RBH
ALL TOGETHER BETTER LIVING

Creating a better future for Lower Falinge

An update for customers and residents about our plans for Lower Falinge. We've now submitted our planning application for new homes and improved streets and green spaces.



We've submitted a planning application for Lower Falinge

We want to say thank you to everyone who has shared their views recently as we plan for the future of Lower Falinge.

We have spoken to residents, businesses, community groups, and local stakeholders. We have gathered feedback through walkabouts, surveys, and in-person conversations. You have helped to shape our proposals and make sure that they reflect the priorities of the people who know Lower Falinge best.

We have been working hard on what the final stage of regeneration in Lower Falinge could look like since we spoke to you. We want to tell you about our planning application which we have now submitted to Rochdale Borough Council.

The planning application reference is: PL/2026/0935.

- You can view it on the Rochdale Council website: **www.rochdale.gov.uk**
- You can get online at Spotland Library or Rochdale Central Library to view it.
- You can call the Council's planning team on 0300 303 8873.
- We'll also add the links on our Lower Falinge website page: **www.rbh.org.uk/lowerfalinge**.

We want to make sure we have got it right. We want to make sure that Lower Falinge is a place that you are proud to call home. You can share your views on the application with the Council using the details above, and details about how to get in touch with the RBH team if you have any comments or questions are on page eight.





What's in our application?

We're applying to build up to 270 new homes across two sites in Lower Falinge. We are seeking "outline" planning approval for the redevelopment, which means the application will ask to agree the principle of building the homes. If the application is approved, we'll need to submit a second application, called a "reserved matters" application, to agree all of the detail.

The application also shows where new landscaping, public open spaces, improved streets, and new walking routes to create a greener, better-connected neighbourhood could be introduced.

The application also asks for permission to demolish seven current blocks which are at the end of their life and can no longer provide safe and warm homes. These are Newstead, Ollerton, Quinton, Romsey, Ullesthorpe, Vaynor, and Zedburgh.

How we moved the plans forward by listening to your feedback

We've made sure that the feedback you have given us is reflected in our plans. You told us about

Protecting our environment

You told us:

- Existing green spaces are important
- Trees should be retained wherever possible
- More planting and biodiversity should be provided
- More seating and places to relax should be included

What we're doing:

We're protecting valuable green spaces and we're creating new landscaped areas that are open, welcoming, and overlooked by people nearby so that they feel safe.

Safer Streets

You told us:

- Better lighting is important
- Traffic management needs improving
- Walking routes should feel safer
- Streets should be easier to navigate

What we're doing:

Our plans feature a clear street layout and new easy-to-read signage, making it a place that is easy to navigate. The design will make spaces easier to see and reduce hidden areas, with improved lighting to make people feel safe.

Housing That Meets Local Needs

You told us:

- A mix of homes is needed
- Family housing should remain available
- Accessible homes are important
- Homes should be available for people at different stages of life

What we're doing:

Our plans feature a range of home types including family homes and apartments. We'll design these homes with accessibility in mind. Our new homes will be modern and energy efficient, with low carbon heating, high quality construction, and renewable energy options. They will meet the Future Homes Standard, creating high-quality homes that are energy efficient and affordable to run.

Better Communication

You told us:

- You want regular project updates
- You want to understand what happens next
- You want to see how your feedback is being used
- You want to minimise the disruption from building work

What we're doing:

- We'll continue to keep you informed and listen to your views throughout the project.
- We'll do this through different methods to make sure everyone is able to contribute.
- We'll minimise the impact on existing residents by phasing our work, keeping people informed, and managing disruption.



What happens next

Rochdale Borough Council will now review the planning application. This process is expected to take approximately three months, although it could take longer. You can share any comments you might have with the Council via the details we provided on page 2 of this booklet.

Once we have a decision from the Council, we will let the community know straight away.

If permission is granted, what would happen next?

If we're granted planning permission, the first thing we would do would be to complete the demolition of Newstead, Ollerton, Quinton, Romsey, Ullesthorpe, Vaynor, and Zedburgh. We would aim to do this within 12 months. We will provide more information about this before any work starts.

Alongside this, we would develop our second, more detailed planning application. This is called a "reserved matters" application. It would include more detailed plans and information about the new homes we hope to build – including things like the exact type and mix of homes.

If things go to plan, we hope to start building the new homes in autumn 2028. We would start on the Sheriff Street area site first.

What is the next stage of the conversation?

As we go into the detail, on the next stage, you will have more opportunities to continue to help us shape:

- Landscaping and local environment
- Public spaces
- Walking and cycling routes
- Play areas
- Detailed housing designs

Together we can create a Lower Falinge with high-quality homes, attractive green spaces, lower energy bills, improved air quality, and a more sustainable future for current and future generations.



This information is available in Braille, audio and community languages.
Please phone: Freephone **0800 027 7769** or email: **customer@rbh.org.uk**.

Para traduzir estas informações, ligue para o número **0800 027 7769** ou envie um email para **customer@rbh.org.uk**

Aby przetłumaczyć tę informację, prosimy o kontakt na **0800 027 7769** lub poprzez e-mail **customer@rbh.org.uk**

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0800 027 7769 پر کال کریں یا
customer@rbh.org.uk پر ای میل کریں۔

برای ترجمه این اطلاعات، لطفاً با شماره
0800 027 7769 تماس بگیرید یا به
customer@rbh.org.uk ایمیل بزنید.

If you have any questions about our planning application, or the information in this update, please do get in touch with the RBH Regeneration Team. You can contact us:

Online: **www.rbh.org.uk/lowerfalinge**

By email: **towncentre.regen@rbh.org.uk**

On the phone: **0800 027 7769**

