



KELLEN
HOMES

Statement of Community Involvement

April 2023

Castleton Sidings; Rochdale



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Overview

Kellen Homes is bringing forward a hybrid planning application for proposed development at Castleton Sidings in Rochdale, which consists of a full planning application for residential development, including access, car parking, landscaping, open space and associated engineering and infrastructure including an electric substation and foul water pump station, and outline planning permission with all matters reserved for the principle of development to facilitate the East Lancashire Railway (ELR) extension.

This document provides an overview of the pre-application consultation that has been undertaken with the local community, key stakeholders and Rochdale Borough Council.

Kellen Homes has undertaken a robust community consultation on its proposed scheme for Castleton Sidings that would deliver around 200 homes, consisting of a mix of 2, 3 and 4 bedroom dwellings, all of which are policy compliant with Rochdale Borough Council's latest planning policies, including a significant allocation of affordable housing. The site also allocates land to support the future delivery of the East Lancashire Railway Line extension.

This Statement of Community Involvement (SCI) has been prepared by Lexington on behalf of Kellen Homes and is part of a suite of documents supporting a planning application.

Consultation has been undertaken in accordance with the Localism Act 2011 and aligns with expectations set out in Rochdale Borough Council's Statement of Community Involvement.

Below is a summary of the activity.

- Initial consultation was conducted in August 2021 on original plans for the site, with approximately 600 leaflets sent to the local community and Castleton Ward Members notified
- Feedback from the local stakeholders, members and politicians saw Kellen Homes revise their plans and re-consult on an updated scheme, in March 2023, which involved:
 - Notifying local political stakeholders at Rochdale Borough Council, including the three Castleton ward members, Leader of the Council and Cabinet Member for Economy and Regeneration
 - Distributing a leaflet to around 1,200 nearby commercial and residential properties to provide an update on Kellen Homes' revised plans
 - Publishing a consultation website (www.newhomesforcastleton.co.uk) to provide further information on the proposals and facilitate feedback via an online form
 - Establishing a community information telephone line, email address and postal address as alternative feedback channels throughout the consultation for those wanting to correspond with the development team

This report outlines the methods used to engage with the community and summarises the feedback received from respondents. It also provides the development team's response to the issues raised during the consultation and outlines subsequent changes to the proposals.

1. Planning Policy and Guidance

Planning guidance states that the pre-application consultation with communities, local authorities and statutory consultees can bring several benefits to determining planning applications. Against this background, Kellen Homes ("the applicant") and the development team have sought to consult interested parties following local and national policy and guidance, as well as industry best practice.

This section provides an overview of local and national planning policy which promotes community involvement in the preparation of planning applications. In particular, the following policy guidance has been considered:

- Rochdale Statement of Community Involvement (August 2021);
- The Localism Act, House of Commons (November 2011);
- Housing White Paper: Fixing our Broken Housing Market (February 2017); and
- The National Planning Policy Framework (July 2021).

1.1. Rochdale Borough Council's (RBC) Statement of Community Involvement (August 2021)

RBC's Statement of Community Involvement (SCI) aims to increase public involvement in the planning process. It sets out who will be involved, by which method and at what point in the process of document production or in the determination of planning applications and gives certainty to those wishing to get involved in the planning process.

Section 5 of the SCI states that the Council encourages applicants to undertake pre-application discussions with them prior to the submission of a planning application. This enables the applicants to explain their proposals, receive feedback on which they might be able to act, create an atmosphere of genuine interest in the views of the local community and provide more certainty about any level of concern and the issues of concern.

RBC considers the following methods to be suitable, and could be used if considered to be appropriate, for engagement regarding future planning applications:

- Circulating a letter or statement to local residents and businesses explaining the proposals;
- Arranging an exhibition or presentation;
- Engagement online using social media or dedicated consultation websites; and
- Arranging a press release in local media.

The SCI states that early engagement provides benefits by allowing relevant issues to be raised and resolved early, providing more time to consider and develop better quality solutions, which has the potential to reduce or remove delays to the formal planning process.

Therefore, the Applicant's approach to this consultation and stakeholder involvement has been informed by Rochdale's SCI, and fully accords with the requirements of the NPPF, as well as other national guidance outlined in the next section. Further details on the consultation approach is presented from Section 2 onwards.

1.1. The Localism Act (2011)

In November 2011 the Localism Act received Royal Assent. This is the Government's method of devolving greater powers to Councils, and neighbourhoods, in order to give local communities more control over planning decisions. It is a material consideration in the determination of this application.

Paragraph 122 of the Localism Act introduces a new requirement for developers to consult local communities on their proposals before submitting planning applications. Developers must publicise the proposed application in such a manner as to bring the proposed application to the attention of any members of the community who live in the vicinity of the proposal site. The developer must also consider any responses received before proposals are finalised and show how they have been taken into account when submitting applications. It is hoped that this will give local people a chance to comment when there is still genuine scope to make changes to any draft proposals.

1.2. Housing White Paper (2017)

The Housing White Paper was published in February 2017 by the Department for Communities and Local Government. The Paper sets out how the Government intends to boost housing supply and, over the long term, create a more efficient housing market whose outcomes more closely match the needs and aspirations of all households and support wider economic prosperity.

The Housing White Paper states that the Government proposes to amend the NPPF to *"strengthen the importance of early pre-application discussions between applicants, authorities and the local community about design and the types of homes to be provided"*.

1.3. National Planning Policy Framework (2021)

The updated NPPF was in July 2021. This document consolidates national planning policy guidance (including all previous Planning Policy Statements and Planning Policy Guidance). A key aim of this new concise and accessible document was to put greater power in the hands of local communities directly affected by development.

Paragraph 39 sets out how early engagement in the planning process has significant potential to improve the efficiency and effectiveness of the planning application system for all parties involved in planning applications. The ambition of this guidance, therefore, is to enable better coordination between public and private resources and create improved outcomes for the community and developer.

Paragraph 40 goes on to state that Local Planning Authorities should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications. This is intended to ensure that any issues are resolved as early as possible and avoid unnecessary delays.

There is a clear rationale from national government to make the planning system more accessible to members of the public and increase their involvement, thus resulting in improved outcomes for the community.

2. Initial Pre-Application Consultation Approach (2021)

2.1. Pre-application Discussion with Rochdale Borough Council

A pre-application request was submitted to RBC on April 26th 2021, accompanied by payment of £3,900. The Pre-application meeting was held on June 7th 2021 whereby the principle of residential development, the approach to submitting a detailed planning application and the timing of such submission was discussed.

Whilst no formal feedback was received, the discussion has influenced the design evolution of the proposals.

2.2. Consultation with the Local Community and Rochdale Borough Council

The first consultation period launched in August 2021. Given the restrictions surrounding the Covid-19 pandemic, regrettably, a formal public exhibition could not be held. However, a targeted consultation of properties in the area was undertaken between 2nd August and 13th August 2021.

The extent of the consultation boundary is attached at **Appendix (A)** and was circulated to RBC prior to leaflets being distributed. The leaflets were also sent directly to the Ward Councillors.

Details of the site, proposed development and contact details for comments and feedback were provided within the consultation leaflet, which is attached at **Appendix (B)**.

2.3. Pre-Application Consultation Responses Summary

This section provides an overview of the comments received from the initial consultation programme that was undertaken in 2021. From the 600 leaflets distributed, 24 responses were received. Of these responses, two respondents submitted follow up. All comments received are summarised below in Table 1.

Table 1: Pre-Application Consultation Responses Summary

Topic	Comments received
Housing	• Impact on Property Prices • Development proposed is too dense • Question whether affordable housing will be provided
Social infrastructure	• Insufficient capacity in schools and healthcare
Transport	• Existing congestion issues. • Concerns regarding access from Fairways • Residents lose the current cul-de-sac status of their current homes
Environmental considerations	• Construction phase impacts and disruption. • Concern over impact on trees and wildlife. • Drainage infrastructure overflowing. • Air quality impacts.

2.4. Response to Pre-Application Consultation Comments (2021)

In accordance with best practice guidance, all of the comments received as part of the consultation exercise have been considered by the Applicant and its technical team. The responses are summarised below and a response provided for each.

Table 2: Responses to Key Matters arising from the Public Consultation

Topic & Comments Received	Response to Comments
Social infrastructure: Insufficient capacity in schools and healthcare.	A financial S106 contribution may be sought during the course of the application where it is necessary to mitigate the impact of development. This would be discussed and agreed during the course of the application.
Transport: Existing congestion issues. Concerns regarding access.	A comprehensive Transport Statement has been undertaken by Eddisons Transport Solutions. This has not identified any significant highways impacts that would preclude the development of the proposals. The access junction will be designed to highways safety standards and agreed with RBC. The Applicant will maintain dialogue with highways officers throughout the application process and take all necessary measures to improve accessibility to the site.
Environmental considerations: Ecology Disruption caused during the construction phase. Drainage infrastructure overflowing and flooding issues.	The application is accompanied by a comprehensive ecology report produced by an independent licensed ecologist. The Applicant will follow the recommendations made in this report and work to enhance local ecology wherever possible. The Applicant is committed to ensuring any disruption associated with the development is kept to a minimum. Construction Traffic Management Plans and Environmental Management Plans will be put in place to inform the community on the ongoing work whilst a site manager will be on hand to speak with directly. A comprehensive flood risk and drainage assessment has been undertaken and accompanies the application.

2.5. Summary of the Initial Pre-Application Consultation (2021)

The Applicant carried out a comprehensive programme of pre-application consultation in 2021 and is committed to delivering a scheme that incorporates the views of local stakeholders and the community.

The Applicant has endeavoured to consider, as far as possible, the comments raised whilst ensuring that the proposed development remains viable and deliverable. As such, the Applicant re-engaged the local stakeholders and the community with a revised scheme to showcase how feedback has been considered. This period also allowed Kellen to redevelop and improve the design.

Details of the second round of public consultation is detailed in the following section.

3. Secondary Pre-Application Consultation Approach (2023)

3.1. Pre-application Discussion with Rochdale Borough Council

A further pre-application meeting was held on January 25th 2023, with Rochdale Council's Planning Officer, and the Applicant and their technical teams, to discuss the revised scheme for Castleton Sidings. A number of key themes were discussed including the layout, dwelling types, provision of green space, parking and highways, land for the ELR extension and consultation approach.

The outcome of the meeting has helped inform the Applicant's design evolution and engagement moving forward.

3.2. Consultation with the Local Community and Rochdale Borough Council

A second period of public consultation launched on Monday 6th March and ran until Monday 20th March 2023.

3.2.1. Stakeholder Engagement

A letter, attached at **Appendix (C)**, was issued to local members and politicians to notify them of the proposals and advise of the public consultation before it formally launched. Members were also invited to meet with the team to discuss the proposals and consultation in more detail. The details of the recipients of the letter can be found in Table 3 below.

Table 3: Recipients of the stakeholder letter

Name	Position
Councillor Neil Emmott	Leader of the Council
Councillor John Blundell	Portfolio Holder for Economy and Regeneration
Councillor Aisling-Blaise Gallagher	Ward member for Castleton
Councillor Aasim Rashid	Ward member for Castleton
Councillor Billy Sheerin	Ward member for Castleton
Chris Clarkson MP	Member of Parliament for Heywood and Middleton

Meetings were held with the Castleton Ward Members and the Portfolio Holder for Economy and Regeneration. A summary of the meetings is included underneath.

Castleton Ward Members

- Date – Wednesday 1 March 2023
- Location – Microsoft Teams (virtual)

- Attendance -
 - Members: Councillor Billy Sheerin, Councillor Aisling-Blaise Gallagher, Councillor Aasim Rashid
 - Kellen Homes: Mark Waite, Eleanor Ogilvie, George Ruffley
- The discussion covered the following key themes: access via Fairways, impact on local roads, impact on increased traffic, potential traffic calming measures, and concerns over building on Green Belt.

Portfolio Holder for Regeneration & Economy

- Date – Thursday 9 March 2023
- Location – Microsoft Teams & Lexington’s office (hybrid)
- Attendance -
 - Members: Councillor John Blundell
 - Kellen Homes: Mark Waite, Eleanor Ogilvie
- The discussion covered the following key themes: density of the dwellings, inclusion of the ecology park, sustainable transport links, parking provision, Rochdale Rail Corridor Strategy and impact of local roads.

No response was received by the Leader of the Council or the site’s MP.

3.2.2. Public consultation

Local residents were notified of the consultation via a leaflet, a copy of which is provided at **Appendix (D)**. The leaflet was distributed to around 1,200 residential and business addresses near the site on Monday 6th March. This distribution area ensured that those most likely to be interested in and affected by the proposals could have their say, i.e. those who live and work closest to the site. The extent of the consultation boundary is provided at **Appendix (E)** and the distributor’s GPS tracker for the leaflet is provided at **Appendix (F)**.

The leaflet provided an overview of the proposals, including scheme plans, the rationale for the scheme and the various feedback channels.

A dedicated website, www.newhomesforcastleton.co.uk, was also launched on Monday 6th March. The website provided an overview of the plans, including the masterplan, illustrative designs of the scheme and frequently asked questions, as well as outlining the benefits that the proposals would bring to the area. Screenshots of the website is provided at **Appendix (G)**. The website also provided a form, where visitors could submit their feedback, as well as a facility for those who wished to register their interest in a new home. This asked residents to specify what the type of housing they would like to see brought forward, if the proposals were to be approved. During the consultation period, 21 feedback forms were received and 14 registrations of interest. Further details of the responses can be found in Section 3.3.

A dedicated email address, castletonsidings@havingyoursay.co.uk, was established to receive feedback and answer enquiries from the public regarding the plans. During the public consultation, separate to the feedback forms, 21 emails were received. Further details of the responses can be found in Section 3.3.

A Community Information Line was available throughout the consultation to provide an opportunity to speak with members of the development team during office hours (9:00 – 5:30pm) between Monday and Friday. An answerphone facility was available outside of office hours. No calls were received during the two week consultation period.

3.3. Pre-Application Consultation Responses Summary

This section provides an overview of the comments received from the consultation programme that was undertaken.

In total, 59 pieces of feedback were received during the two week public consultation period, with Table 4 below summarising the various methods used by the public to provide their feedback or contribute to the consultation:

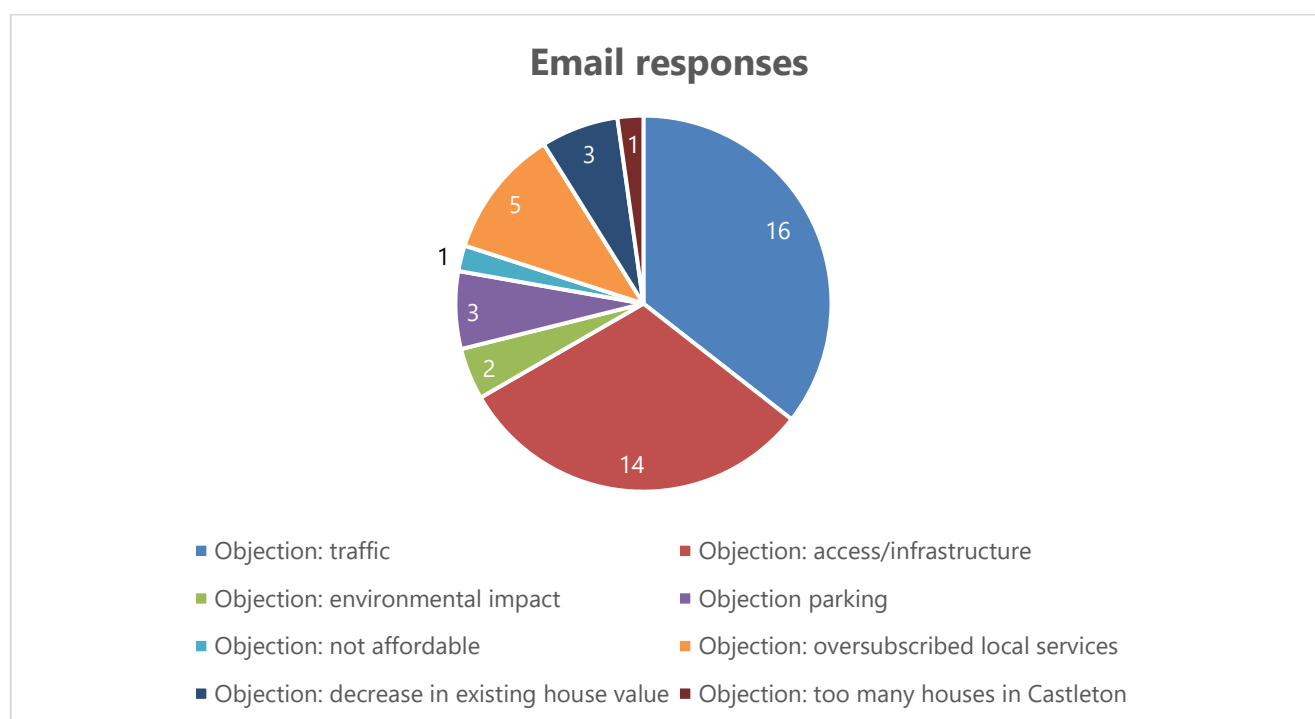
Table 4: Feedback channels

Method	Number of Responses
Email	21
Group letter	1; 137 signatures (sent via email)
Register of interest	14
Online feedback form	23
Total Feedback received	59

The following sections provide a summary and analysis of the feedback received through each of the different means listed in Table 4. Free-text responses are analysed through a process called 'coding' to identify common high-level themes and enable the categorisation of comments in 'codes'. The codes can then be analysed quantitatively to identify the most frequently occurring themes in the responses received.

3.3.1. Responses via Email

The Applicant received 21 email responses during the consultation period. The majority of them provided negative feedback towards the proposed Castleton Sidings, across a multitude of topics. The most frequently occurring topic was traffic and access, with opposition to using Fairway as the access point and concerns over the impact more houses would have on local roads mentioned 30 times. The rest of the feedback included five comments on oversubscribed local infrastructure such as medical services and local schools, three objection comments regarding parking, three responses with concerns over property value, two comments about the environmental impact, one comment with doubts over affordability and one comment as to the lack of need for new homes.

Figure 1: Responses via Email

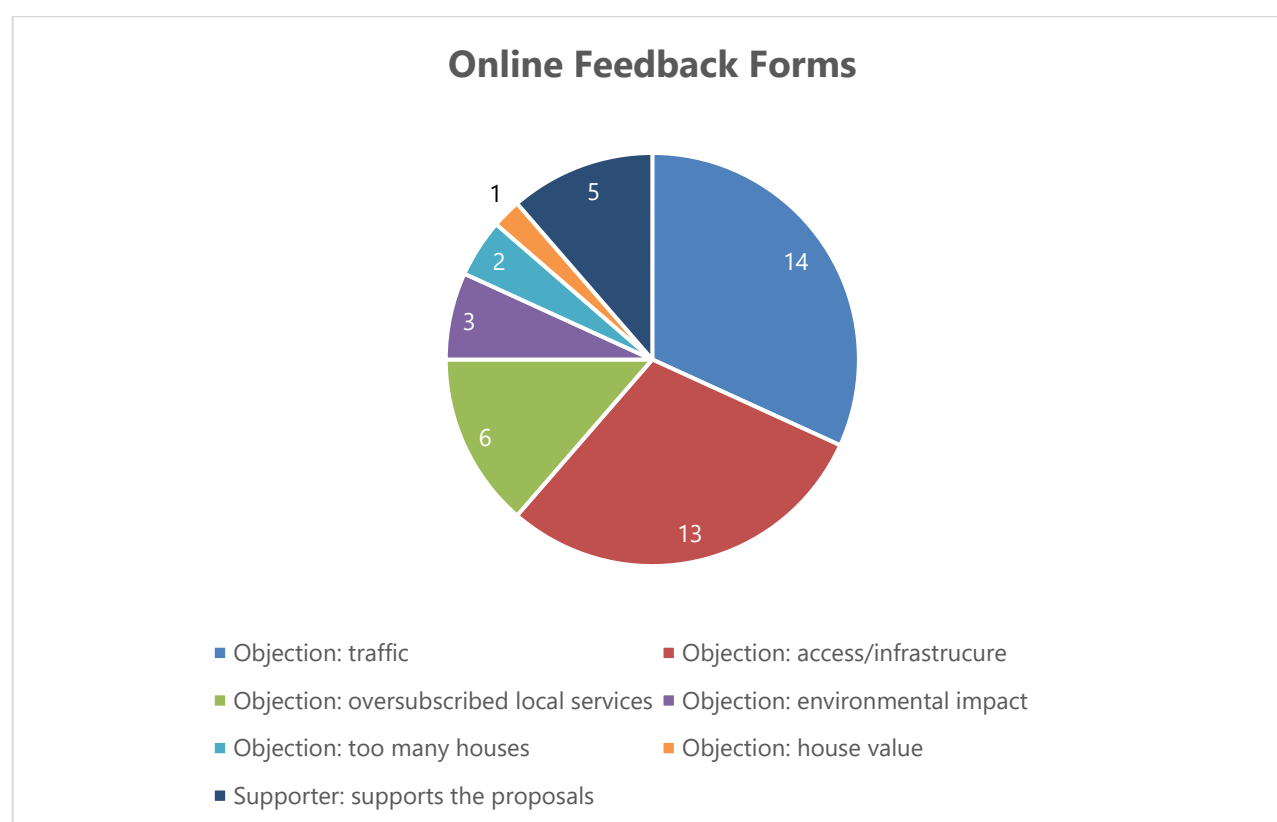
3.3.2. Responses from the Online Feedback Forms

The Applicant received 23 online feedback forms, however two submissions received did not contain any comments. Of the 21 forms which submitted comments, traffic proved to be the most contentious issue, with 14 people objecting to the development on that basis. Furthermore, 13 objections were received as to the access points and the local road networks, with some comments suggesting that the streets are *"very narrow"* and asking *"what will happen if emergency vehicles are unable to gain access"*.

The impact on the local infrastructure such as medical services and schools was also cited six times, three people were worried as to the impact the development may have on the environment, two people suggested that too many homes are being proposed as Castleton is already overpopulated, and one individual flagged concerns as to the impact on property value if the development was approved.

The Applicant also received five comments in support of the proposals, with respondents welcoming *"affordable, modern homes"* for Castleton, suggesting that *"more housing is needed"*. Two respondents said they were interested in buying a new home if built, with one of these suggesting that the proposal *"looks excellent"*, and *"the houses look perfect"*. One respondent also expressed their satisfaction about the provision to expand the East Lancashire Railway.

Figure 2: Responses via the website



3.3.3. Response from the Group Letter

The Applicant received one letter drafted by an individual on the 17th March 2023, which received 137 signatures from residents neighbouring the site. Whilst the letter first welcomed *"the building of new homes in Castleton"*, it outlined issues that they felt should be considered further, including the access points and the narrowness of the local roads. They recommend that the planners look at *"alternative points of access"*, proposing that *"the northern end of the site where a road exits at what used to be the Directors Public House on Heywood Road"* is used instead.

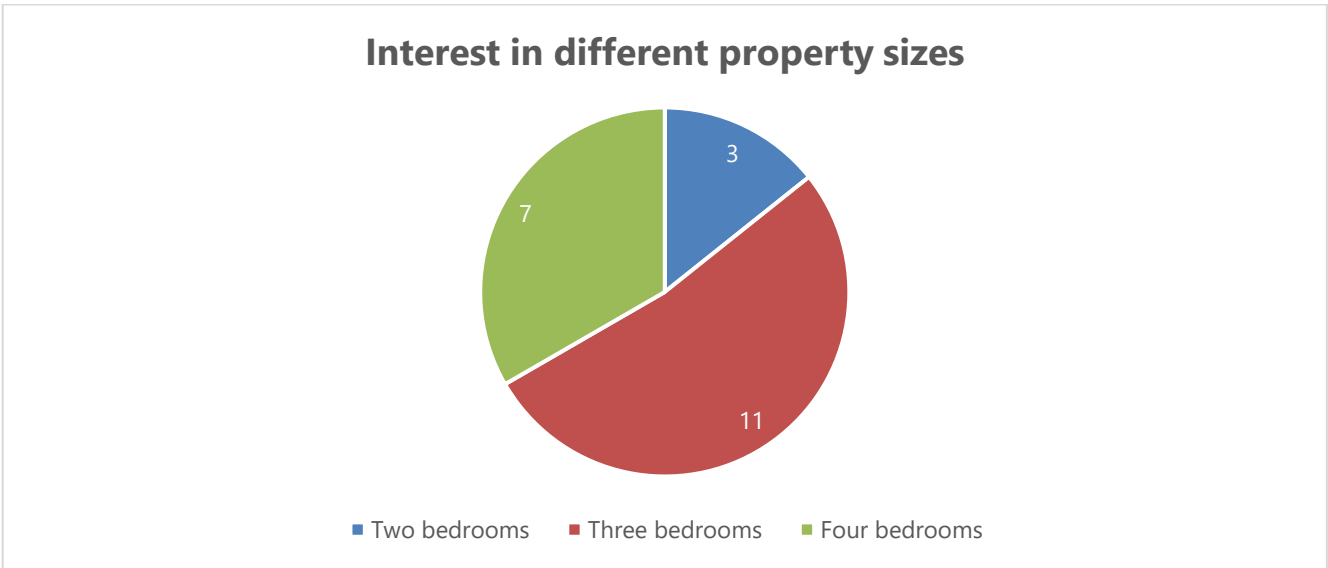
The letter continues, suggesting that a “road could lead directly onto the main road: Manchester Road” at the southern end of the site, which would “take the pressure off existing streets”. The letter also outlines concerns as to the local infrastructure such as school places and medical facilities, as well as the environmental impact of new homes. Finally, the letter questions what is meant by affordable, and advocates for more social housing to be included.

The letter can be read in full at **Appendix H**, and list of those who signed the letter is attached at **Appendix I**.

3.3.4. Registrations of interest

The consultation website also provided a form where those interested in a potential property could share their details in the Register of Interest (ROI) form. The Applicant received 14 expressions of interest, indicating a demand for new homes in Castleton. Respondents were able to select how many bedrooms (two, three or four) they would want and select as many categories as they were interested in. Figure 3 provides a breakdown of the responses received, clearly demonstrating that three bedroom properties the most popular.

Figure 3: Interest in different sized properties



3.4. Response to Pre-Application Consultation Comments (2023)

The Applicant is grateful to all those who took the time to respond to the public consultation. In accordance with best practice guidance, all of the comments received as part of the consultation exercise have been considered by the Applicant and its technical team. The most common topics, and the Applicant’s responses to them, are summarised in Table 5 below.

Table 5: Applicant responses to issues

Topic & Comments Received	Response to Comments
Transport: • Congestion issues • Concerns regarding access • Parking concerns • Construction traffic	A Transport Assessment will be submitted alongside the planning application which is a formal document that considers access to the site, the impact of the traffic flows generated by the proposals, and identifies measures to prepare for and remedy any anticipated traffic implications. Eddisons Transport Solutions, the specialist transport consultant, completed a Transport Assessment and put forward what it considers to be the most appropriate access. In the current scheme design, this

	residential access is proposed via Fairway. However, recognising the level of concern following feedback from stakeholders and residents, the Applicant and the technical team are liaising with the local highway authority to explore a potential Heywood Road access. Parking beat surveys have been completed, and the Council's own highways consultants, Arcadis, will assess the best possible access for the site to ensure impact on the local community is minimised. The Applicant will continue to work alongside Highways Officers at the Council, as well as Arcadis, to understand how to best remedy any potential traffic implications throughout the application process. If the development is approved, construction vehicles will access the site via Heywood Road, limiting the impact on local roads before being handed to the ELR. Three additional points of access for pedestrians and cyclists are also proposed to the northern boundary of the site, offering connections from the Fairway estate and Castle Hawk Golf Club. New routes for those walking and cycling will weave through the site, following the old railway lines, and support more active methods of travel.
Social infrastructure: • Insufficient capacity in schools and healthcare services	A financial S106 contribution may be sought during the course of the application where it is necessary to mitigate the impact of development. This would be discussed and agreed during the course of the application.
Environmental considerations: • Pollution from additional cars • Impact on wildlife and biodiversity	Some residents noted the potential environmental impact of the proposals, including the pollution from the additional cars which will be accommodating the site. The site is located in an extremely sustainable location, less than 1km from the major bus routes and Castleton train station linking into Rochdale and the wider Manchester area. The scheme has also been designed to promote active and sustainable modes of travel included new cycling and walking infrastructure. We hope that we can encourage new residents to utilise these links to help reduce the volume of cars on the local roads. Other residents noted the potential impact on wildlife in the area. The Applicant is pleased to support existing wildlife and habitats and will create an Ecology Park at the south-western end of the site. The park will be planted with a variety of trees, shrubs, grasses and wildflowers to allow wildlife to thrive, as well as providing plenty of spaces to sit and enjoy the local environment for the local community and future residents.

4. Summary

Kellen Homes (the Applicant) has carried out a comprehensive programme of pre-application engagement and consultation in accordance with Rochdale Borough Council's Statement of Community Involvement, the Localism Act 2011, the National Planning Policy Framework, and national planning guidance.

The Applicant has engaged with the local community and key stakeholders at multiple times, including holding two public consultation periods, to ensure ample opportunity to provide feedback on the scheme. Any opinions and concerns that have been raised throughout the process have been noted and summarised as part of this report, and considered by the Applicant to help inform the evolution of the design for the proposed new homes at Castleton Sidings.

Over the two consultation periods, more than 70 pieces of feedback have been received by telephone, email, and from the website. The Applicant and the wider development team would like to extend their appreciation to all those who took part in the process and provided feedback on the plans.

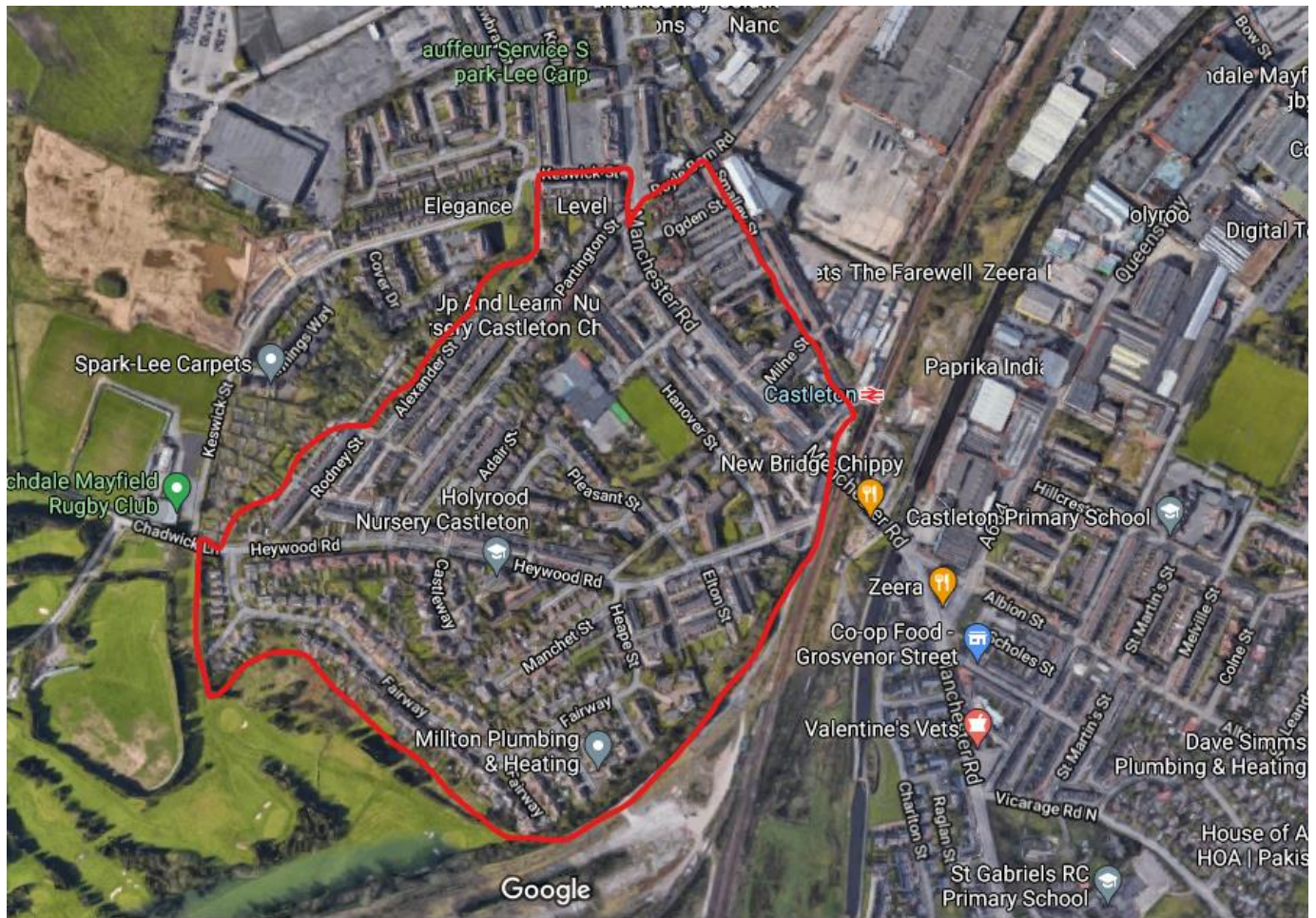
5. Next Steps

Kellen Homes is committed to delivering a scheme that incorporates the views of the local community and has endeavoured to consider, as far as possible, comments raised whilst ensuring that the proposed development is viable and deliverable. Kellen Homes is now taking the time to consider the feedback received and review the proposals in that context, in collaboration with Rochdale Borough Council.

Moving forward, Kellen Homes and members of their development team remain committed to continued engagement with local people and stakeholders, and as such all channels of communication will remain available throughout the planning process.

6. Appendices

6.1. Appendix A – Consultation boundary in July 2021



6.2. Appendix B - Community Leaflet 2021

Making your views known

You are invited to send us your comments in relation to the proposed residential development.

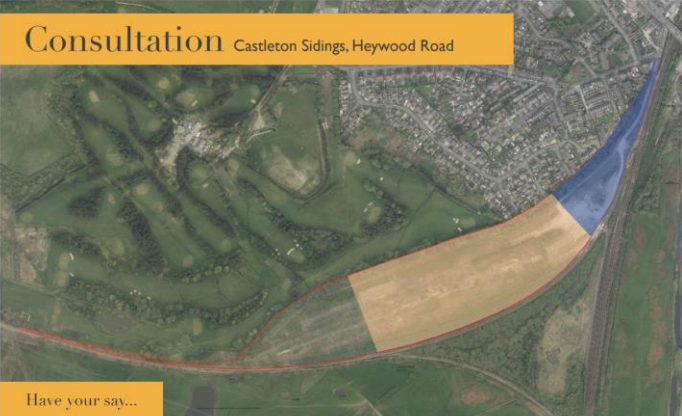
We request that all comments are sent to us by **13th August 2021**.

Comments can be emailed to land@kellenhomes.com

Or sent by post to:

Kellen Homes Limited
1st Floor
183 Dalton Avenue
Birchwood Park
Warrington
WA3 6YF

This consultation has been undertaken by Kellen Homes to involve local residents in the production of their full planning application. Rochdale Borough Council will undertake an independent public consultation exercise on receipt of a formal application.



Consultation Castleton Sidings, Heywood Road

Have your say...



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PROPOSED RESIDENTIAL DEVELOPMENT AND LAND TO FACILITATE THE EAST LANCASHIRE RAILWAY LINE EXTENSION INTO CASTLETON



Constraints Plan



THE FORMER CASTLETON SIDINGS

This site is a former railway siding used by Tata Steel for the storage and distribution of steel. The site has been vacant for approximately 12 years. The site is now derelict and in need of regeneration.

BACKGROUND

The regeneration of this site and its important role in the delivery of the East Lancashire Railway (ELR) line extension was first identified over a decade ago. Most recently the site has been included as a draft residential allocation in the Greater Manchester Spatial Framework (GMSF) and we are expecting this allocation to be taken forward into the Places for Everyone joint plan, which will cover 9 out of the 10 Greater Manchester Authorities.

The ELR is a heritage railway. Extending the line to Castleton allows it to connect to the mainline railway. The Council have recently published their draft Castleton Station Supplementary Planning Document. This document seeks to use the transport links at Castleton as a catalyst for the residential led regeneration of the area. One of the improvements identified to the transport network to achieve this objective is the ELR line extension.

SURVEY WORK

Kellen Homes have a project team of expert consultants who are undertaking all the necessary survey work to understand the impact of the proposed development.

This will include:

- Detailed ground investigations
- Transport Assessment
- Noise Assessment
- Ecological Assessment
- Flood Risk Assessment and Drainage Strategy
- Tree Survey

The project team will work closely with Rochdale Borough Council to ensure a sustainable development is delivered.

Masterplan



PROPOSED DEVELOPMENT

Kellen Homes are proposing a residential development of approximately 200 dwellings, comprising of a mixture of 2, 3 and 4 bedroom homes.

The land at the eastern end of the site will be transferred to the Council to facilitate the ELR line extension and all the benefits this will deliver.

Public open space is proposed at the western end of the site, with the existing track and hardstanding removed.

Access to the ELR land will be retained from Heywood Road. Access to the residential development will be taken from two of the existing Fairway spurs that adjoin the northern boundary of the site.






6.3. Appendix C - Example letter to ward member



Councillor Aasim Rashid
C/O Governance Support
Floor 2, Number One Riverside
Smith Street
Rochdale
OL16 1XU
SENT BY EMAIL

Wednesday 15th February 2023

Dear Councillor Rashid,

Proposals for a residential development at Castleton Sidings, Rochdale

Kellen Homes is pleased to bring forward plans for Castleton Sidings; a new residential development on the former railway siding south of Castleton station, currently used by Tata Steel. Allocated for development as part of GMCA's Places for Everyone, our proposals will provide around 200 much needed family homes in the historic town of Castleton.

Our initial plans for the site were consulted on in July 2021, and as part of the wider Places for Everyone consultation process that was led by GMCA. After considering the feedback received during these periods, our designs have progressed and we are now in a position to show updated proposals for the site.

Kellen Homes is now proposing a policy-compliant, residential development of approximately 200 dwellings, 15% of which will be affordable, made up of a mixture of 2, 3 and 4 bedroom homes to meet the local need. The homes will respect the gothic architecture of the local area, installing steeper roof pitches to mirror those on St Martin's Church, situated in plenty of public open space with added benefits including a children's play facility as well an ecology park.

Two disused railway tracks will continue to be present through the development, offering an opportunity to bring the site's unique rail heritage straight into the heart of Castleton Sidings. We are also gifting just over 4 acres of land at the eastern end of the site to facilitate the East Lancashire Railway (ELR) line extension to Castleton, one of the key aspirations for growth for Rochdale.

We want the site to encourage active and sustainable means of travel, introducing cycleways and new walking routes, complimented by electric vehicle charging and bike storage facilities. With amenities such as schools and public transport links located only a 5-10 minute walk away, the site provides a sustainable extension to Castleton.

The public have already been consulted on the scheme, however as there have been some changes, we will be informing local residents of the updated design and inviting them to share their feedback with us prior to submission. There will be a dedicated webpage set up on the Kellen Homes website, a leaflet will be delivered to homes and businesses in the vicinity informing them about the changes to the design, and contact mechanisms including an email and phone line will be set up to ensure members of the public can speak to the project team.

Before we share the updated scheme publicly, we would welcome the opportunity to meet with you, as ward member for Castleton, to discuss our revised plans in more detail and answer any questions you may have.

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www.kellenhomes.com



If this would interest you, please contact my colleague Katy Isaac (katy.isaac@lexcomm.co.uk) with some potential times and dates, and she will be able to organise a meeting that suits for all.

Yours sincerely,

Mark Waite

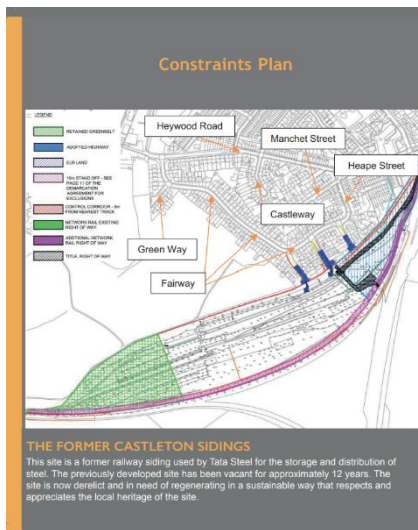
Senior Strategic Land & Planning Manager
Kellen Homes

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t 01925 363108 • Registered in England and wales No. 12807501
www.kellenhomes.com



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6.4. Appendix D – Community Leaflet 2023



BACKGROUND

The regeneration of this site and its important role in the delivery of the East Lancashire Railway (ELR) line extension was first identified over a decade ago. Most recently the site has been included as a draft residential allocation in the Places for Everyone Spatial Framework (PIE).

The ELR is a heritage railway. Extending the line to Castleton allows it to connect to the mainline railway. The Council have recently published their draft Castleton Station Supplementary Planning Document. This document seeks to use the transport links at Castleton as a catalyst for the residential led regeneration of the area. Our proposals are fully inline with this aspiration.

SURVEY WORK

Kellen Homes has a project team of expert consultants who are undertaking all the necessary survey work to understand the impact of the proposed development. These surveys include:

- Detailed ground investigations
- Transport Assessment
- Noise Assessment
- Ecological Assessment
- Flood Risk Assessment and Drainage Strategy
- Tree Survey

The project team are working closely with Rochdale Borough Council to ensure a sustainable development is delivered.

Proposed Planning Layout: Castleton Sidings, Rochdale



PROPOSED DEVELOPMENT

Kellen Homes is proposing a policy compliant, residential development of approximately 200 dwellings with 15% of homes being affordable. The dwellings provided will be a mix of 2, 3 and 4 bedroom homes.

As shown, the land at the eastern end of the site will facilitate the ELR line extension and all the benefits this will deliver. Public open space is proposed at the western end of the site and within the centre of the site. These open spaces will provide the local and wider community with walking and cycling routes.

Both open spaces will express the sites heritage and history through landscaping features which can be seen on the previous page.

Sleeper roof pitches on homes will respect the gothic architecture which can be seen on St Martins church and railway features such as tracks will also be present on-site to incorporate the sites character and heritage into the scheme.

Access to the ELR land will be retained from Heywood Road.

Access to the residential development will be taken from two of the existing Fairway spurs that adjoin the northern boundary of the site.



Castleton Sidings, Heywood Road

Before we submit our revised proposals to Rochdale Borough Council, we would like to know what you think of the scheme. Please see below for the ways in which you can share your comments with us:

Visit our dedicated website: www.newhomesforcastleton.co.uk

Comments can be emailed to: castletonsidings@havingyoursay.co.uk

Or sent by post to:
Freeport: Shape Tomorrow
Queens House
Queen Street
Manchester
M2 5HT

This document has been prepared by Kellen Homes to inform local residents on the proposals for the Castleton sidings site. Rochdale Borough Council will undertake an independent public consultation exercise on receipt of a formal application.



Castleton Sidings, Heywood Road



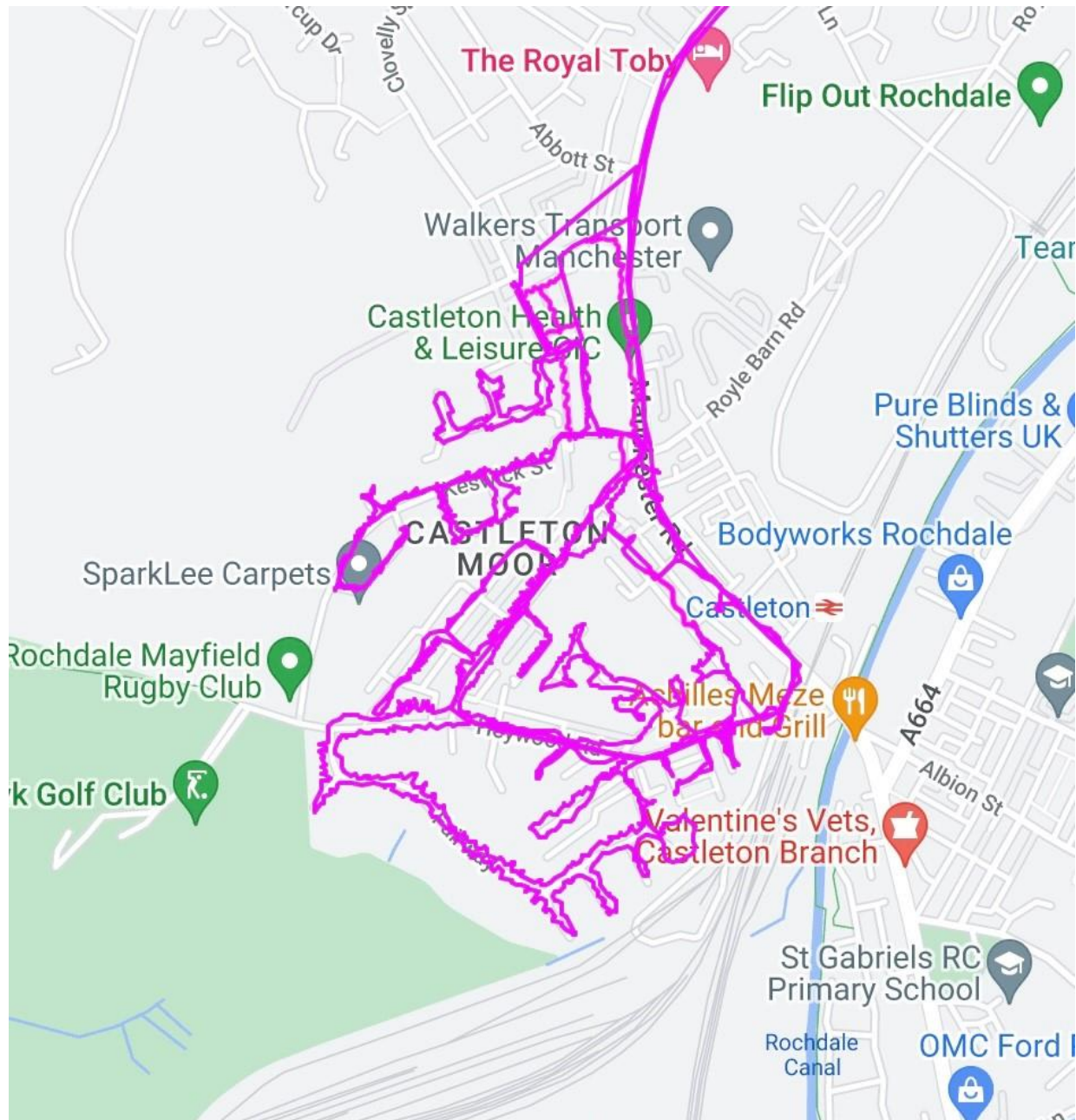
Have your say...



Following our public consultation that took place during summer 2021, Kellen Homes is pleased to share our revised proposals for Castleton Sidings. Our proposal is policy compliant with Rochdale's latest planning policies, and will consist of approximately 200 dwellings consisting of 2,3 and 4 bedroom homes. 15% of all homes on site will be affordable and the scheme will also include multiple open spaces. Further details on our proposals can be seen on our website: www.newhomesforcastleton.co.uk

6.5. Appendix E – Leaflet Distribution Area 2023





6.7. Appendix G – Public Website 2023



Welcome to Castleton Sidings

Following the public consultation on the scheme that took place during summer 2021, Kellen Homes are pleased to share with the community our revised proposals for Castleton Sidings. This website has been created to provide an overview of the updated scheme design and allow a further opportunity for members of the public to comment on the scheme ahead of any future application to Rochdale Borough Council.

The regeneration of this site, which includes the land to support the future delivery of the East Lancashire Railway Line extension, has long been identified as a catalyst for the residential-led regeneration of Castleton and the wider Rochdale area.

Kellen Homes are pleased to be supporting the delivery of much-needed homes in this area of Rochdale. We are bringing forward proposals for around 200 modern, attractive homes consisting of 2, 3 and 4 bedrooms, all of which are policy compliant with Rochdale's latest planning policies and include a significant allocation of affordable housing.

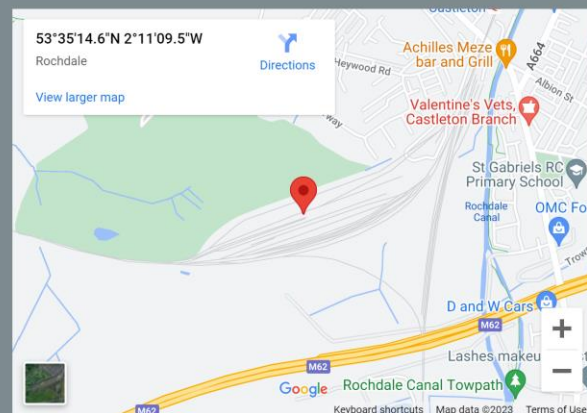


Site Background

Castleton Sidings sits to the south-west of Castleton train station, located between the railway line and Rochdale Canal to the east, and Castle Hawk Golf Club to the west.

Historically, the site was used as a former railway siding and utilised by Tata Steel for the storage and distribution of steel. The land has been vacant and derelict for over a decade, with little to no activity taking place across the area.

Kellen Homes are excited to be working on the sustainable regeneration of this site and have dedicated significant time and effort into bringing forward proposals that will transform the site into a vibrant and accessible community. Special consideration has been given to the rail heritage of the site and the proposals have been carefully created to respect the historic importance of the land.



Our Proposals

Kellen Homes are now pleased to share our updated proposals for the site, which have been shaped by feedback received as part of these consultation periods.

Sitting to the southwest of Rochdale town centre and running right into the heart of Castleton, the 10.9 hectare wedge-shaped site provides an ideal location for a bustling new community for Rochdale, with easy and sustainable forms of access to the surrounding transport links and public amenities.

Recognising the land's unique heritage, the two disused railway tracks which run through the site will be retained and enhanced into a key feature throughout the development. Sustainable transport will be supported, with new walking and cycling routes created, linking outwards to existing networks. Embedded in the natural environment, almost 4 hectares will be green infrastructure, through the delivery of a green square, an Ecology Park, private gardens and planting weaved along the roadside.

Kellen are also gifting 1.6 hectares at the northern end of the proposal to facilitate the extension of the East Lancashire Railway line to support the regeneration of Castleton and wider Rochdale area for future generations to benefit from.

You can learn more by clicking on the image below!



Our vision for the site:

"Castleton Sidings' location creates an opportunity to develop a site that brings homes and rail heritage into the heart of the settlement. This new neighbourhood will create a mixed-use development with a new rail heritage station as part of the East Lancashire Railway and family homes in a highly sustainable location.

The development shall draw on its railway heritage to inform the structure, layout and detailing of the proposed development. It shall also reference the local context by using the landmark of St Martin's gothic architecture as a design cue in the steep-pitched gables of the homes. The materials palette shall also draw on the local vernacular.

The current railway sidings have been invaded by pioneer species of Birch and Buddleia which have brought nature back into the industrial landscape and this theme of nature taking over a man-made environment shall be used in the landscape design of the site's green spaces. The proposed new development shall be a positive asset for Castleton and wider Rochdale with a high-quality design bringing the natural environment into people's homes."

Site Considerations

Kellen Homes wants to understand the impact of the proposed development and, as such, have completed a series of assessments. These include:



Detailed ground investigations



Transport Assessment



Noise Assessment



Ecological Assessment



Flood Risk and Drainage Strategy



Tree Survey

FAQs

+ Where is the site?
+ Why build houses here?
+ What types of properties are proposed?
+ Will there be any affordable housing?
+ How will the site be accessed?
+ What is happening with the land at the north of the site?
+ What is the ecology park?



Let us know your thoughts

Before we submit our proposals to Rochdale Council, we want to hear from the local community to help shape our final plans. Fill in the form below and tell us what you think:

Name

Postcode

Email

Phone

Feedback

Write your feedback here

Send

You can view our privacy policy by clicking [here](#).



Register Your Interest

If you are interested in a new home at Castleton Sidings, we would be delighted to hear from you. Please register your interest below and Kellen Homes will keep you updated as the plans progress.

What type of home are you interested in? Please tick all that apply:

- ☐ Two bedrooms
- ☐ Three bedrooms
- ☐ Four bedrooms

Send





0161 711 0293



castletonsidings@havingyoursay.co.uk



www.kellenhomes.com



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Letter to Kellen Homes

**Concerning Proposed Development at Castleton Railway
Sidings.**

To: Shape Tomorrow, Queens House, Queen Street, Manchester, M2 5HT

From: Jill Ferrier, 27 Manchet Street, Castleton, Rochdale, OL11 3BN

Date: 18.03.2023

Dear Sir/Madam,

Whilst I am happy to see the building of new homes in Castleton I have serious concerns and reservations about the proposed site at the Castleton Railway Sidings.

My first concern is the access points to this site in the surrounding area that already has congestion at times. The access/exit points will impact on the daily lives of the residents in all the small streets surrounding this site. They include Fairway, Greenway, Manchet Street, Heape Street, ~~Castleway~~, Heywood Road and Partington Street. The narrowness of Partington Street already makes it a dangerous road to walk and drive down.

I propose that planners look carefully at alternative points of access. For instance, at the northern end of the site where a road exits at what used to be the Directors Public House on Heywood Road. Even better, at the southern end of the site a road could lead directly onto the main road; Manchester Road. This would take the pressure off existing streets where residents have lived for decades.

Further long term concerns are the lack of adequate infrastructure to cope with all these new homes and residents. With at least 200 new homes and 200+ more cars, delivery vans and visitors I am concerned about danger, congestion and importantly pollution. On Heywood Road young child use a play area and a nursery where all would be more at risk of excess pollution and danger.

With this development, what is being proposed for schools to accommodate more children within the area where existing schools are already full and how many more Doctors' surgeries will be needed? I would like to hear answers to these questions.

The plans include 15% affordable houses. Can you tell me what affordable means? If one has little or no resources one can afford nothing! Also there are no social houses planned at this development. Can you explain why?

I look forward to hearing from you as soon as possible. I include a petition of names and addresses of people in the vicinity of this site who have the same concerns as myself and although this is not a comprehensive list it conveys the force of feeling of the residents in this area.

Yours Faithfully, Jill Ferrier

6.9. Appendix I – Signatures

PETITION OF CONCERNS

PROPOSED DEVELOPMENT AT
CASTLETON RAILWAY SIDINGS

We the undersigned agree with the
concerns in the attached letter.

<u>NAME</u>	<u>ADDRESS</u>
Jill Fernier	27 Manchet St OL11 3BN
Malcolm Fernier	34 " " "
DAVID LORD	34 " " "
ELAINE HOOPER	32 " " "
R. KNOX	30 " " "
P. Wilson	21 " " "
Kevin Crowley	23 " " "
Dorothy Crowley	23 " " "
M. S. S.	26 " " "
K. J. S.	26 " " "
P. Boluch	24 " " "
A. Moore	22 " " "
S. Rankin	22 " " "
N. Horrobin	20 " " "
A. Grimshaw	20 " " "
T. King	16 " " "
K. King	16 " " "
Kevin Roran	12 " " "
Joanne Stubbs	12 " " "
Keith Stubbs	14 " " "
Barbara Stubbs	14 " " "
J. Horrobin	3 Kingsland Road OL11 3B1
M. H.	6 MANCHET ST CASTLETON
M. Pallard	11 " " "
P. BARTON	4 MANCHET ST CASTLETON
A. L. Cook	1 MANCHET ST CASTLETON

1.

NAME
 RECCO P. COOK
 DAMON COOK
 CHRIS MARTIN
 MARGRET MARTIN
 Katherine Rhodes
 Josh Woodard
 Billy Duckert
 G. Duckert
 J. Moore
 K. Moore
 Joshua Brennan
 Michael Brennan
 K. Bentley
 D. Achley
 J. Bawert
~~John Smith~~
~~GO'GON~~
 Nick Bamford
 L. Bamford
 Emily Bamford
 * Jean Homby (ex Mayor
 (ex Councilor and
 ex mayor of Rochdale.)
 Andrea Johnson
 RYAN TINSLEY
 Catrilyn Czar
 Anthony Mercer
 CHRIS CARTER
 BOB

ADDRESS
 1 MANCHET ST OL11 3BN
 MANCHET ST
 9 MANCHET ST
 11 Manchet Street
 11 Manchet Street
 13 MANCHET
 15 Manchet
 19 Manchet Street
 19 Manchet Street
 25 Manchet St.
 29 Manchet SE OL11 3B
 29 MANCHET ST. OL11 3BN
 10 FAIRWAY, CTON OL11 3BU
 18 FAIRWAY " OL11 3BU
 16 FAIRWAY OL11 3BU
 16 FAIRWAY OL11 3BU
 16 FAIRWAY OL11 3BU
 49 May wood OL11 3DG
 fairway. OL11 3BU
 P 44 ALEXANDER OL11 3DA
 46 Alexander St OL11 3DA
 48 Alexander St OL11 3DA
 06 Alexander St
 46 ROBERT ST.

NAME
AMY McGE
Joanne McGe
Reg Gannon
Amison Burnell
Sandra Burnett
Howard Burnett
B Povey
D GUTHRIE
G. Smith
T. Smith
M. Ostradovic
T. INGHAM
A. INGHAM
S. a Taylor
R. W. W.
C. Hennefer
A. Hennefer
H. Hennefer
T. Munn
D. Wainor
P. Hogg
Deil Hogg

ADDRESS
22 ROANOK STREET OL11 3AF
" " " OL11 3AF
12 " " "
17 Rodney Street OL11 3DF
5 Rodney St OL11 3DF
5 ROANOK ST OL11 3DF
151 HEYWOOD RD
149 Heywood Rd
145 Heywood Rd
145 Heywood Rd
141 Heywood Rd
8 Heape Street OL11 3BL
8 Heape Street OL11 3BL
10 Heape Street OL11 3BL
7 Buckley barn Court OL11 3BQ
180 Fairway OL11 3BZ
180 Fairway OL11 3BZ
180 Fairway OL11 3BZ
178 Fairway OL11 3BZ
156 Fairway OL11 3BZ
99 Fairway OL11 3BZ
548 4814

NAME	ADDRESS
Susan Wain	57. Partington St
Liam Ray	51 Partington St.
Michelle Duckworth	45 Partington ST.
Bethany Smith	41 Partington Street.
C. O'NE	50 Stock St
Jade Wadsworth	30 Stocks St
STEWART SCHOFIELD	44 STOKS ST.
John O'Kane	166 HAYWOOD RD
HUBERT COPESTICK	6 STOCKS STREET
ANTHONY THOMAS	35 ADAIR STREET CASTLETON
Glenn	5 Partington street.
Alan Bassant	24, ALEXANDER ST.
Chris Brierley	26 ALEXANDER ST
Dawn Brierley	40 MOORPARK AVE
Nicole Brierley	40 MOORPARK AVE
Trysten Brierley	40 MOORPARK AVE.
John Harper	46 PARTINGTON ST
STE WHITFIELD	32 RODNEY ST
Wanda Scott	21 Rodney ST
Cheryl Scott	21 Rodney ST
Molly Scott Smith	21 Rodney ST.
DONNA HILTON	{ 7 Rodney Street
Kevin Little	{
Thomas Little	3 Rodney ST.
B. Boland	4 Alexandre St
Jean Cockcroft	4 Alexandre St
John Cockcroft	14 STOCKS ST CASTLETON
NER WIGGINS	7. Heape St CASTLETON.
Jean 'Colona-	6 BUCKLEY BARR CT
E. Wilkinson	103 FAIRWAY
M. Wain	

NAME	ADDRESS
Wynne	16 Fairway OL11 354
J.D. Gurnall	10 St Edward
Dave Hall	19 Coblen Lodge
Julian Maynard	19 St Martin Street
Orwell	85 Fairway
K. Cocking	86 Fairway
Luis Llederman	144 PARTING ST OL11 3DG
Iman Rashid	126 Partington Street OL11 3DG
TARA RASHID	9 PARTINGTON NEWS
Amoni Odubela	9 PARTINGTON NEWS
Femi Odubela	3 Partington News Partington St OL11 3DG
W. Gurnall	3 Pa ✓ ✓ ✓ ✓
Martin J. Gurnall	116 PARTINGTON STREET
J.A. Roberts	54 Partington St
Naomi Bell	92 Partington St
Zac Smith	84 Partington St
EDONG NEALE	82 Partington St
Hillary Okello	82 Partington Street
Rebecca Kerr	78 Partington Street
	78 Partington Street
Blanche Ali	66 Partington St
Julie Hooper	46 Parting Street
Megan Smith	12 Heywood Road
CHRISTIAN SMITH	770A MANCHESTER ROAD
Bonnie Thomas	40 Partington St.
XXXXXXXXXX	XXXXXXXXXX
G.A. Wilson	20 PARTINGTON St
J.P. LEVINGE	04 Partington St
144 Calpham	31 PARTINGTON
Dave King	✓ ✓

4.

ENDS