



**ROCHDALE**  
BOROUGH COUNCIL

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

**STATEMENT OF CONSULTATION**

**February 2021**

**CONTENTS**

|  | <b>Page</b> |
|--|-------------|
| <b>1. Introduction</b>                           | <b>2</b>    |
| <b>2. Participation and consultation</b>         | <b>2</b>    |
| <b>3. Location where documents can be viewed</b> | <b>5</b>    |
| <b>4. Advice and Assistance</b>                  | <b>5</b>    |

## **1. INTRODUCTION**

- 1.1 The Rochdale 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 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.
- 2.2 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.

- 2.3 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.
- 2.4 Rochdale Borough Council (RBC) commissioned WSP and Broadway Malyan in 2019 to prepare a masterplan for the Rochdale Station area and identify a vision and priorities in order for the aspirations of the Council to be realised.
- 2.5 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.
- 2.6 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
- 2.7 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**

- 2.8 This stage is a preliminary assessment of the potential for Rochdale 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.
- 2.9 A workshop was held in Rochdale Town Hall (20th March 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.
- 2.10 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.
- 2.11 Each session focused upon the three key themes of:

- Place
- Movement
- Land Use

- 2.12 The second session of the workshop asked the attendees their opinions and thoughts around the type of objectives, split into the key themes. Table 3-4 sets out a summary the discussion during the session with those in bold being identified as being the priority for the group.
- 2.13 Agreed 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**

- 2.14 Workshop 2 was held in Rochdale Town Hall on 3<sup>rd</sup> July 2019 which discussed interventions and options to achieve the design principles and objectives in the three character areas (Station Quarter, Central Park, Canalside).
- 2.15 The purposed of the workshop was to continue stakeholder engagement to ensure there was a continued collaborative process. Further to this, the stage 2 workshop aimed to:
- Review/agree guiding principles
  - Test interventions and options
  - Consider interdependencies
  - Identify the preferred approach.

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

- 2.16 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 have also been consulted on the SPD preparation process, including a presentation to the Rochdale South Township Committee on 16<sup>th</sup> February 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.
- 3.7 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.
- 3.8 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 8876

