

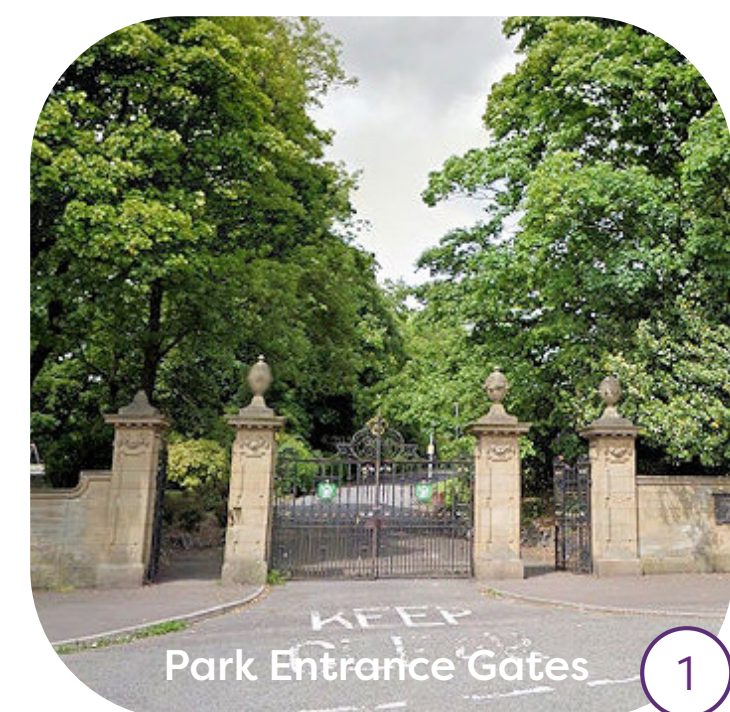
Existing Neighbourhood

Neighbourhoods matter - we are planning for the sustainable future of Lower Falinge

Existing Aerial View



Existing Blocks





Help Shape the Future of Lower Falinge

RBH is preparing a hybrid planning application for the next phase of regeneration at Lower Falinge. This consultation is an opportunity to learn more about the proposals and share your views before a planning application is submitted.

What are we applying for?



Full Planning Permission

Demolition of the existing **150** homes currently on the site to enable the comprehensive regeneration of this part of Lower Falinge. Blocks to be removed are Zedburgh, Vaynor, Ullesthorpe, Ollerton, Newstead, Romsey and Quniton.



Outline Planning Permission

Construction of up to **270** new, high-quality homes. New landscaping public open spaces, improved streets, walking routes to create a greener, better connected neighbourhood.



Illustrative Designs

- The plans shown during this consultation are illustrative.
- They are intended to demonstrate the type, scale and character of future development.
- The detailed layout, appearance, landscaping and design of the new homes will be developed further and will be subject to future planning approval.
- As the project progresses, the proposals will continue to evolve in response to technical assessments, planning requirements and feedback received during this consultation.

Have your Say

We are seeking feedback from residents, local stakeholders and the wider community.



Consultation dates:

Tuesday 21st July
Wednesday 22nd July
Saturday 1st August

Your comments will help inform the next stage of design before the planning application is submitted.

What Happens Next?



1. Public Consultation
We are here now.



2. Review Community Feedback
We will review all comments received.



3. Refine the Proposals
We will consider your views and develop the designs further.



4. Hybrid Planning Application Submitted
We aim to submit our application in Autumn 2026.



150

Existing homes to be demolished



270

New homes proposed (up to)



Hybrid

Planning Application



Your feedback matters

For more information please visit www.rbh.org.uk



Meet the project team

RBH have assembled a project team containing specialists in planning, architecture, transport and sustainability to help guide the regeneration process. RBH would like to work with residents and local stakeholders to develop proposals that respond to community needs and aspirations.

Design Team



RBH are leading the regeneration. We have been and will continue to be working with residents, stakeholders and the consultant team to shape proposals that respond to local needs and aspirations.

DK-Architects

Role: Architects

Responsible for developing the masterplan and architectural proposals, helping to shape the layout, homes, public spaces and the overall vision for the future of the neighbourhood. They'll be listening to your feedback at every stage of the process to help develop the plans.



Role: Planning Consultant

Providing planning advice and coordinating the planning process, ensuring the proposals align with local and national planning policy and supporting and managing the planning applications.



Role: Project Management

Coordinating the project team and programme, overseeing the delivery of the project and ensuring all disciplines work together effectively throughout the redevelopment process.



Role: Engineers

Providing technical expertise to ensure the proposals are practical, deliverable and supported by appropriate infrastructure, drainage and utility solutions.



Role: Transport Consultant

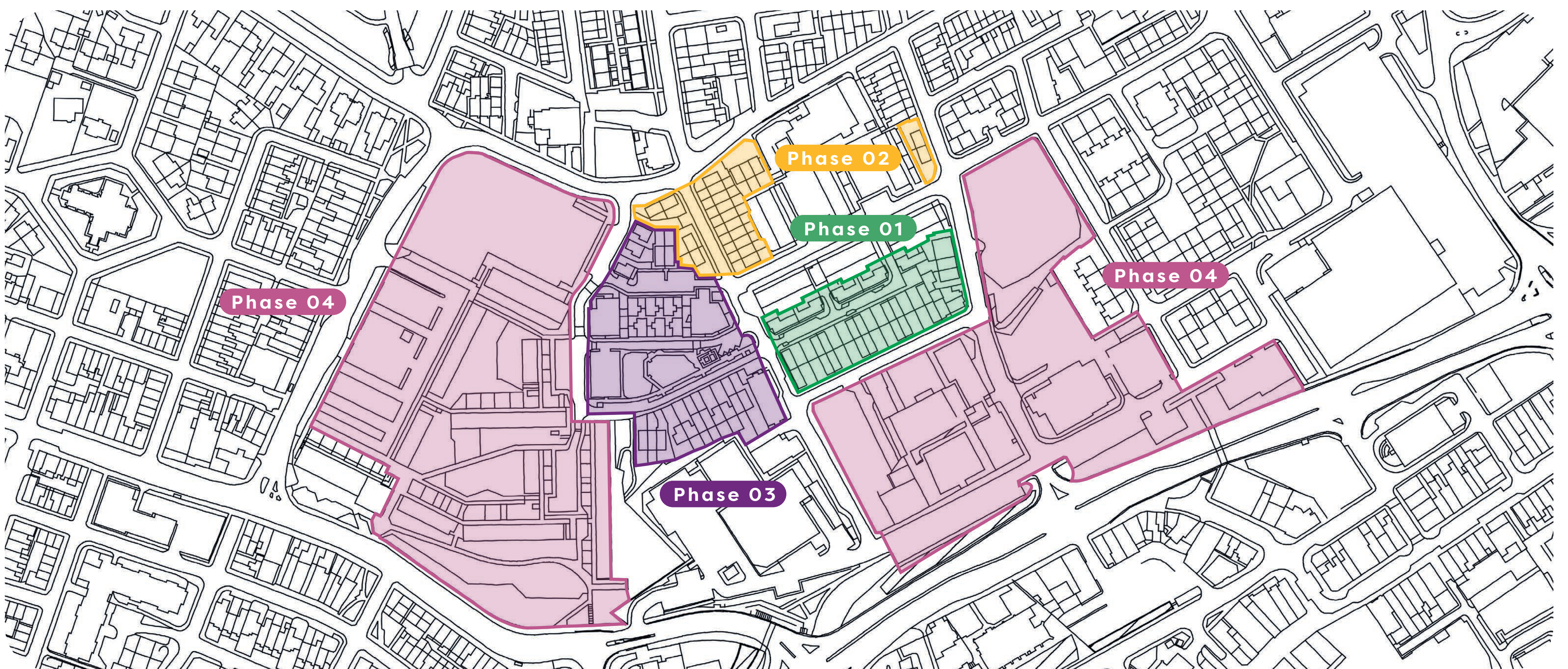
Assessing movement and access throughout the area, including walking, cycling, public transport, parking and vehicle access, to support a well-connected neighbourhood.

These are the organisations working together on behalf of RBH to develop the proposals and listen to your feedback.

The Journey So Far

RBH are committed to the long term future of Lower Falinge, aiming to create a sustainable neighbourhood that provides a range of homes that make the most of being close to Rochdale Town Centre. Alongside the provision of new homes, the proposals aim to enhance green spaces, improve connectivity, and create attractive new housing areas that support the wider regeneration of Lower Falinge.

Phase 01	Phase 02	Phase 03	Proposed Phase 4
Completed August 2015	Completed September 2018	Completed December 2022	Current Consultation July 2026
26 Homes delivered	19 Homes delivered	55 Homes delivered	Next Phase
• 5 x 2 Bed Bungalows • 21 x 2 Bed Houses	• 19 x 2 Bed Houses	• 3 x 3 Bed Houses • 19 x 2 Bed Houses • 20 x 1 Bed Flats • 13 x 2 Bed Flats	• Next phase of neighbourhood investment • Continuing delivery of high-quality homes • Designed to complement the existing phases



Investment Delivered So Far:

100 Homes delivered across 3 phases	3 Completed phases of new homes	Phase 4 Current consultation on the new phase
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Next Steps:

Public Consultation July 2026	→	Analysis of Data Summer-Autumn 2026	→	Planning Application Autumn 2026
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Development Vision

Our aim is to improve the range and quality of homes in Lower Falinge. We also want to improve the areas open to the public - including new walking and cycling routes and green spaces. We want to make sure that Lower Falinge is a great place to live and work, for current and future residents.

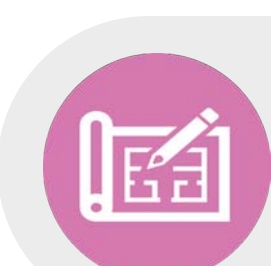
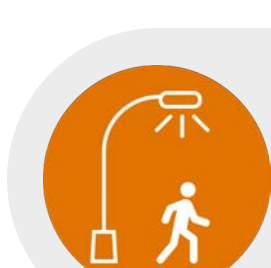
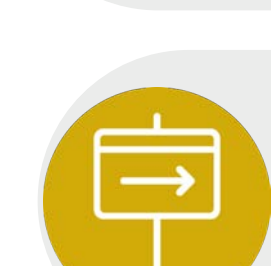
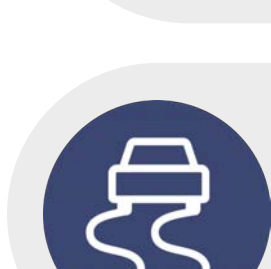
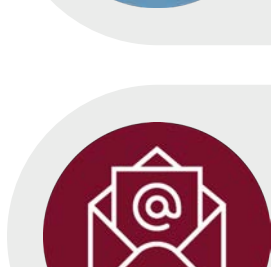
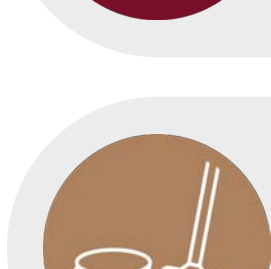
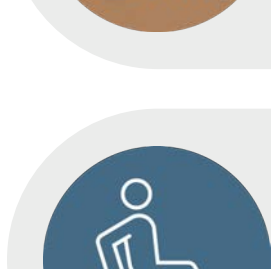
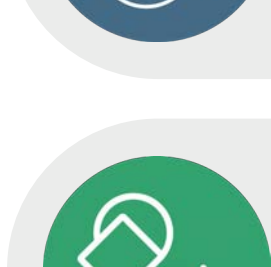


Customers Feedback

We have listened to the views of local residents, and your early feedback has helped inform early stage design proposals. Listed below are key themes and issues raised during our initial consultation.

What you have told us...

What we have done...

	Green Space	Green space to remain where possible and should not all be lost through development	We are protecting valuable green spaces and creating new landscaped areas that are open, welcoming, and overlooked by people nearby.
	Housing Mix	A mix of homes is needed, especially family housing in Rochdale, where demand exceeds supply	The emerging layout features houses, own-front-door apartments and apartments to help meet identified needs.
	Design & Look	The area should feel more modern, brighter and more welcoming	The design approach features attractive buildings and clear street layout, creating a place that is easy to navigate and pleasant.
	Walkways & Lighting	Walkways feel unclear, unsafe or poorly lit	Walking routes will be clearly visible from nearby homes and streets, with improved lighting to help people feel safe.
	Safety & Anti-Social Behaviour	Residents fear that removing the cameras would increase crime and make hidden areas feel less safe.	Safety is a key priority. The design will make spaces easier to see, reduce hidden areas, and consider measures such as CCTV.
	Signage & Wayfinding	The signage is confusing, outdated, and inaccurate, with references still being made to blocks that are now empty.	New, easy-to-read signs will make getting around simpler.
	Access For Businesses	Businesses need reliable access for deliveries and servicing	Servicing arrangements and access routes are integrated into the layout to ensure safe and uninterrupted business operations.
	Disruption From Work	Residents didn't always feel that they were kept fully informed about the impact of previous work, including noise and access	We will minimise construction impacts by phasing works, keeping people informed, and managing disruption.
	Communication	Residents feel they haven't always been listened to in the past or kept informed	We will continue to engage with residents and stakeholders throughout the project.
	Maintenance Concern	There are ongoing issues with the bin areas, including poor maintenance, unsecured stores, and waste dumping.	Bin storage areas will be designed and better located, with improved enclosure, access control and servicing arrangements
	Accessibility	Some residents require easier access to the blocks, as the older buildings are difficult to enter	Homes will be designed with accessibility in mind, including a number of wheelchair accessible properties.
	Allotments	Residents wish to use the allotments again; however, the location of the shed is unsuitable.	The emerging layout retains or better integrates allotments, with improved facilities where feasible.

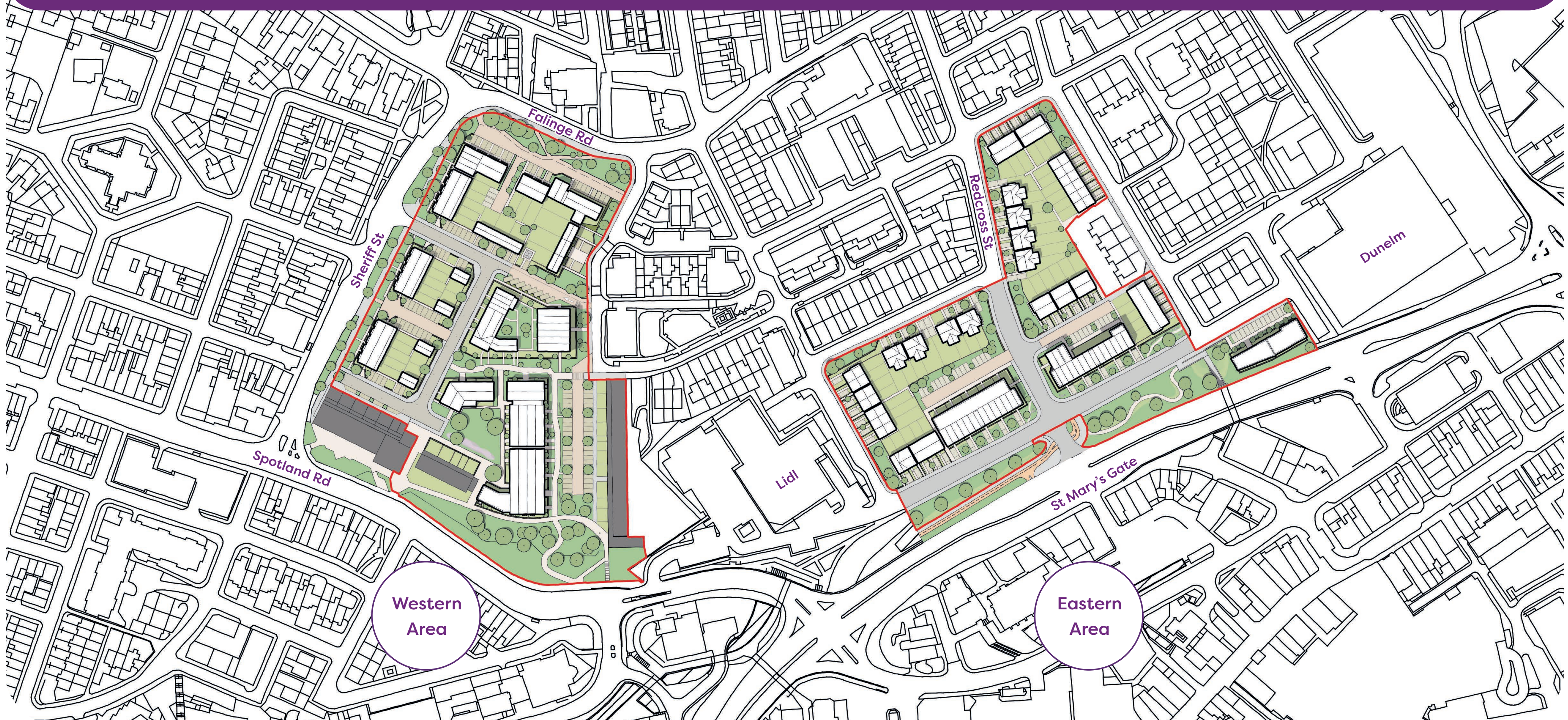
One vision for the Lower Falinge community

Together, the two identified development areas will play an important role in the ongoing regeneration of Lower Falinge. We will deliver new homes and high-quality streets that will help create a stronger, more sustainable and better-connected neighbourhood.

Existing Aerial View



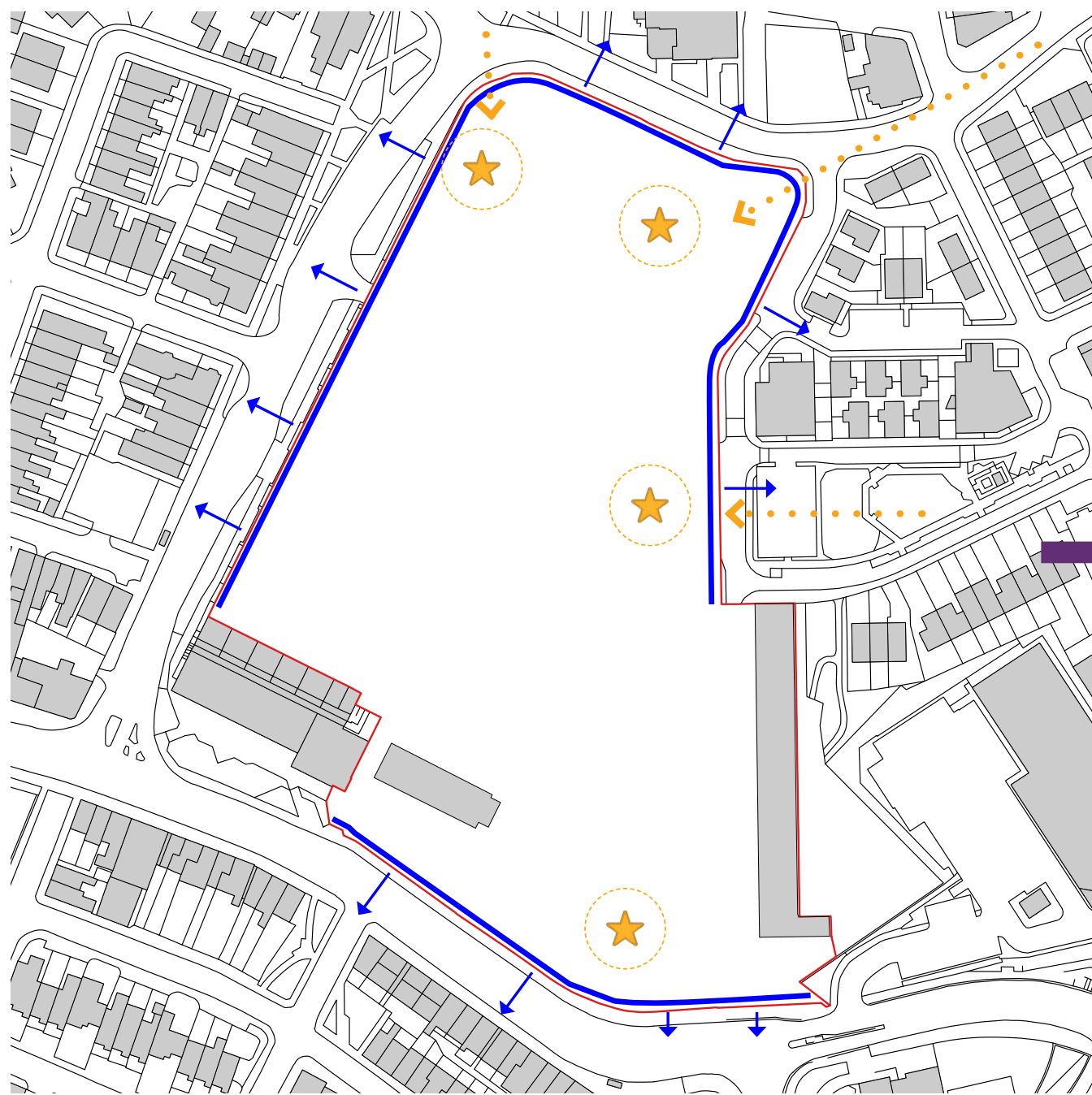
Proposed Aerial View



The Western Area Design Development

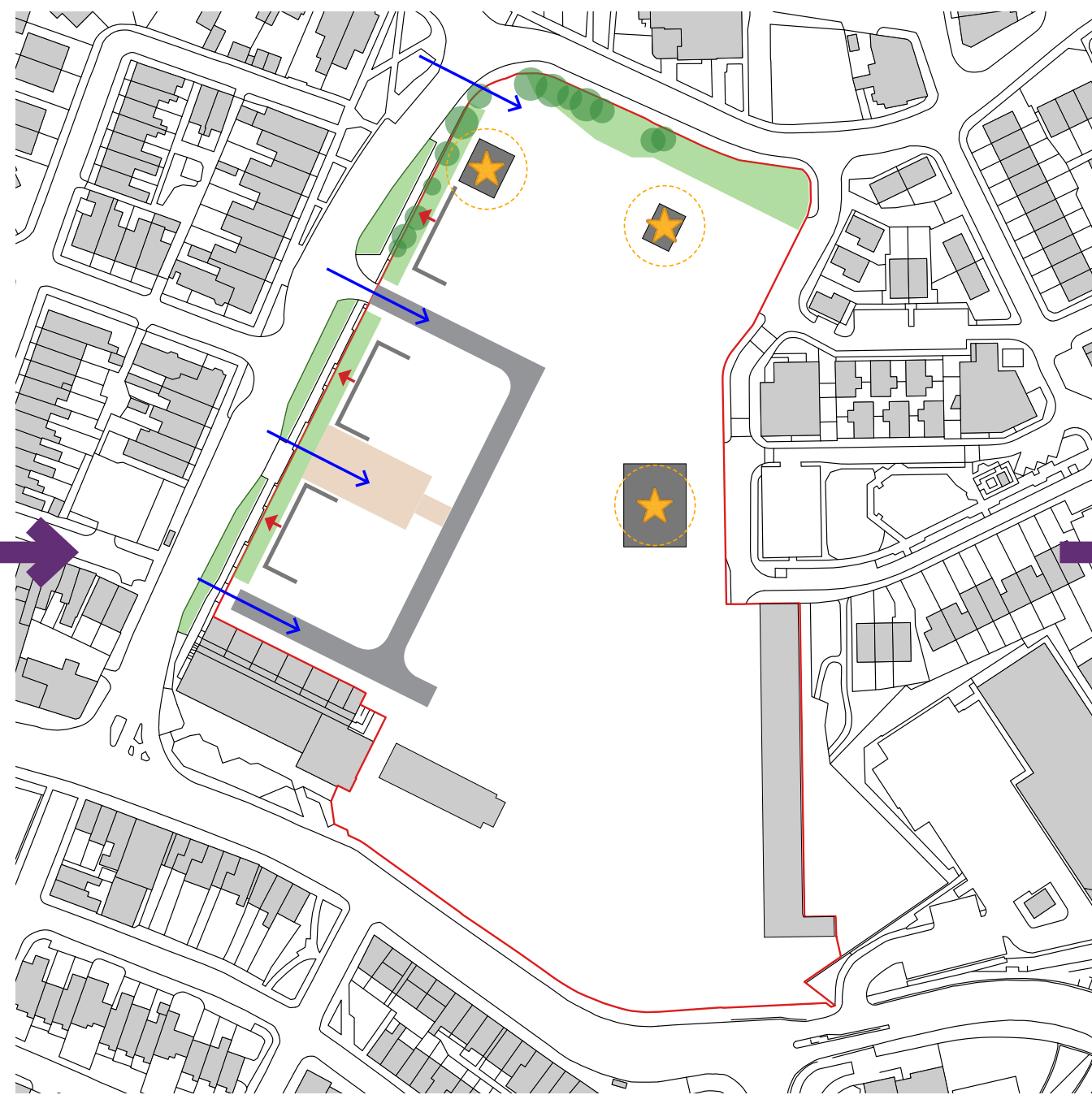
Our plans have been informed by careful site analysis, consideration of planning policy and initial feedback we have received. This ongoing work has helped shape a scheme that responds to local needs and will create a high-quality and sustainable place to live. See below for how we've developed this design.

1st Step



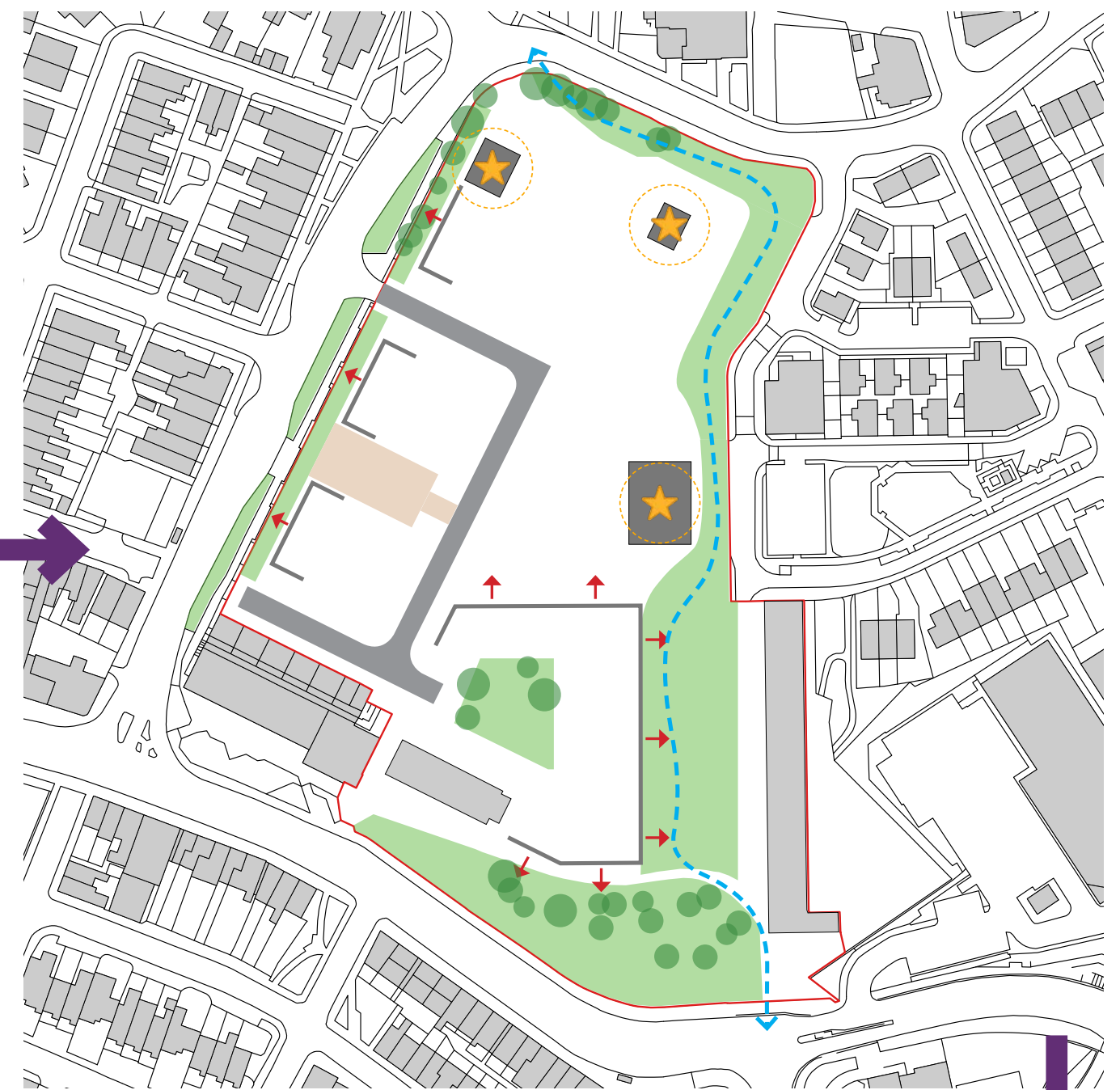
- Key Nodal points at Falinge Rd and Lower Falinge
- Opportunity to address existing streets, and improve activity and animation (Sheriff St / Spotland Rd)

2nd Step



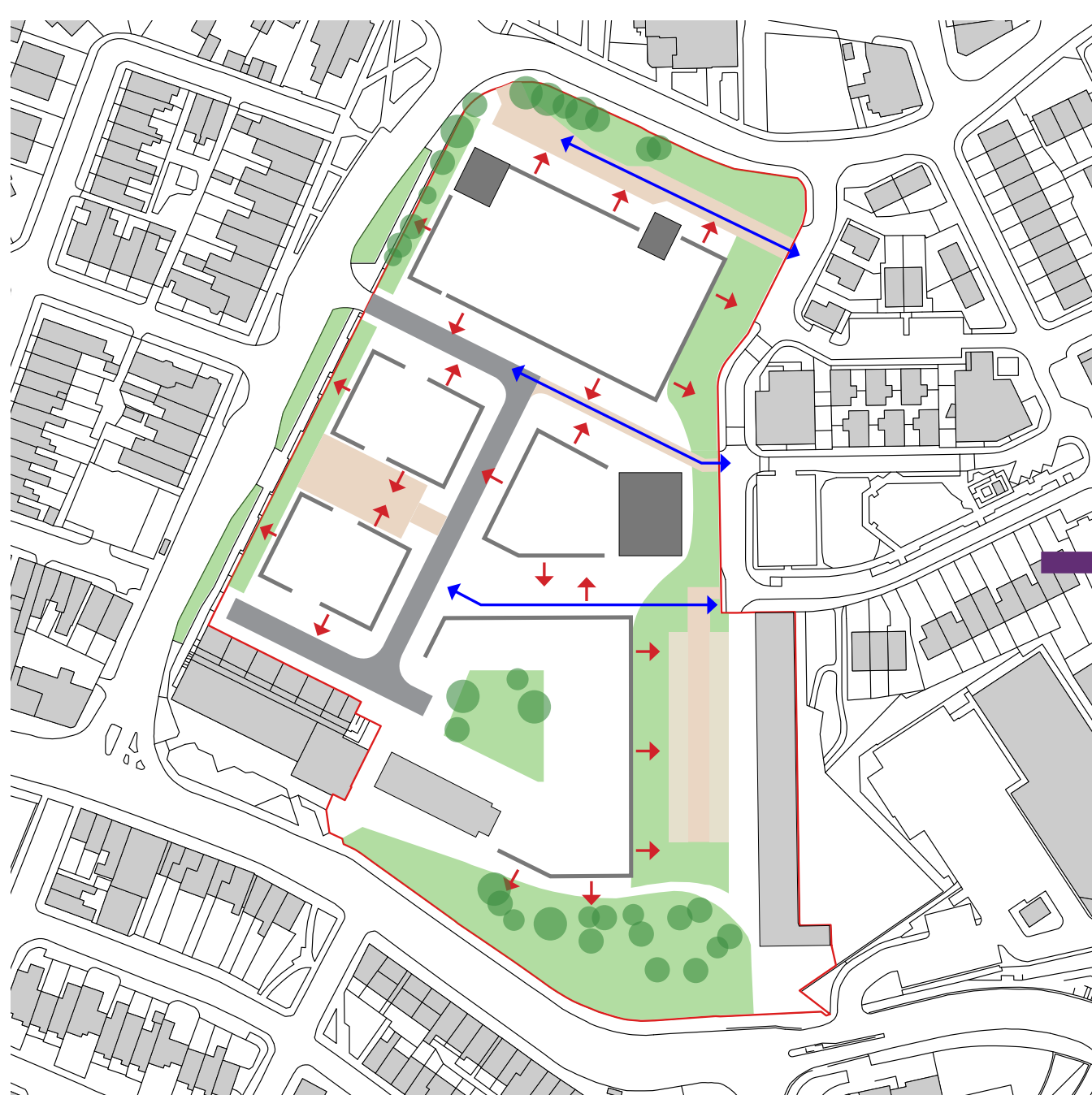
- A new potential green connection and cycle route created along Sheriff St
- Shared surface roads create an open feel to development and create active streets

3rd Step



- Introduction of a new north to south green street, which allows residents easy access to nearby areas.
- New routes and open spaces to be designed so there are no dark spaces that can't be well seen.

4th Step



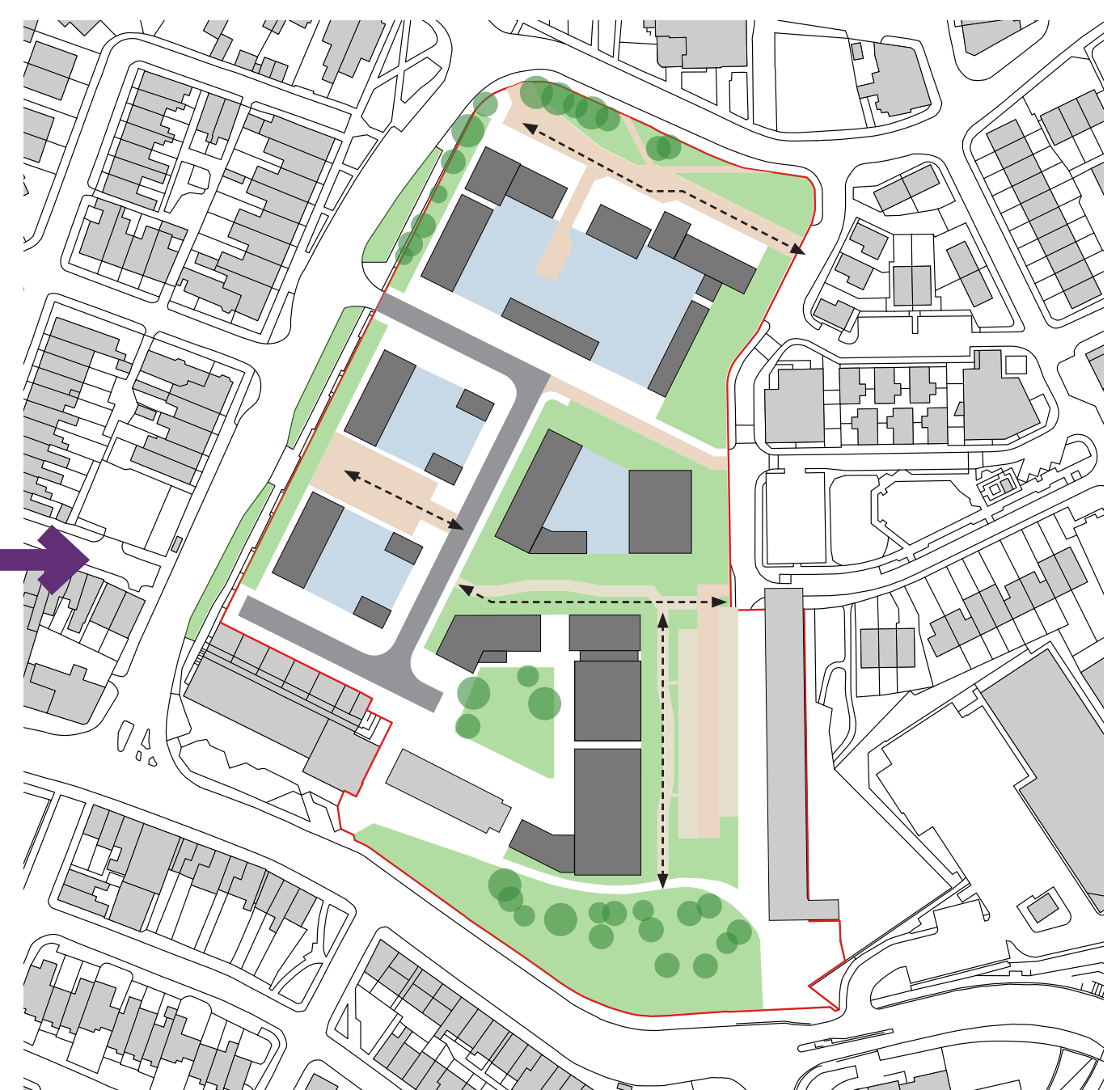
- Establish new east-west pedestrian and vehicle connections across the site.
- Create high-quality green spaces along key routes to enhance amenity, biodiversity and community use.
- A road structure that supports and prioritises pedestrian and cycle connectivity whilst ensuring vehicle routes and services are included.

5th Step



- Our design makes sure that different types and sizes of home work well next to each other.
- This means that larger apartment blocks are at the centre of the neighbourhood, with smaller family homes facing the existing streets on the edge of the site.

6th Step



- We'll landscape the site so that it is clear what is a public space and what belongs to residents - which will help make routes clear and improve safety.
- Prioritising pedestrian and cycle movement across the site through well defined routes and well-managed parking access.

Western Areas Emerging Vision

The initial vision will deliver a high-quality new neighbourhood, providing a broad mix of homes, attractive green spaces and strong connections to the existing community.



- | | | |
|--|---|--|
| <p>① New green connection and cycle route created along Sheriff St by improved set back of units and new planting</p> <p>② Existing junction to be retained to reduce highway impact</p> <p>③ 3 Storey terraced houses create a strong frontage with pedestrian access from Sheriff Street</p> <p>④ New shared surface roads create open and permeable feel to development and create active streets</p> | <p>⑤ Existing route retained and visually opened - provides service access to shops and turning facility</p> <p>⑥ Existing green space retained with new apartments facing into green space</p> <p>⑦ Shared surface creates route to park</p> <p>⑧ 'Green' View from Howard Street to set visual character and contribute to green connection across site to Park</p> | <p>⑨ New building to enhance the nearby green space and provide a focal point at the centre of the new homes.</p> <p>⑩ Existing frontage to existing block can be improved with new car parking within green route</p> <p>⑪ New Green Route through site from point of connection to town centre. Improved public open space.</p> <p>⑫ Existing apartment blocks Pershore, Stavordale and Thetford to be retained.</p> |
|--|---|--|

The Eastern Area Design Development

Our plans have been informed by careful site analysis, consideration of planning policy and initial feedback we have received. This ongoing work has helped shape a scheme that responds to local needs and will create a high-quality and sustainable place to live. See below for how we've developed this design.

1st Step



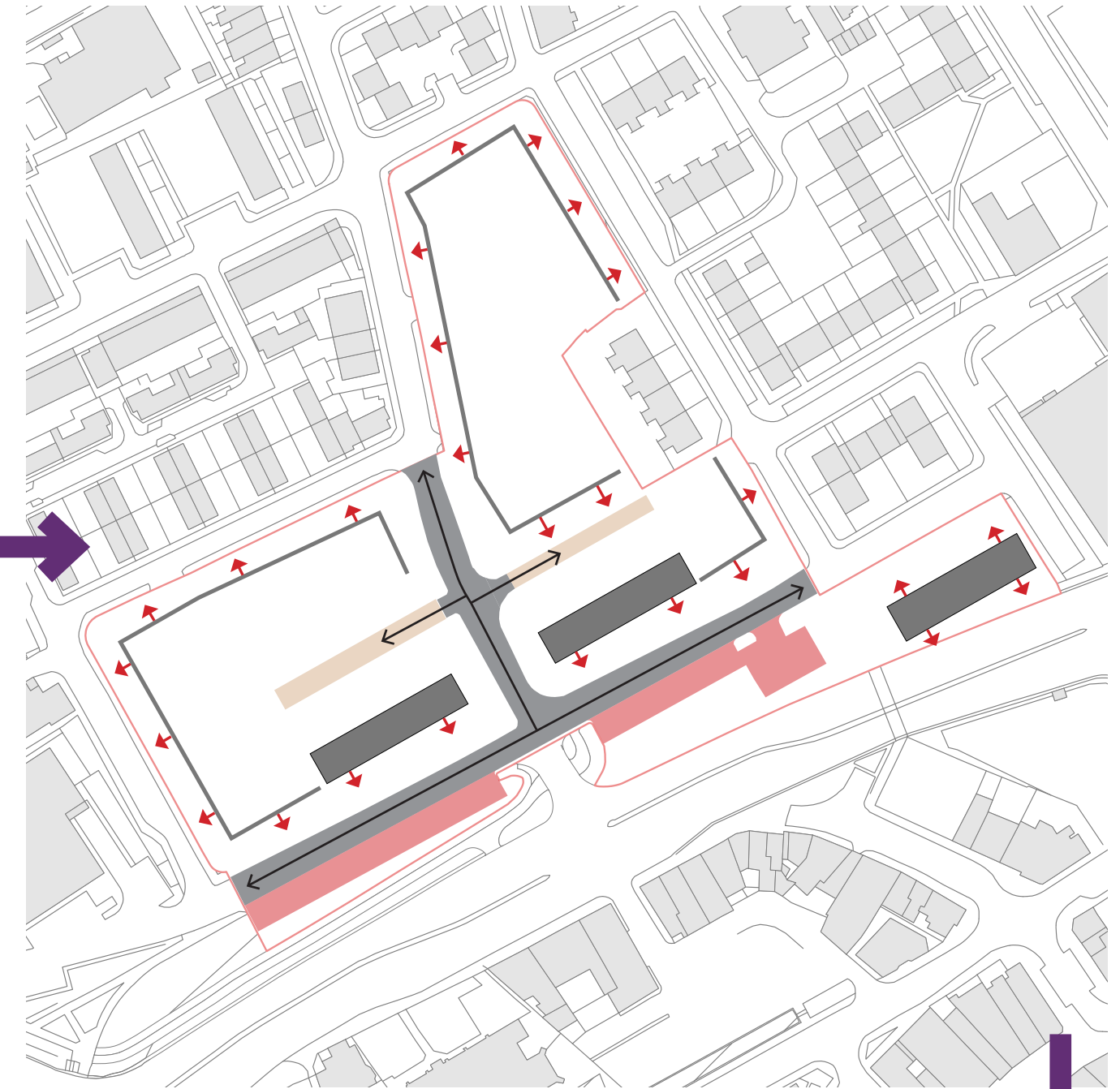
- Key nodes at St Mary's Gate/Redcross St to include larger apartment buildings
- Opportunity to address existing streets, and improve activity

2nd Step



- We'll put the larger apartment buildings facing St Mary's Gate to provide a focal point
- Animation and Strong Frontage to surrounding existing roads

3rd Step



- Development utilises existing road network.
- Existing on-street parking bays could provide an opportunity to expand the landscaping and improve the frontage to St Mary's Gate.

4th Step



- Removing the parking spaces creates additional public open space, enhance pedestrian connectivity, and improve the overall quality and setting of the development.

5th Step



- Our design makes sure that different types and sizes of home work well next to each other.
- Apartment blocks achieve height and enclosure objectives, family homes positioned sensitively.

6th Step



- We'll landscape the site so that it is clear what is a public space and what belongs to residents - which will help make routes clear and improve safety.
- Provide driveways for houses and adjacent communal parking for apartments.

Eastern Areas Emerging Vision

The initial vision will deliver a thoughtfully planned extension to the neighbourhood, providing new homes, enhanced green spaces and improved connections that build on the area's ongoing regeneration.



- ① Houses establish a continuous street frontage in keeping with the surrounding area
- ② Development to utilise existing road network.
- ③ Landmark building along St Mary's Gate.
- ④ The existing pedestrian subway is to remain to support walking
- ⑤ Gateway buildings feature increased height to the site frontage with a coherent style and mass.
- ⑥ Recently upgraded cycle path to the junction of St Mary's Gate and Redcross St, improving sustainable transport opportunities.
- ⑦ Opportunity to remove parking and expand the landscaped public realm between High Street and St Mary's Gate.
- ⑧ Additional public open space would enhance walking and improve the overall quality and setting of the proposal along St Mary's Gate.
- ⑨ Range of family home sizes to be included to provide a balanced mix of accommodation types.
- ⑩ Existing homes retained with new housing designed sensitively to continue the existing streetscape and ensure no loss of privacy to rear of homes

Development Vision Western Area

Initial illustrative sketch views illustrate the opportunity to transform the character of streets and spaces, supporting the ongoing regeneration of Lower Falinge.

Sheriff St - Looking north towards Falinge Road

Existing Condition



At the moment, the car park area bordering Sheriff Street does not present a positive introduction to the neighbourhood. We have an opportunity to make the street front much more attractive and welcoming.

New green connection and cycle route



The proposals along Sheriff Street seek to create a stronger residential frontage with and improved walking areas. New tree planting, widened footways and integrated cycle infrastructure help transform Sheriff Street into a greener and more attractive approach into Lower Falinge and Rochdale town centre.

Development Vision Western Area

Initial illustrative sketch views illustrate the opportunity to transform the character of streets and spaces, supporting the ongoing regeneration of Lower Falinge.

Samuel Ashworth St - Overlooking public open space looking west

Existing Condition



The existing public open space within Lower Falinge provides valuable green and open space with tree planting, areas of communal gardens and an existing play area that serves the local community. Recent RBH developments positively overlook parts of the park space, improving natural surveillance.

Landmark building encloses public open space



The introduction of a new residential block at the edge of the space would help enclose and define the park, creating stronger natural surveillance. Own-front-door ground floor apartments would further enhance the activity of the street.

Development Vision Eastern Area

Initial illustrative sketch views illustrate the opportunity to transform the character of streets and spaces, supporting the ongoing regeneration of Lower Falinge.

St Mary's Gate - Overlooking new cycle path and High Street

Existing Condition



St Mary's Gate currently forms a significant physical and visual barrier between Lower Falinge and Rochdale Town Centre. The proposals seek to improve walking and cycling through improvement crossing points and clearer routes.

Gateway building to development



The development would introduce new landmark buildings and an enhanced landscape setting to provide a better first impression of Lower Falinge. Improved public realm and active frontages help reinforce the identity of the neighbourhood and support safer movement throughout the site.



Development Opportunities

Have your say

We want to ensure local people can help shape our plans and so invite you to share challenges, opportunities, and ideas for the changes you feel are necessary.

What do you like?

What don't you like?