

Report to Rochdale South Township Committee



Date of Meeting	16/02/2021
Portfolio	Cabinet Member for A Thriving Economy
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Public/Private Document	Public

Rochdale Station area Supplementary Planning Document (SPD)

Executive Summary

- 1.1 A draft Supplementary Planning Document (SPD) has been produced for the Rochdale Station area to support the continued regeneration and renewal of the area by providing detailed planning and design advice. This report seeks the views of the Township Committee on the content of the Draft SPD as part of a forthcoming consultation along with key stakeholders.

Recommendation

- 2.1
- Members of the Township Committee are requested to note the content of the Draft Supplementary Planning Document for the Rochdale Station Gateway area, and comment on its key objectives and proposals as part of a forthcoming consultation along with key stakeholders, residents and businesses.

Reason for Recommendation

- 3.1 As set out in 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

Background

- 4.1 As a major gateway into the Borough, the regeneration and improvement of Rochdale Railway Station, and the surrounding land and buildings,

represents a strategic priority for the Council to attract new residents and businesses to the area, contribute to an improved housing offer, create new public realm and open space and to capitalise on the development and regeneration within Rochdale Town Centre. Rochdale Borough Council (RBC) are working towards a town-core regeneration plan, which includes plans for around 2,000 new homes, including within the proposed Station Gateway area. The Council is seeking to promote transit led integrated development and place making around existing stations with the aim of unlocking the dormant potential of Rochdale station through dynamic urban regeneration and the creation of a Transport-Orientated Community (TOC). The approach aims to add commercial benefit through access to transport but critically also aims to realise social value.

- 4.2 Rochdale Station's redevelopment and regeneration potential is an important vision which offers residents and businesses an opportunity to develop a sustainable community with a vibrant mixture of living, working and recreational opportunities.
- 4.3 This Supplementary Planning Document (SPD) has been prepared to establish an appropriate framework to guide and deliver development by setting out the development, design and accessibility principles, and the identification of focus areas where more specific guidance is necessary.

Participation and consultation so far

- 4.4 The Council worked with the GM Stations Alliance, a newly established partnership between Rochdale Council, GM Combined Authority, Network Rail, LCR Property and Transport for Greater Manchester to prepare a masterplan for the existing stations within the Borough. Preparation of the Rochdale Station Masterplan has been widely consulted on with residents and businesses' within the area.
- 4.5 To date there have been several workshops, which have helped to inform the key aim and objectives of each neighbourhood.

Purpose of a SPD

- 4.6 The proposed Supplementary Planning Document (SPD) will provide a development strategy for the Rochdale Station 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 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.
- 4.8 The SPD will also 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, which specifically sets out key development principles and proposes the following:

- Focus regeneration and the delivery of a new station area, including homes, retail, leisure and commercial options; and
- Improve the environment, public realm and legibility from the station to the town centre.

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	Explains why the SPD has been produced and how it is structured.
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"> • Introducing new residential uses that provides for a mix of types and densities. • Creation of a Station square, with events space and public art • Plan for the phased relocation of vehicle movements away from the main northern entrance around Maclure Road • Create improved pick up/drop off facilities and bus access to the south along Miall Street • Improve North/South connectivity • Improve walking connections to the town centre, Deeplich and Canalside • Support existing and attract new businesses in the area to integrate Milkstone local centre and community into the Station Quarter

	<ul style="list-style-type: none"> • Increase the capacity of the Metrolink Park and Ride in order to reduce on–street parking by commuters.
Design Principles	<p>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:</p> <ul style="list-style-type: none"> • Public Realm • Heights and massing
Transport and Access	<p>Explains what the concept of Transport Orientated Communities and which parking considerations, vehicle movements and connections are required within the SPD area and how transport issues will be considered in policy terms.</p>
Focus areas	<p>Sets out three 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, improved public realm, providing a mix of types and styles of homes for the community.</p> <p>The three focus areas are:</p> <ul style="list-style-type: none"> • Station Quarter – which includes character areas Station North, Station South and the Fire Station Museum • Central Park Area • Canal Side Area.
Delivery and Implementation	<p>Explains how the development and infrastructure set out in the SPD is needed to support it will be secured and delivered.</p>

Next Steps

Members of the Township Committee are requested to note the content of the Draft Supplementary Planning Document for the Rochdale Station Gateway area, and comment on its key objectives and proposals as part of a forthcoming consultation with key stakeholders, residents and businesses. The documents are being subject to public consultation for a period of six weeks, beginning the 22nd February 2021.

Alternatives considered

Not producing this SPD will result in 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. Furthermore, there could be a consequence should the Council consider to invoke its powers through the Compulsory Purchase Order process.

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 The Town and Country Planning (Local Planning) (England) Regulations 2012 ("2012 Regulations") sets out the procedures to be followed by local planning authorities in relation to the preparation of supplementary planning documents. This includes the public participation arrangements set out in Regulation 12.
- 6.2

- 6.3 The Town and Country Planning (Local Planning) (England) (Coronavirus) (Amendment) Regulations 2020 (as amended) temporarily removes the requirement to make certain documents available for inspection at principal offices and other places. A document will be taken to be made available when it is published on the local planning authority's website. The requirement to provide hard copies on request is also temporarily removed.

- 6.4 In addition to the above, the Council must also adhere to the consultation and engagement procedures set out in its Statement of Community Involvement.

There are no other specific legal implications arising from the recommendation in this report.

Consultation

- 7.1 The Council will begin publicising and consulting for a period of six weeks week beginning 22th February 2021. During this time the document and supporting information will be published on the Council's website. Due to restrictions that have arisen due to Covid-19, no paper copies are being provided within public buildings.

Stakeholders on the Council's planning policy database will be notified by letter or email.

Background Papers	Place of Inspection
8. Draft Rochdale Station area SPD Consultation Statement Equalities Impact Assessment	Council website To be provided in due course on Council Website To be provided in due course on Council Website
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