



Date of Meeting	10 February 2021
Portfolio	Cabinet Member for Regeneration, Business, Skills & Employment
Report Author	Wayne Poole
Public Document	

## Draft Lower Falinge Supplementary Planning Document (SPD)

### Executive Summary

- 1.1 A draft Supplementary Planning Document (SPD) has been produced for the Lower Falinge 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 at least four weeks to seek the views and comments of the public and key stakeholders.
  - That the 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

- 3.1 As set out in the National Planning Policy Framework and National Planning Practice Guidance, 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

#### Background

- 4.1 Lower Falinge has been recognised as needing investment in order to provide the tenants and residents with a better mix and quality of homes and better

opportunities. Rochdale Boroughwide Housing (RBH) commissioned Levitt Bernstein and GVA (now Avison Young) in early 2017 to produce a Masterplan for an area that included Lower Falinge to explore possible options for long term investment in the area.

- 4.2 A Draft SPD for a wider area was produced and consulted on in 2019. However, as a result of comments raised during consultation in respect of part of the area covered by that SPD it was decided that the document would be amended to remove that area from the document before consultation was undertaken on a revised document.
- 4.3 As such, the Draft SPD now relates to an area principally focussed on the Lower Falinge estate and the land to the east up to Whitworth Road. The boundary on the area covered by the SPD is shown on the map within the Draft SPD.

#### **Participation and consultation so far**

- 4.4 The RBH Masterplan was subject to consultation with residents and businesses' within the area. The public consultation process included the distribution of leaflets, drop-in sessions and workshops in order to introduce various development options. To date there have been a series of public workshops from 2017 to date, attended by the local community, stakeholders and Members. These workshops, which have helped to inform the key aims and objectives of the neighbourhood and to develop the options for future investment. Although this consultation did include areas that are no longer within the SPD boundary, the feedback in relation to Lower Falinge area is still considered relevant in terms of this SPD More detail on this is set out in the consultation statement.

#### **Purpose of a SPD**

- 4.6 The proposed SPD will provide a development strategy for the Lower Falinge 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.
- 4.7 The SPD includes clear reference to ensure that investment and investment at Lower Falinge is linked to the wider Rochdale Town Centre regeneration programme. The Masterplan was developed in the context of ensuring that investment in this location contributes to a stronger and more diverse residential market to support ambitions for the Town Centre.
- 4.8 The SPD will be used by the Council as a material consideration when determining future planning applications.
- 4.9 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’.

### The Supplementary Planning Document content

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

Introduction, vision, purpose and status of the SPD and relationship to previous masterplan	Explains why the SPD has been produced and how it is structured. It also sets out how this SPD relates to the previous masterplanning work in the wider area.
Background, planning policy framework, relevant plans and strategies	Sets out the broad policy framework that applies to the site, highlights the main Local Plan policies and 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"> <li>• Connectivity and Movement</li> <li>• Streets and Public Realm</li> <li>• Public open spaces and play provision</li> <li>• Non-residential uses and new facilities</li> <li>• New and improved homes</li> <li>• Sustainable development</li> </ul>
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"> <li>• Access and movement</li> <li>• Open spaces</li> <li>• Mixed uses</li> <li>• Heights and massing</li> </ul>
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 four 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

	<p>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> <p>The four focus areas are:</p> <ul style="list-style-type: none"> <li>• Abbeydale Road</li> <li>• Redcross Road</li> <li>• St. Mary's Gate</li> <li>• Future area of focus</li> </ul>
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**

- 4.11 If approved for consultation, it is proposed that the draft SPD and associated documents will be subject to public consultation for a period of at least four weeks to start as soon practicably possible following approval.
- 4.12 The Council will publicise on the website and in any other ways considered appropriate in line with the Council's Statement of Community Involvement (SCI) which takes account of current advice in relation consultation during the Covid-19 pandemic. Details of how to make representations and the date by which those representations must be received will also be publicised.
- 4.13 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 members to approve and adopt the final SPD.

### **Alternatives considered**

- 4.14 If this SPD is not progressed it will undermine a co-ordinated place making strategy for Lower Falinge; instead having to deal with this via stand-alone planning applications. Proposals for investment and development would have to be considered on a piecemeal basis, rehousing residents within the local area, close to their existing home and the Town Centre, would become challenging, and housing market failure will not be addressed. There is the risk that the opportunity for a significant number of new homes within this area, adjacent to the Town Centre, is not delivered.

## **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 an planning budget.

<b>Risk and Policy Implications</b>
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- 6.1 There are no specific risk issues for members to consider arising from this report.

<b>Consultation</b>
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- 7.1 If the draft SPD is approved, the Council will publicise and consult for a period of at least four weeks to begin as soon as practicably possible following approval. During this time the application and supporting information will be published in accordance with the Council's SCI.

<b>Background Papers</b>	<b>Place of Inspection</b>
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| 8. Draft College Bank and Lower Falinge area SPD<br><br>Consultation Statement<br><br>Equalities Impact Assessment | To be circulated prior to meeting |
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