

Report to Communities, Regeneration and Environment Overview and Scrutiny  
Committee



Date of Meeting	6th July 2021
Portfolio	Cabinet Member for Regeneration, Business, Skills & Employment
Report Author	Kirsty Nicholls
Public/Private Document	Public

Castleton Station area Supplementary Planning Document (SPD)

Executive Summary

- 1.1 As part of the Council's Rail Corridor Regeneration Strategy, a draft Supplementary Planning Document (SPD) has been produced for the Castleton 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 Committee on the content of the Draft SPD as part of a 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 Castleton Station area, and comment on its key objectives and proposals as part of a 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 The regeneration and improvement to Castleton represents a strategic priority for the Council and forms a significant part of the Council's Rail Corridor Regeneration Strategy which seeks to bring forward vacant land and buildings around our existing rail stations and promote sustainable urban living, access to public transport and reduced car dependency. The Castleton Masterplan will contribute to the wider housing strategy for new and improved housing offer in the area within walking distance of the station, exploiting its connectivity to the strategic road and rail network to regenerate under-utilised land and buildings and support further planned investment in transport infrastructure.
- 4.2 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 Castleton 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 and provide a 'place led' approach.
- 4.3 Working with partners through the GM Stations Alliance, Rochdale Borough Council (RBC) are working towards a regeneration plan for the Castleton area, which is to include the following:
- The improvements to the Railway Station
  - Proposals for tram – train services operating between Oldham and Bury via Heywood
  - The extension of the East Lancashire Railway (ELR) Heritage Line
  - The Cycle Corridor/Bee Network on Manchester Road
  - Improvements to station car parking, and
  - The opening up of the canal to promote tourism and recreation through the regeneration of several residential and commercial development sites.
- 4.4 Castleton 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.

4.5 There is strong market interest in the Castleton area. 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. Over £3m of devolved GMCA funding for transport and housing schemes within the Castleton area has already been secured. The SPD will also be used by the Council and its partners to support further applications for grant funding to bring forward housing and commercial sites and investment in infrastructure to support the delivery of the Castleton station masterplan.

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

4.6 The Council worked with the GM Stations Alliance, a newly established partnership between Rochdale Council, GM Combined Authority, Network Rail, LCR Property, East Lancashire Railway and Transport for Greater Manchester to prepare a masterplan for the existing stations within the Borough. Preparation of the Castleton Station Masterplan has been widely consulted on with stakeholders' within the area.

4.7 To date there have been several workshops, which have helped to inform the key aims and objectives of each Focus Area, as defined in the Draft Supplementary Planning Document.

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

The proposed Supplementary Planning Document (SPD) will provide a development strategy for the Castleton Station area and guide uses of land and buildings with a consolidation of the Local Centre focussed around the rail station. 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.

4.9

4.10 There is also an opportunity to make more of Castleton Centre as a location, creating places where people want to come and live and helping to make the area thrive.

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

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
- Improve the environment, public realm and legibility from the station to the local centre

#### 4.12 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 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>• Promote a residential led masterplan that integrates employment, social and community infrastructure, to support the future growth and development of Castleton;</li> <li>• Define a village centre by concentration around the station and Manchester Road/Albion Street Triangle;</li> <li>• Improve the sense of arrival and gateway experience, including new station entrance and facilities;</li> <li>• Restrict HGV movements along Manchester Road through Castleton Centre;</li> <li>• Provision of new and expanded car parking around the station.</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>• Public Realm</li> <li>• Heights and massing</li> </ul>
Transport and Access	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.
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 3 focus areas are:</p> <ul style="list-style-type: none"> <li>• Station Area South</li> <li>• Station Area North</li> <li>• Lower Queensway &amp; Albion Street Triangle</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**

Members of the Committee are requested to note the content of the Draft Supplementary Planning Document for the Castleton 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 28<sup>th</sup> June 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.

<b>Costs and Budget Summary</b>
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- 5.1 Adoption of the document has the potential to generate significant external funding and will be used by the Council and GM Stations Alliance partners to support further applications for funding for transport, housing and infrastructure projects.
- 5.2 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 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.
- 6.3 In addition to the above, the Council must also adhere to the consultation and engagement procedures set out in its Statement of Community Involvement.
- 6.4 There are no other specific legal implications arising from the recommendation in this report.

### **Consultation**

- 7.1 The Council has begun publicising and consulting for a period of six weeks week beginning 28<sup>th</sup> June 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.

7.2

<b>Background Papers</b>	<b>Place of Inspection</b>
Draft Castleton Station area SPD  Consultation Statement  Equalities Impact Assessment	Council website  Council Website  Council Website

<b>For Further Information Contact:</b>	Kirsty Nicholls, Principal Planning Officer  <a href="mailto:Kirsty.nicholls@rochdale.gov.uk">Kirsty.nicholls@rochdale.gov.uk</a>
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