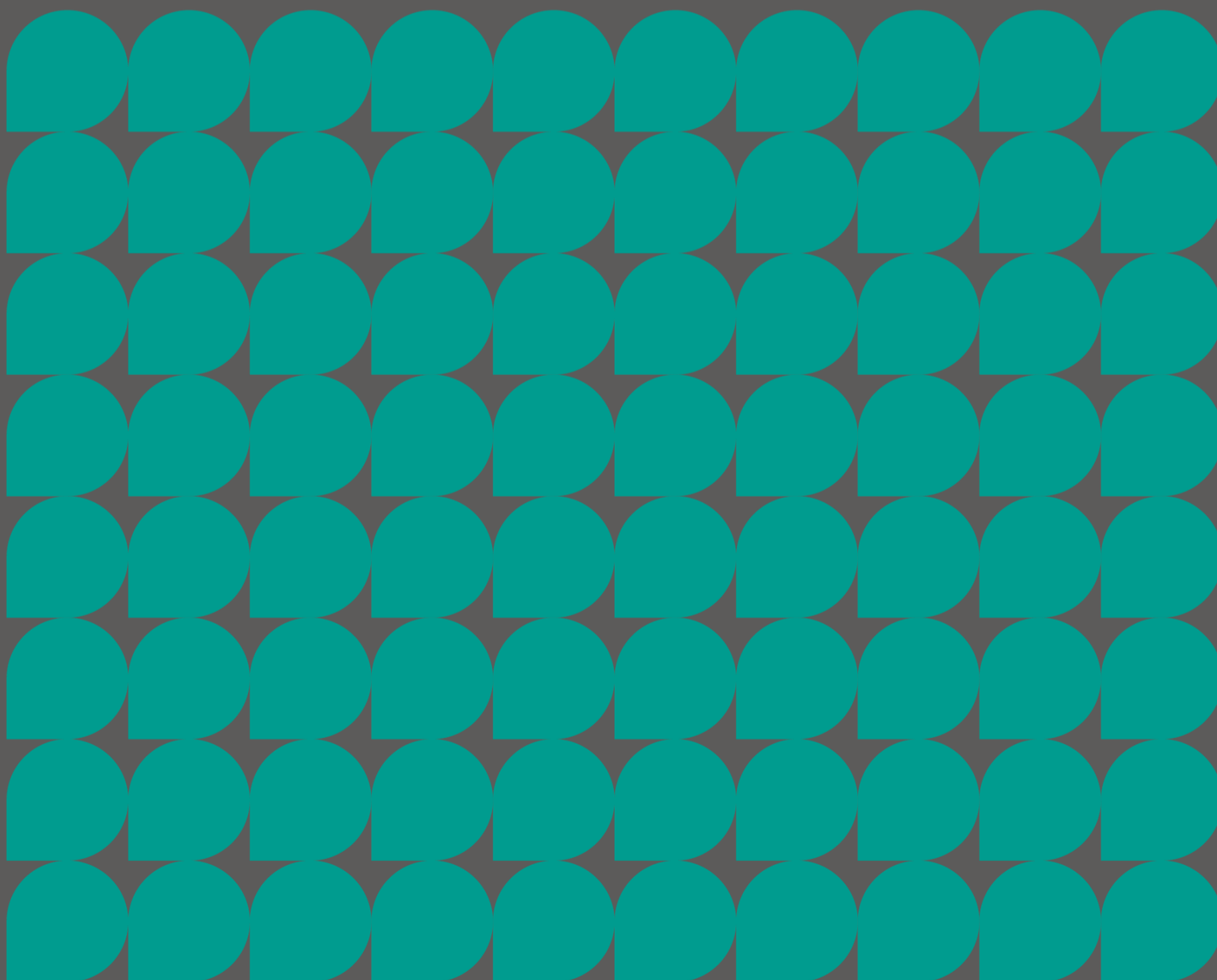


Places for Everyone

Rochdale Additions to the Green Belt
Issues Summary

February 2022



Additions to the Green Belt (Rochdale)

A summary of the main issues raised in relation to the policies within PfE 2021 Appendix B and the relevant respondents to PfE 2021 is set out below (for reference the summary of the 2019 responses is also provided, these had previously been published in the PfE 2021 Statement of Consultation (July 2021) - [Statement of Consultation](#)):

Additions to the Green Belt in Rochdale

Row	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
Rochdale GBA.1	The addition of Green Belt land whilst simultaneously building on Green Belt land is considered a contradiction / massaging of the figures and Green Belt additions mean very little as a result.	The supply of dwellings on brownfield land and vacant buildings has been maximised as set out in the Housing Topic Paper 06.01.03 . However, there is a quantitative and qualitative shortfall in the supply in the plan area which can only be met through the release of Green Belt. The proposed inclusion of land within the Green Belt is justified within Appendix 3 (Justifications for proposed additions to the Green Belt) of the Green Belt Topic Paper 07.01.25 and Case for Exceptional Circumstances to amend the Green Belt Boundary.	Linda Field Michael Hullock Ian Culman Jacqueline Barber
Rochdale GBA.2	The Plan is flawed due to the release of Green Belt being greater than that being added.	The supply of dwellings on brownfield land and vacant buildings has been maximised as set out in the Housing Topic Paper 06.01.03 . However, there is a quantitative and qualitative shortfall in the supply in the plan area which can only be met through the release of Green Belt. The proposed inclusion of land within the Green Belt is justified within Appendix 3 (Justifications for proposed additions to the Green Belt) of the Green Belt Topic Paper 07.01.25 and Case for Exceptional Circumstances to amend the Green Belt Boundary. Therefore it is considered that this approach is in line with the requirements in NPPF.	Paul Roebuck
Rochdale GBA.3	Not enough Green Belt additions are provided.	In accordance with national planning policy, amendments to the Green Belt can only be made in exceptional circumstances, taking into account openness and permanence, and the five Green Belt purposes. The opportunities to enhance the beneficial use of the new/ remaining Greater Manchester Green Belt has been identified in the Green Belt Topic Paper 07.01.25 .	Aydin Sezen Mahmutoglu

Row	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
Rochdale GBA.4	Concerns relating to the procedure of adding land to the green belt being too complicated for residents to understand.	The proposed inclusion of land within the Green Belt is justified within Appendix 3 (Justifications for proposed additions to the Green Belt) of the Green Belt Topic Paper 07.01.25 and Case for Exceptional Circumstances to amend the Green Belt Boundary.	Mike Seer
Rochdale GBA.5	The land being offered as additional Green Belt is undesirable.	The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. Green Belt serves five purposes (NPPF, Paragraph 138), however none of these purposes necessitate the provision of access to the land in the first instance. Once Green Belts have been defined, local planning authorities can then plan positively to enhance their beneficial use, such as looking for opportunities to provide access.	Michael Hullock
Rochdale GBA.6	The site selection process for each site should be transparent and specific assessments undertaken by a knowledgeable but independent party to ensure sites meet the required purposes.	The proposed inclusion of land within the Green Belt is justified within Appendix 3 (Justifications for proposed additions to the Green Belt) of the Green Belt Topic Paper 07.01.25 and Case for Exceptional Circumstances to amend the Green Belt Boundary.	Ian Culman
Rochdale GBA.7	Re-wilding should be undertaken in Green Belt addition areas.	The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. Green Belt serves five purposes (NPPF, Paragraph 138). Once Green Belts have been defined, local planning authorities can then plan positively to enhance their beneficial use.	Aydin Sezen Mahmutoglu
Rochdale GBA.8	Proposed addition GBA19 (Land to the west of Stakehill Business Park) is locked off from other Green Belt land and is only being included to offset the loss of other Green Belt land.	The proposed inclusion of land within the Green Belt is justified within Appendix 3 (Justifications for proposed additions to the Green Belt) of the Green Belt Topic Paper 07.01.25 and Case for Exceptional Circumstances to amend the Green Belt Boundary.	Mike Seer
Rochdale GBA.9	GBA19 (Land to the west of Stakehill Business Park) is already used as allotments, school playing fields and pasture land and should not be counted as Green Belt land.	The proposed inclusion of land within the Green Belt is justified within Appendix 3 (Justifications for proposed additions to the Green Belt) of the Green Belt Topic Paper 07.01.25 and Case for Exceptional Circumstances to amend the Green Belt Boundary.	Andrew Scanlon Jeanette Tilstone
Rochdale GBA.10	GBA19 (Land to the west of Stakehill Business Park), GBA20 (Land at Firgrove Playing Fields) & GBA25 (Land at Summit) are already used by the public and present as Green Belt.	The proposed inclusion of land within the Green Belt is justified within Appendix 3 (Justifications for proposed additions to the Green Belt) of the Green Belt Topic Paper 07.01.25 and Case for Exceptional Circumstances to amend the Green Belt Boundary.	Aydin Sezen Mahmutoglu

Row	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
Rochdale GBA.11	Proposed addition GBA20 (Land at Firgrove Playing Fields) should be removed from the additions list as the addition would restrict the provision of / any future planning application for ancillary facilities on the site (specifically upgraded changing rooms and a fenced / floodlit Artificial Grass Pitch).	Sports provision is an appropriate use within the Green Belt. NPPF paragraph 149 identifies the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport as appropriate as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.	Sport England
Rochdale GBA.12	GBA20 (Land at Firgrove Playing Fields), GBA21 (Land between railway line and Rochdale Canal), GBA22 (Land north of St Andrew's Church), GBA23 (Land at Townhouse Brook) & GBA24 (Land north of Shore) are drainage basins and/or have an existing use and are unlikely to be developed / generally do not perform as Green Belt is supposed to.	The proposed inclusion of land within the Green Belt is justified within Appendix 3 (Justifications for proposed additions to the Green Belt) of the Green Belt Topic Paper 07.01.25 and Case for Exceptional Circumstances to amend the Green Belt Boundary.	Jacqueline Barber