

1 Introduction

- 1.1 This Area Framework has been prepared by Rochdale Council to guide the redevelopment and revitalisation of a major part of Rochdale town centre, specifically the area identified as 'Rochdale Town Centre East' (see Figure 1- Rochdale Town Centre East Area Framework SPD Boundary). The area has the potential for major change and detailed planning guidance is therefore required. The Area Framework is to be adopted by the Council as a Supplementary Planning Document (SPD) that supplements Rochdale's Unitary Development Plan (UDP), adopted in 2006, and government planning guidance. As such it will be a material consideration in the determination of planning applications for development in the Rochdale Town Centre East area.
- 1.2 The Area Framework provides guidance to bring about a high quality, comprehensive, integrated town centre redevelopment that together with other regeneration schemes will meet the needs and aspirations of all those who live, work in or visit Rochdale Borough.
- 1.3 The Area Framework does not aim to set out in detail a specific scheme that must be implemented but provides broad guidance within which development proposals may come forward as part of a comprehensive and co-ordinated redevelopment. The Area Framework therefore:
- Sets out the Vision for Rochdale Town Centre;
 - Provides an Aim and Objectives for the development;
 - Provides planning guidance for the town centre in accordance with the existing and emerging national and local planning policies;
 - Provides evidence to support the development opportunity;
 - Provides a coherent planning and urban design context for future development;
 - Defines the expected extent, character, content and strategic form of development; and
 - Guides best practice in architecture, urban design, landscape, sustainability and other matters.

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