

Dear Resident / Consultee,

Rooley Moor Neighbourhood Development Plan

Good News! – From Monday 26th March 2018 a six-week consultation will commence so you can review and comment on the Pre-submission Draft Neighbourhood Development Plan for our area. Members of our Neighbourhood Plan Group have been working on the Plan for over a year and now feel the Plan can be recommended to you.

We want your feedback before we finalise the plan and submit it for the Secretary of State's approval.

What is the Plan for?

The purpose of the Plan is to provide a community led framework to guide, promote and control the future use and development of land in the area. It will also guide conservation and will promote improvements and investment in the area. 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.

How important is it to look at the Plan and comment?

The Plan is an important document and will affect you whether you live in the area, work there or visit. It will influence what improvements are carried out in the area, and how land and property is used and what types of development will be permitted. Please take this opportunity to look at the Plan and let us know which bits you support or object to. Where you have an objection, it's important you tell us what change we could make to overcome your objection.

Where can I see the Plan?

You can see the Plan online at <http://www.rmnf.org.uk> A paper copy of the Plan is available to view at the Central Library, No.1 Riverside, Smith Street, Rochdale OL16 1XU and Spotland Library, Ings Lane, Rochdale OL12 7AL. We are also holding a consultation session that will take place 10am to 2pm on 21st April 2018 at Spotland Methodist Church, Rooley Moor Road, Rochdale OL12 7DQ. This will give everyone an opportunity to see the Plan, ask questions and discuss any concerns with members of the Neighbourhood Plan Group.

The Plan may appear complicated and official, but it is quite straightforward if you follow the Contents page. You may not have time to read everything but hopefully you will find time to focus on those parts of the Plan that you are interested in or which matter to you. If you have any queries about the Plan, please contact us (email: info@RMNF.org.uk or ring 07970715904) and we will do our best to assist.

How can I make my Representation and Comment?

You have six weeks to make your representation and comments. Please note all comments should be received by Friday 4th May 2018 or we may not be able to take them into account. You can suggest changes to the policies in the Plan or you can suggest new policies for inclusion. Comment forms are available at each library or to download and print from our website (<http://www.rmnf.org.uk>); just follow the instructions on how to complete the form and return your comments. Alternatively, you can complete the online comments form that is also on our website.

What happens next?

Once we have your comments we will consider them and decide what changes to make to the Plan.

The Plan then 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.

We look forward to receiving your comments!

Thank you in anticipation,

Rooley Moor Neighbourhood Forum