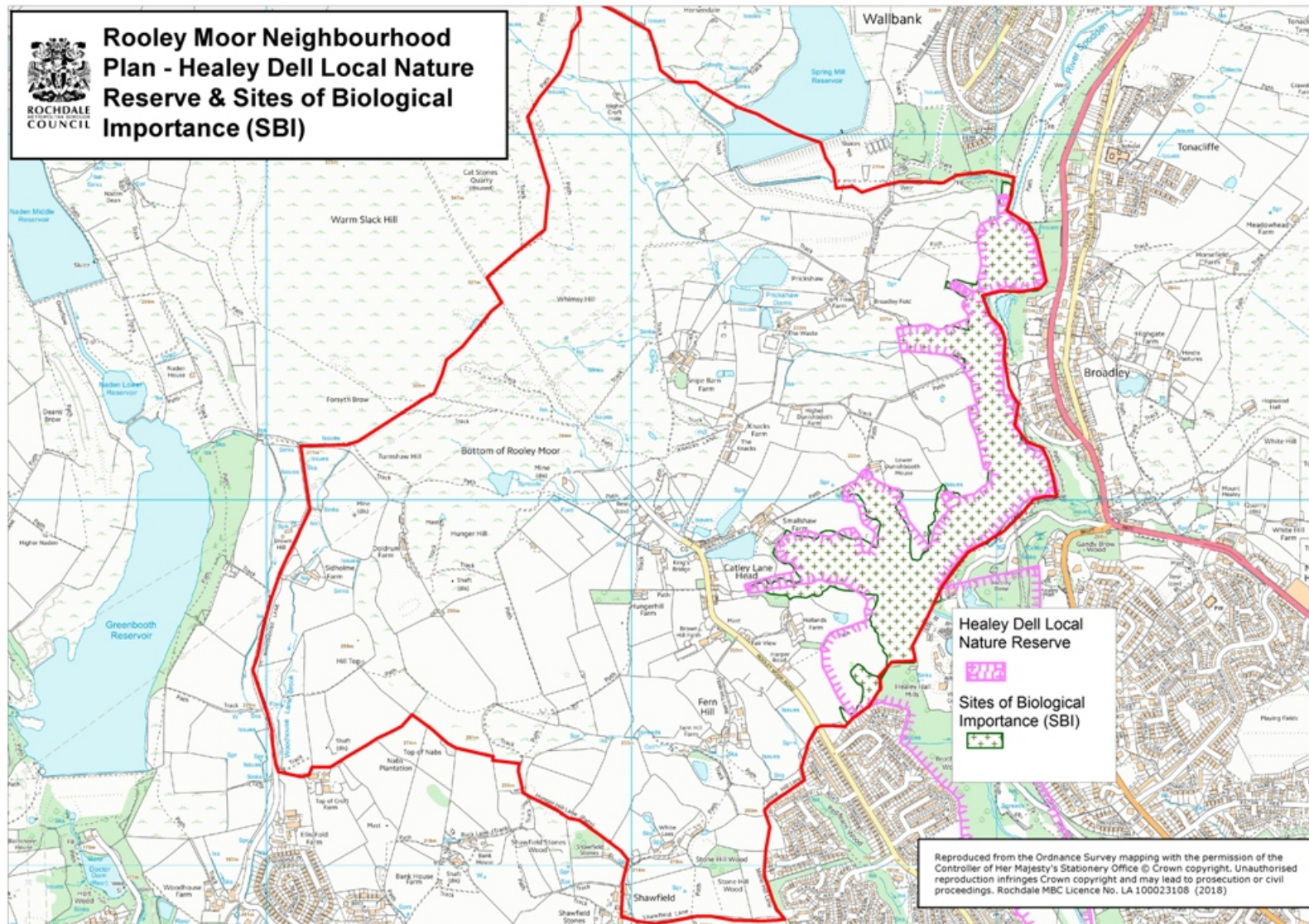
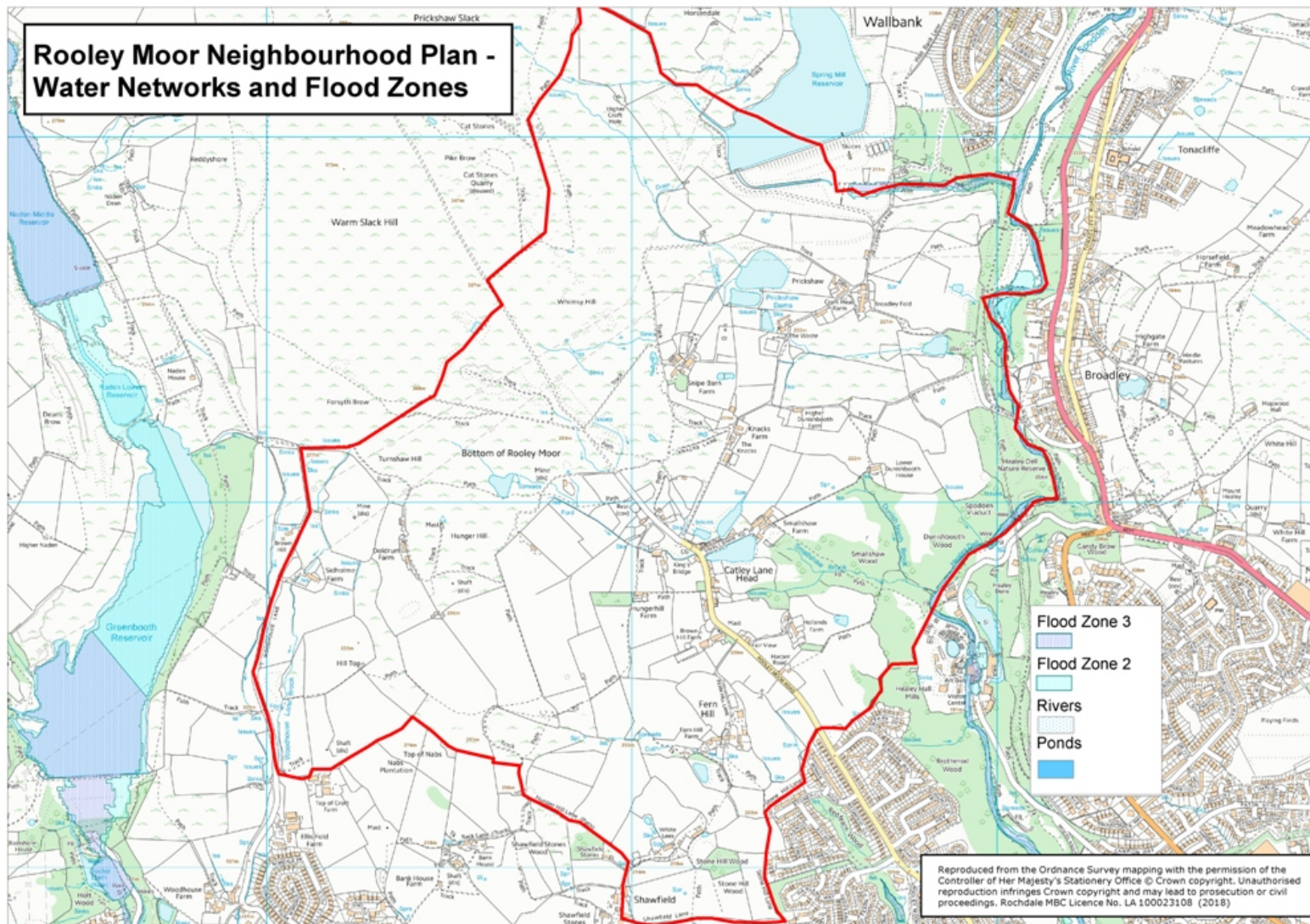


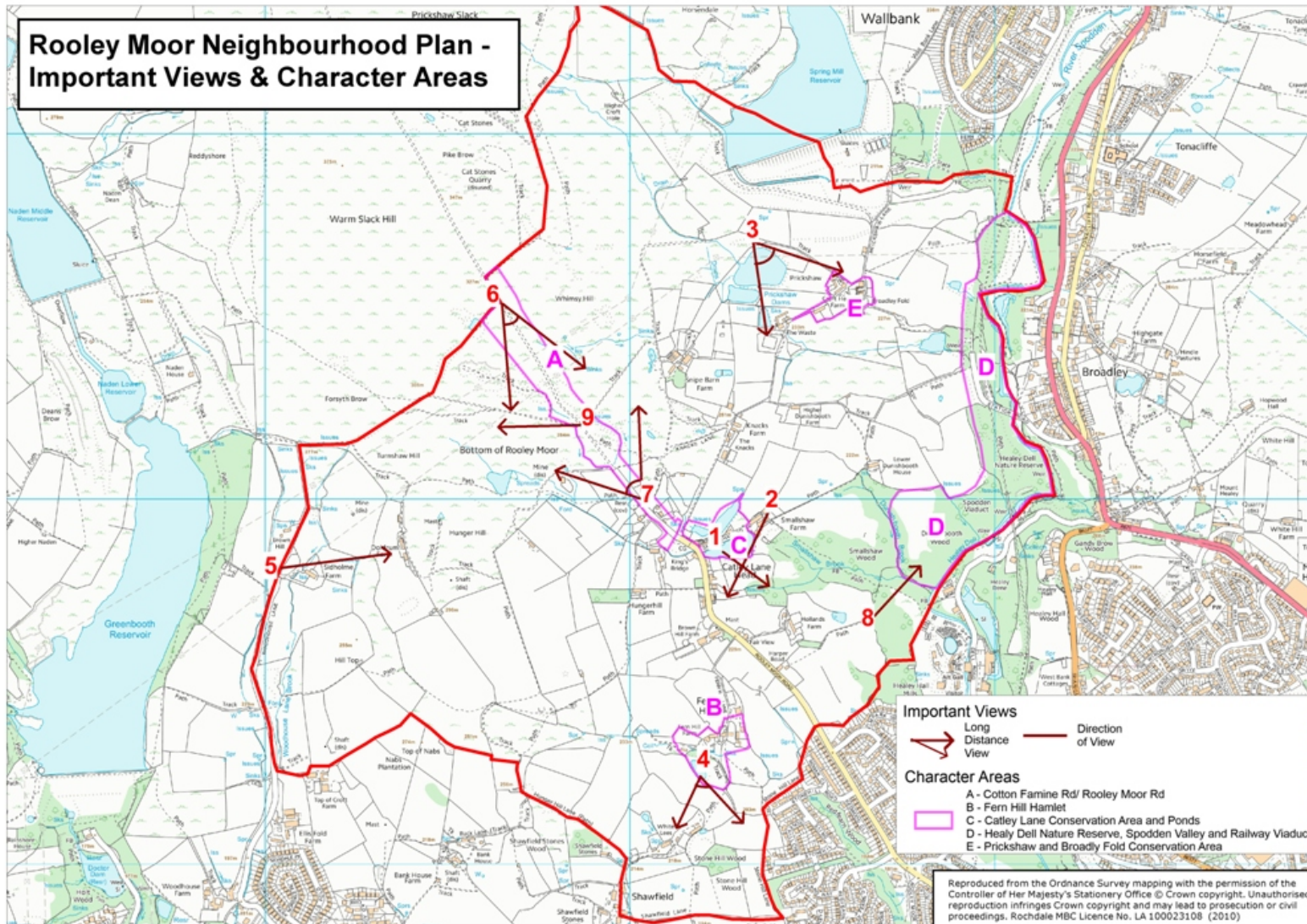


FIGURE 13 – MAP SHOWING WATER NETWORKS AND FLOOD ZONES





## APPENDIX 3 - CHARACTER AREAS AND IMPORTANT VIEWS







## CHARACTER AREAS

A - Cotton Famine Road



B - Fern Hill hamlet



C - Catley Lane Head Conservation Area



**D - Healey Dell Nature Reserve**



**E - Prickshaw and Broadley Fold Conservation Area**



## IMPORTANT VIEWS

**1 - View of Fishing Lake looking south east from Smallshaw Road**



**2 - View of the main fishing spot next to Smallshaw Farm**



**3 - View looking east to Prickshaw from the disused Cat Stones Quarry**





**4 - View looking south from Fern Hill**



**5 - Views east towards Hunger Hill from Woodhouse Lane**



**6 - View from moorland edge of Rooley Moor Road looking south**



**7 - View of Rooley Moor Road looking north to moorland edge**



**8 - View of Healey Dell viaduct from the River Spoden footpath in Dunishbooth Wood**



**9 - View west from junction of Knacks Lane and Rooley Moor Road**



## APPENDIX 4 - GLOSSARY

<b>BIODIVERSITY</b> - The degree of variation of life forms flora, fauna and habitats) within an ecosystem.
<b>CHANGE OF USE</b> – A material change in the use of land or buildings that is of significance for planning purposes, e.g. Residential to Business use.
<b>COMMUNITY INFRASTRUCTURE LEVY (CIL)</b> – A levy imposed by a local authority on new developments to provide necessary physical or other infrastructure, e.g. transport improvements, new schools, flood defences, health care etc.
<b>CONDITIONS</b> – Planning conditions are provisions attached to the granting of planning permission.
<b>CONSERVATION AREA</b> – An area of special architectural or historic interest, the character and appearance of which are preserved and enhanced by local planning policies and guidance.
<b>CORE STRATEGY</b> – The Core Strategy is a key document in the Local Plan (or Local Development Framework – see below) which provides the strategic planning framework for the borough’s future development needs up to 2028
<b>DESIGN AND ACCESS STATEMENT</b> - A document providing guidance on how design and access has been thought about in a scheme proposed for planning permission. Most developments require a design and access statement.
<b>DEVELOPMENT</b> – The carrying out of buildings, engineering, mining or other operations in, on, over or under land, or the making of any material use of any buildings or land.
<b>DEVELOPMENT PLAN DOCUMENT</b> – Spatial planning documents that are subject to independent examination that, together with the Regional Spatial Strategy (RSS) form the development plan (LDF) for a local authority area.
<b>FARM DIVERSIFICATION</b> - Farm diversification is when a farm branches out from traditional farming by adding new money making activities. This can be in place of or in addition to its traditional farming pursuits. Farm diversification can involve anything, from food production, equestrian activities, starting a bed and breakfast in the barn or setting up a local tourist attraction.
<b>FLOOD ZONE</b> – An area identified by the Environment Agency as being at risk from flooding (flood zone 3 having the greatest risk).
<b>GREEN BELT</b> – Areas of land where development is tightly controlled. The purposes of green belt are to check the unrestricted sprawl of large built up areas; to prevent neighbouring towns from merging into one another; to assist safeguarding the countryside from encroachment; and to assist in urban regeneration by encouraging the recycling of derelict and other land.
<b>GREEN INFRASTRUCTURE</b> – Green infrastructure is the physical environment within and between urban areas, specifically the network of open spaces, waterways, woodlands, green corridors and open countryside.
<b>GREENFIELD LAND</b> – Land which has not previously been developed or land where evidence of previous development has gone.
<b>HERITAGE ASSET</b> – A building, monument, site, place or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated assets and assets defined by the local planning authority.

<b>INFRASTRUCTURE</b> – A collective term for services such as roads, electricity, sewerage, water, health, waste facilities and community facilities.
<b>LANDSCAPE CHARACTER ASSESSMENT</b> – Grouping landscape into areas with similar character, based on physical and human influences. The assessment describes the physical, cultural and perceptual character of the landscape and identifies important and sensitive features.
<b>LISTED BUILDING</b> – Buildings that are identified for their special architectural or historic interest. Listed building consent is required to ensure that these features are protected. Listed buildings are graded Grade I, Grade II * and Grade II.
<b>LOCAL DEVELOPMENT PLAN</b> – A collection of planning documents containing spatial and other policies that regulate or control development across the Borough.
<b>LOCAL DEVELOPMENT DOCUMENT</b> – The collective term in the Planning Act for Development Plan Documents and the Statement of Community Involvement.
<b>LOCAL DEVELOPMENT FRAMEWORK (LDF)</b> – The term used to describe the local planning authority’s folder of published local development documents.
<b>LDF ALLOCATIONS DEVELOPMENT PLAN DOCUMENT</b> – Part of the LDF identifying exactly how much and what type of development will be going where and roughly when this will occur, accompanied by a Proposals Map for whole of an area.
<b>MITIGATION</b> – Measures taken to reduce adverse impacts of development and land-use changes.
<b>NATIONAL PLANNING POLICY FRAMEWORK (NPPF)</b> - The NPPF was published in July 2018, it sets out the Government’s planning policies for England and how these are expected to be applied. It replaces most of the Planning Policy Statements and Planning Guidance Notes issues by government within a single and more succinct document.
<b>NEIGHBOURHOOD DEVELOPMENT PLAN</b> – The development plan written by a community which has come together through a Parish Council or Neighbourhood Forum to shape new development by saying where development should be located, what it should look like and what areas/ features should be protected from development or the adverse effects of development. Introduced in the Localism Act 2011.
<b>ORIGINAL DWELLING</b> - The house as it was first built or as it stood on 1 July 1948.
<b>PERMITTED DEVELOPMENT RIGHTS</b> – Rights to carry out certain limited forms of development without the need to make an application for planning permission.
<b>PLANNING OBLIGATIONS</b> – see Section 106 Agreements.
<b>PREVIOUSLY DEVELOPED LAND (BROWNFIELD LAND)</b> – Land which is or was occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed surface infrastructure, and that has not lost evidence of this previous use.
<b>RENEWABLE AND LOW CARBON ENERGY</b> – Renewable energy covers those energy flows which occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also biomass. Low carbon technologies are those that can help to reduce carbon emissions. ‘Biomass’ is a renewable energy source from living or recently living plant and animal materials which can be used as fuel.



<b>SECTION 106 AGREEMENTS</b> – Allows a Local Planning Authority to enter into a legally binding agreement or planning obligation, with a land developer over a related issue (often to funded necessary improvements in the area).
<b>SITE OF BIOLOGICAL IMPORTANCE (SBI)</b> – A protected area of ecological significance in terms of flora, fauna, geological features and listed in a register produced on a county wide basis. Sites are graded A, B or C, depending on their scientific significance.
<b>STATEMENT OF CONSULTATION</b> – sets out how the Neighbourhood Forum has undertaken community participation and stakeholder involvement in the production of the Neighbourhood Plan. It is required to fulfil requirements set out in the Town and Country Planning (Local Planning) (England) Regulations 2012, and specifically Regulation 22(1) part (c).
<b>STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)</b> – A generic term used to describe environmental assessment as applied to policies, plans and programmes. The European SEA Directive (2001/42/EC) requires a formal environmental assessment of certain plans and policies including those in the field of planning and land-use.
<b>STRATEGIC FLOOD RISK ASSESSMENT (SFRA)</b> – A spatial assessment of flood risk from all sources identifying where flood risk is greatest in a local authority area. It is used to inform where certain types of development activity e.g. housing may, or may not be appropriate and will provide background information for detailed site flood risk assessments and planning for flood incidents.
<b>SUPPLEMENTARY PLANNING DOCUMENT (SPD/SPG)</b> – Part of the LDF that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' LDF document, e.g. on Design or a large redevelopment area.
<b>SUSTAINABLE DEVELOPMENT</b> – Defined by the World Commission on Environment and Development as 'meeting the needs of the present without compromising the ability of future generations to meet their needs'. The planning system should ensure that growth and development is sustainable.

## APPENDIX 5 - ADDENDUM

The RMNF trustees reviewed consultee comments for the pre-submission draft neighbourhood plan on 7<sup>th</sup> June 2018 and wish to note the following important elements within the Rooley Moor Neighbourhood Area:

- The southern views from Fair View Cottages (grid reference SD 87321 15615) are important.
- Two WWII Pillboxes (Grid Reference SD 87128 15913 and SD 87684 15600) and the following three scheduled monuments should be noted as heritage assets:
  - 1) BROADLEY STATION - MONUMENT NUMBER: 499065
  - 2) TRIPLE BANK AND DITCH - MONUMENT NUMBER: 1525509
  - 3) EARTHWORK BANK AND DITCH - MONUMENT NUMBER: 1525508