



**ROCHDALE**  
BOROUGH COUNCIL

**DRAFT CASTLETON STATION AREA  
SUPPLEMENTARY PLANNING DOCUMENT  
(SPD)**

**STATEMENT OF CONSULTATION**

**July 2021**

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## **1. INTRODUCTION**

- 1.1 The Castleton Station Area Supplementary Planning Document (SPD) has been produced by the Council to guide redevelopment of this area. In order to ensure that appropriate public consultation takes place, Supplementary Planning Documents (SPD) are required to be accompanied by a statement setting out how the Local Planning Authority will comply with the Council's Statement of Community Involvement (SCI).
- 1.2 This Consultation Statement has been prepared in line with Regulation 12 (a) of the Town and Country Planning (Local Planning) (England) Order 2012, which states that, before a council adopts a Supplementary Planning Document (SPD), it must produce a statement setting out:
- i. The persons the local planning authority consulted when preparing the supplementary document;
  - ii. A summary of the main issues raised by those persons;
  - iii. How those issues have been addressed in the supplementary document.
- 1.3 This statement sets out how the public and other stakeholders will be consulted upon the SPD. Following the consultation period, this statement will be expanded to summarise the comments received during the consultation period, including details of how the issues raised have been dealt with in working towards a final SPD for adoption.
- 1.4 This SPD has been produced in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012.

## **2. PARTICIPATION AND CONSULTATION**

### **Early Consultation**

- 2.1 The regeneration and improvement to Castleton represents a strategic priority for the Council to contribute to the wider housing strategy for new and improved housing offer in the area, exploit its connectivity to the strategic road and rail network to regenerate under-utilised land and buildings and support further planned investment in transport infrastructure. Working with partners through the GM Stations Alliance, Rochdale Borough Council (RBC) are working towards a regeneration plan for the Castleton area focused around the Railway Station, which will guide and unlock proposals for tram – train services operating between Oldham and Bury via Heywood, the extension of the East Lancashire Railway (ELR) Heritage Line, the implementation of a Cycle Corridor/Bee Network on Manchester Road, new car parking along with several residential and commercial development sites. The Castleton Masterplan forms one of the Council's station masterplans within its published Rail Corridor Regeneration Strategy. 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, environmental sustainability and provide a 'place led' approach.

- 2.2 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.
- 2.3 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.
- 2.4 The Council worked with the GM Stations Alliance, a newly established partnership between Rochdale Council, GM Combined Authority, Network Rail, LCR Property, Transport for Greater Manchester and the East Lancashire Railway to prepare a masterplan for the existing stations within the Borough. Preparation of the Castleton Station Masterplan has been widely consulted on with residents and businesses' within the area.
- 2.5 Rochdale Borough Council (RBC) commissioned WSP and Broadway Malyan in 2019 to prepare a masterplan for the Castleton Station area and identify a vision and priorities in order for the aspirations of the Council to be realised.
- 2.6 The Masterplan was developed in consultation with Members and the GM Stations Alliance collaboration with the Council to ensure there was agreement on all elements of the masterplan, from the vision through to use framework. The process was supported by in depth discussions and consultations with statutory consultees and other interested bodies. The document also outlined key delivery and implementation mechanisms in order for the vision aspirations to be realised.
- 2.7 The Masterplan was developed from 2019 to 2020. The scope of the project was divided into the three distinct stages, which were as follows:
- Stage 1 – Data Collection and Scoping
  - Stage 2 – Option Testing
  - Stage 3 - Station Area Masterplan
- 2.8 At each stage, workshops were held, which helped to inform the key aims and objectives of each neighbourhood. There have been a number of workshops with key landowners and stakeholders since this date. Further to this, the Council has engaged with local businesses and communities to ascertain their invaluable perspective.

### **Stage 1 – Data Collection and Scoping**

- 2.9 This stage is a preliminary assessment of the potential for Castleton Train station to be developed as Transport Orientated Community hub. This work was used to facilitate discussions with RMBC, TFGM, NR and other interested parties. This exercise lead into more detailed Station Area Masterplan work that will be used to validate, test and evolve any early observations.
- 2.10 A workshop was held in Rochdale Town Hall (25<sup>th</sup> June 2019) with key stakeholders to begin the collaborative process of developing a framework for a shared vision for the study area. The workshop sought to utilise the extensive local knowledge of the attendees to identify constraints and opportunities; begin in

setting objective goals for the project; and, inform the prioritisation of the opportunities.

- 2.11 The workshop began with a presentation from the study team setting out the information contained in Section 2 of this report, followed by two group exercises, namely:
- SWOT analysis.
  - Setting of objectives.
- 2.12 Each session focused upon the three key themes of:
- Place
  - Movement
  - Land Use
- 2.13 The second session of the workshop asked the attendees their opinions and thoughts around the type of objectives, split into the key themes. Table X sets out a summary the discussion during the session with those in bold being identified as being the priority for the group.
- 2.14 Agreement was made on a new set of objectives and their relative importance/priority. The results of workshop 1 were taken into account to develop and refine options in advance of workshop 2.

## **Stage 2 – Option Testing**

- 2.15 On the 04th September 2019 the design team undertook a workshop with key stakeholders with invitees representing Rochdale Council; Transport for Greater Manchester; East Lancashire Railway, Rochdale Development Agency, ; LCR Property; Greater Manchester Combined Authority; and, One Partnership.
- 2.16 The purpose of the workshop was for the stakeholders present to provide feedback and input into the:
- Development Principles
  - Draft Framework Masterplan
  - Emerging options for each of the specific intervention areas.
- 2.17 The feedback and input that was received by the design team during the workshop was support and agreement for:
- The design principles around which the Framework Masterplan and options were being developed;
  - To discuss the integration of the proposed ELR extension into the masterplan.
- 2.18 Input received from the attendees of the workshop included:
- Support for the design principles
  - Concentration of the town centre around station/Albion Street Triangle
  - Need to accommodate parking to serve the town centre to off-set spaces due to the Bee Network route and any restrictions in residential streets
  - Pedestrian and cycle links to the new housing schemes need to be provided
  - Maximise the connection with the canal through the town centre
  - Remove HGVs from Manchester Road through the town centre

- Movement network to facilitate and encourage new residents to visit the town centre on foot.

2.19 As part of Stage 2, the design team made a presentation of the outcomes of the workshop and masterplan options to Ward Members and the Cabinet Member and Portfolio Holder for Regeneration, Business, Skills & Employment on 29th September 2019. The masterplan options received positive feedback and support from the attendees and welcomed the proposals that the team are looking to develop across the study area. The principles were endorsed by Lead Members and senior Council Officers and our engagement with these key representatives will continue as the masterplan develops

### **Stage 3 – Station Area Masterplan**

2.20 The third stage of the project involved collating all the necessary feedback raised at the previous two workshops to formulate a draft Masterplan. A third workshop was conducted on Wednesday 4<sup>th</sup> September 2019 to present the aims and objectives of the preferred options Masterplan and to continue the collaborative process with key stakeholders.

### **3. PUBLIC CONSULTATION TO BE UNDERTAKEN**

3.1 The Council intends to carry out a public consultation and seek views on the content of the SPD consultation draft for at least four weeks subject to approval.

3.2 The consultation will comprise of the following methods:

- Notification letters and emails to organisations and individuals registered on the Councils' consultation database. This will include general consultees;
- The consultation will be publicised on the Council's website: [www.rochdale.gov.uk/consultations](http://www.rochdale.gov.uk/consultations); and

3.3 Respondents are invited to make comments:

- Online; or
- By submitting responses using a comments form on the website which can be returned by post or emailed; or
- Emailing comments to [LDF.consultation@rochdale.gov.uk](mailto:LDF.consultation@rochdale.gov.uk)

3.4 Elected Members will also been consulted on the SPD preparation process, including a presentation to the Communities, Regeneration and Environment Overview and Scrutiny Committee on 6 July 2021 and the Rochdale South Township Committee on 29 July 2021.

3.5 In addition to the statutory planning consultees the Council hold a database containing contact details of groups and individuals interested in the development of our plans, this is used to keep those registered, informed of progress and future consultations. People on this database will be consulted.

3.6 On completion of the consultation exercise, the SPD will be revised as required to reflect responses.

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3.8 On completion of the consultation exercise, the SPD will be revised as required to reflect responses.

#### **4. LOCATIONS WHERE DOCUMENTS CAN BE VIEWED**

4.1 During this public consultation, copies of the draft SPD and other associated consultation documents listed below will be available to view on the Council's website at [www.rochdale.gov.uk/consultations](http://www.rochdale.gov.uk/consultations).

4.2 Due to the current Coronavirus pandemic, hard copies of the document are unfortunately not available to view at public libraries.

4.3 The associated documents that are available to view as well as the SPD itself are:

- SPD Consultation Statement
- Equalities Impact Assessment

#### **5. ADVICE AND ASSISTANCE**

For further information relating to this document please contact:

Planning Service  
Floor 3  
Number One Riverside  
Smith Street  
Rochdale  
OL16 1XU

Tel: 01706 924252

By email: [LDF.consultation@rochdale.gov.uk](mailto:LDF.consultation@rochdale.gov.uk)

Details of opening times are available on the Council website or by telephoning 0300 303 887.

