



Date of Meeting	23 January 2019
Portfolio	Cabinet Member for Planning, Development & Housing
Report Author	Sohida Banu
Public Document	

Draft Lower Falinge and College Bank area Supplementary Planning Document (SPD)

Executive Summary

- 1.1 A draft Supplementary Planning Document (SPD) has been produced for the Lower Falinge and College Bank area to support the continued regeneration and renewal of the area by providing detailed planning and design advice. This report seeks approval to begin consultation on the draft SPD as the next key stage in the process before it can be formally adopted.

Recommendation

- 2.1
- The draft SPD is approved for public consultation for a period of six weeks to seek the views and comments of the public and key stakeholders.
 - That Head of Planning is given delegated authority (subject to discussion with the Portfolio Holder) to make any final minor amendments to the draft SPD prior to the commencement of the formal consultation period (including presentational and factual changes).

Reason for Recommendation

3. As set out in paragraph 15 of the National Planning Policy Framework, Supplementary Planning Documents build upon and provide more detailed advice or guidance on the policies in the Local Plan. Regulations 11 to 16 of the Town and Country Planning (Local Planning) (England) Regulations 2012 set out the requirements for producing SPDs. Regulation 12 requires that consultation is undertaken prior to the adoption of an SPD.

Key Points for Consideration

4.1 Background

- 4.2 Lower Falinge and College Bank have been recognised as needing investment in order to provide the tenants and residents with better opportunities and improved living conditions. Rochdale Borough-wide Housing

(RBH) commissioned Levitt Bernstein and GVA in early 2017 to produce a Master Plan for the two neighbourhoods and carry out a phase of work which explores possible options for investment in College Bank and Lower Falinge.

4.3 Participation and consultation so far

Preparation of the Lower Falinge and College Bank Masterplan has been widely consulted on with residents and businesses' within the area. The public consultation process has included the distribution of leaflets, drop in sessions and workshops held at both College Bank and Lower Falinge in order to introduce various development options.

To date there have been three workshops, which have helped to inform the key aim and objectives of each neighbourhood – see Consultation Statement for further information on these workshops.

4.4 Purpose of a SPD

The proposed Supplementary Planning Document (SPD) will provide a development strategy for the Lower Falinge and College Bank area. It outlines potential development opportunities within the area including options for the scale and mix of future proposals on a number of different sites. The SPD will provide further detailed guidance in order to achieve coherent and comprehensive development within the area and ensure the delivery of the necessary new infrastructure.

4.5 There is also an opportunity to make more of Rochdale Town Centre as a location, creating places where people want to come and live and helping to make Rochdale Town Centre thrive.

4.6 The SPD will also be used by the Council as a material consideration when determining future planning applications.

The SPD elaborates upon policies within the Rochdale Core Strategy (2016), The SPD will therefore provide further detail on how relevant policies in the Local Plan will be applied to the sites and principles for how development of the sites would best be taken forward. Notably policy C2 – Focusing on regeneration areas and economic growth corridors/areas, specifically part 7. 'Falinge, Spotland and Sparth, Rochdale, where we will improve the residential environment including new high quality housing where opportunities occur'.

4.7 The Supplementary Planning Document content

The following is a summary of the content and structure within the consultation draft SPD:

Introduction, vision, purpose and status of the SPD	Explains why the SPD has been produced and how it is structured.
Background, planning policy	Sets out the broad policy framework that applies to the site, highlights the main Local Plan policies and

framework, relevant plans and strategies	relevant key plans and strategies that have informed the SPD.
Development Context	Describes the SPD area and provides a spatial portrait of the site. It also looks at the relationship with the adjoining areas.
Development Principles	Establishes the principles and parameters to guide future development for the next 10-15 years in the surrounding area. Specifically looking at: <ul style="list-style-type: none"> • Connectivity and Movement • Streets and Public Realm • Public open spaces and play provision • Non-residential uses and new facilities • New and improved homes • Sustainable development
Design Principles	Sets out an approach for landowners to follow when designing their schemes which will help ensure a high standard of design comes forward. Specifically looking at: <ul style="list-style-type: none"> • Access and movement • Open spaces • Mixed uses • Heights and massing
Transport and Access	Explains what connections are required within the SPD area and how transport issues will be considered in policy terms.
Focus areas	Sets out five broad areas of focus – each with different development considerations and guidance suitable for that area. It also sets out principles for the form and the types of uses which would be permitted within the potential focus areas, such as improving and creating new connections and public spaces, consideration of some level of clearance within areas with long term sustainability issues, providing a mix of types and styles of homes for the community. <p>The five focus areas are:</p> <ul style="list-style-type: none"> • Abbeydale Road • Redcross Road • St. Mary’s Gate • Future area of focus • College Bank
Delivery and Implementation	Explains how the development and infrastructure set out in the SPD is needed to support it will be secured and delivered.

Next Steps

If approved for consultation, it is proposed that the draft SPD and associated documents will be subject to public consultation for a period of six weeks to start shortly following approval.

The Council will publicise on the website and in any other ways considered appropriate including making a copy available at Rochdale Library. Details of how to make representations and the date by which those representations must be received will also be publicised.

Following this public consultation, all the comments and representations will be considered, and, where necessary, changes will be made to the SPD. A further report will be produced for Rochdale Township requesting Members to approve and adopt the final SPD.

Alternatives considered

Not producing this SPD will mean there is less clarity in terms of guidance to applicants and developers within this important regeneration area. This may result in proposals which do not properly deal with planning requirements and result in poorer quality schemes being submitted.

Costs and Budget Summary

- 5.1 There are no specific financial implications arising from the recommendations within this report or for the Council's involvement in the process at this stage. Consultation costs will be covered by existing planning budgets.

Risk and Policy Implications

- 6.1 There are no specific risk issues for members to consider arising from this report.

Consultation

- 7.1 If the draft SPD is approved, the Council will publicise and consult for a period of six weeks to begin as soon as possible following approval. During this time the application and supporting information will be published on the Council's website, and paper copies of the documents will be available in Rochdale Library. Stakeholders on the Council's planning policy database will be notified by letter or email.

Background Papers

Place of Inspection

8. Draft College Bank and Lower Falinge area SPD

Members Lounge

Consultation Statement

Equalities Impact Assessment	
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