

Where we are at today and next steps

Planning Applications

We have used all of the information and feedback from our last workshop on the 13th December to start developing the proposals for the next phase of development at Lower Falinge as part of the Masterplan.

We will use the feedback from today’s session to develop this detail further into firm plans. We will then submit a **detailed planning application** to Rochdale Council. Before we submit the application we will hold another event so that the community can see the final plans.

Work on the wider Masterplan will also be continuing and we are working closely with the Council to work this up in more detail to be able to submit an **outline planning application** later this year.



What does an Outline Planning Application mean?

An Outline Planning Application (OPA) allows for a decision on the general principles of how this site could be developed. Outline planning permission is granted subject to conditions requiring the subsequent approval of one or more ‘reserved matters’ such as: access, appearance, landscaping, layout and scale.

If outline planning permission is granted we would consult with you on detailed designs for each phase before any decisions are made.



What is a detailed planning application?

A detailed planning application will be made for the next phase of development at Lower Falinge - Phase 3.

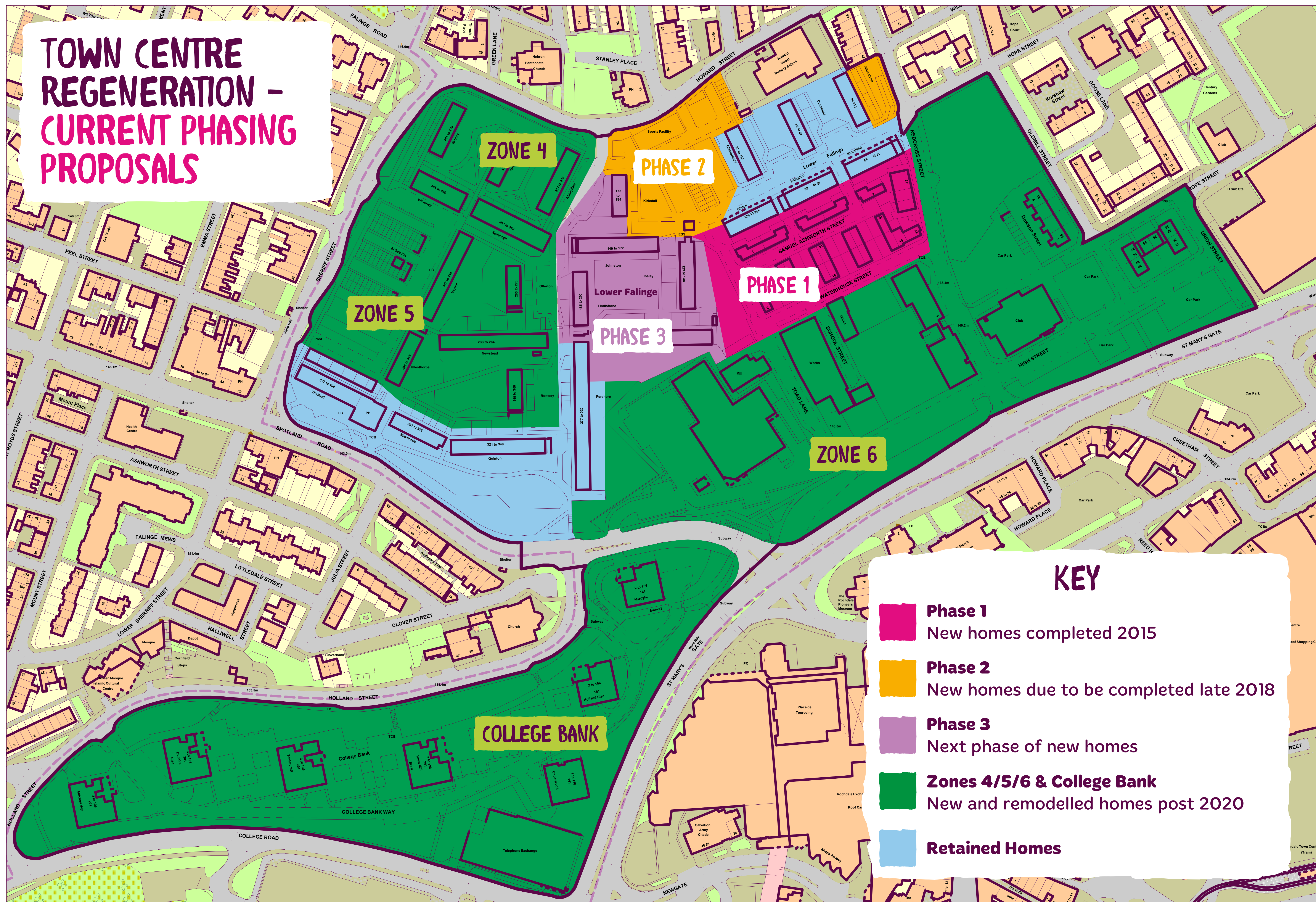
A detailed planning application would be the full design of the area including: building appearance, materials, access, landscaping, layout and scale (which is the height, width and length of the buildings).

Residents would be kept up to date on timescales for rehousing and work starting on site. Any affected homes will have a minimum of 12 months notice, so that we are able to work together and plan for a move.

Next steps:



TOWN CENTRE REGENERATION - CURRENT PHASING PROPOSALS



KEY

- Phase 1**
New homes completed 2015
- Phase 2**
New homes due to be completed late 2018
- Phase 3**
Next phase of new homes
- Zones 4/5/6 & College Bank**
New and remodelled homes post 2020
- Retained Homes**

Landscape Strategy

Rochdale Masterplan : Lower Falinge

1. Pioneer Park



2. Square & Boulevard



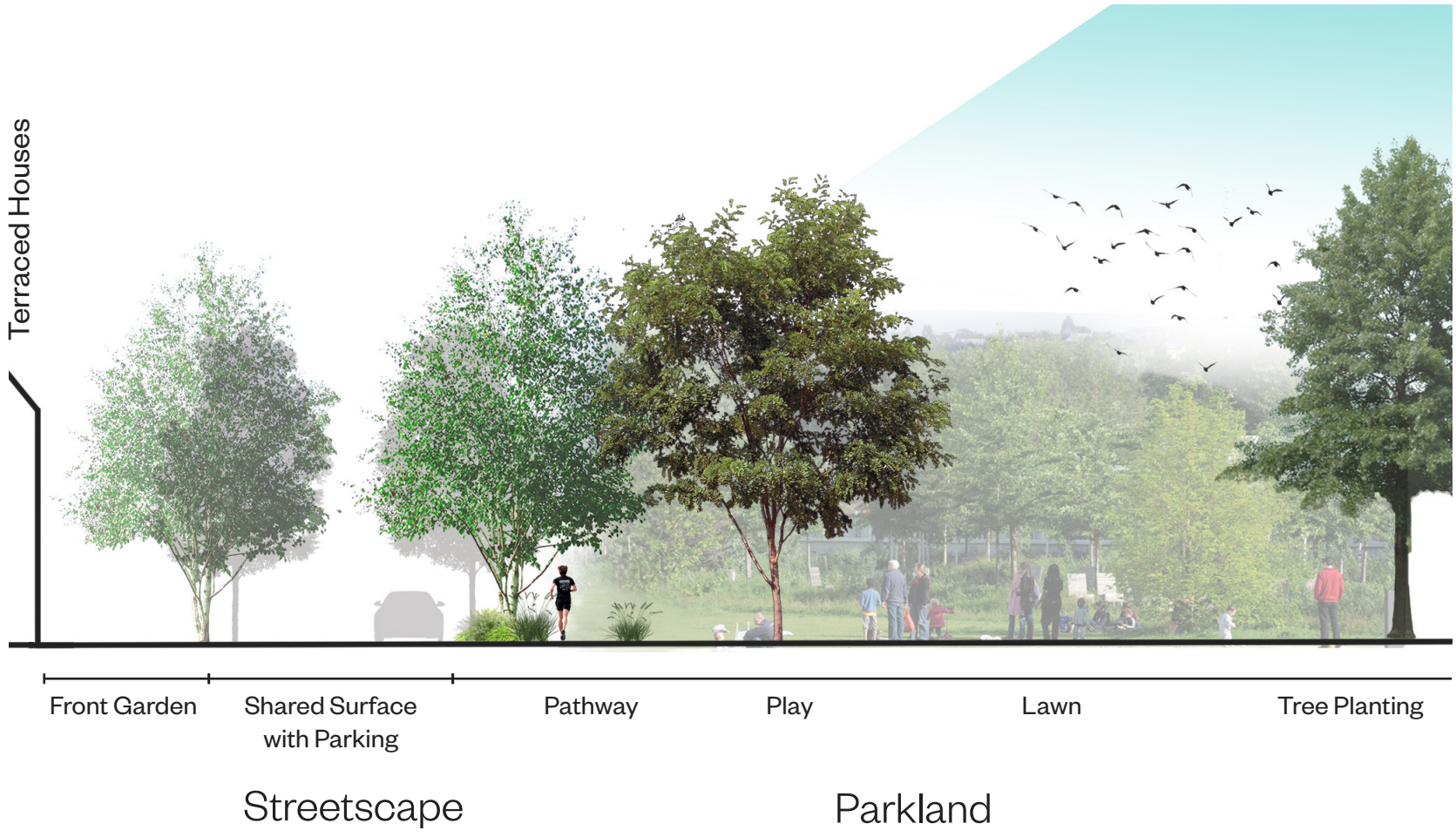
3. Community Garden



4. Shared Street & Front Garden



1. Pioneer Park



Walking and Running



Gathering and Relaxing

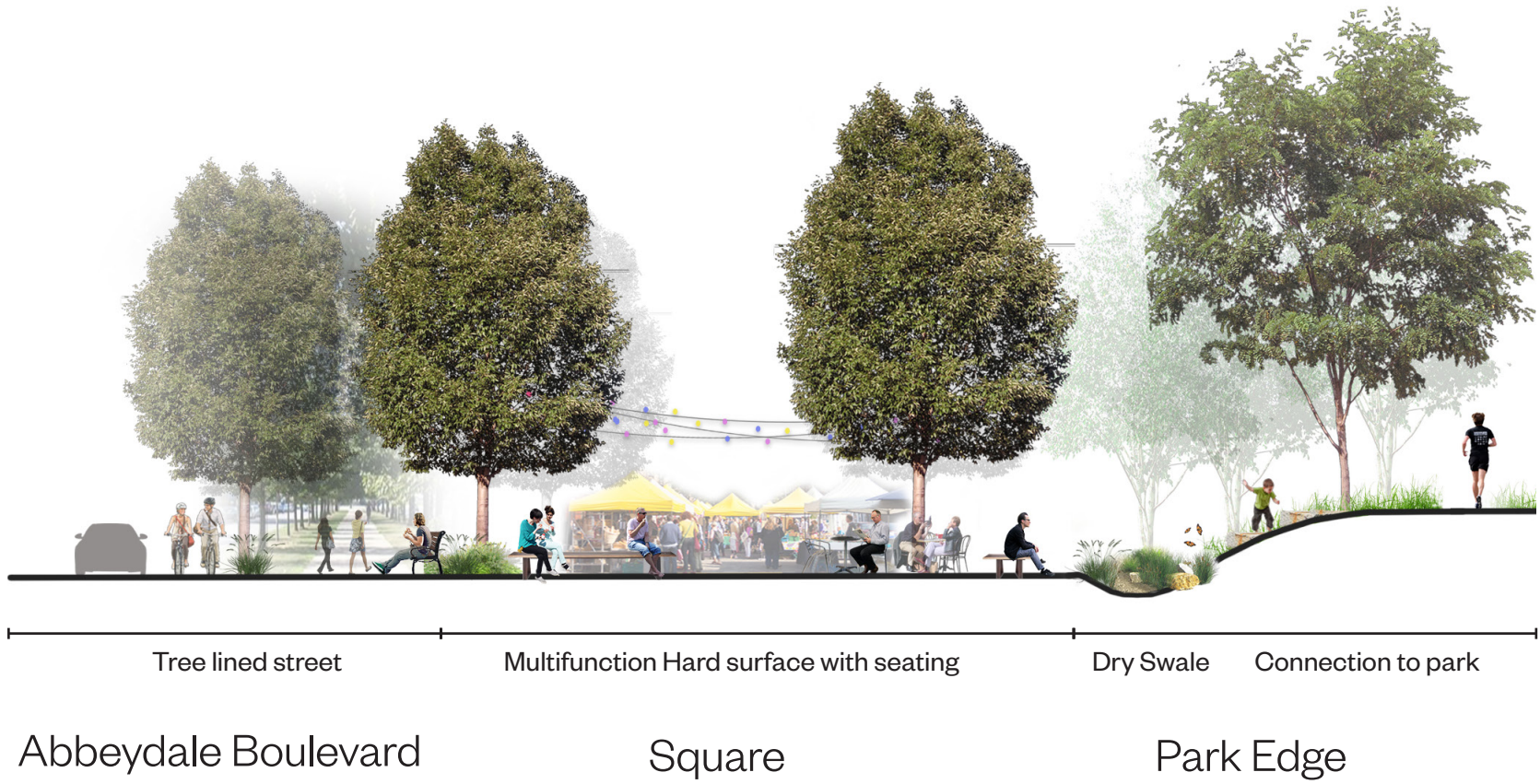


Playing and Learning



What do you think

2. Square & Boulevard



Multifunctional Space



Opportunity for Weekend Market



Tree lined Street



What do you think

3. Community Garden



Growing Fruit and Vegetable



Community Gathering

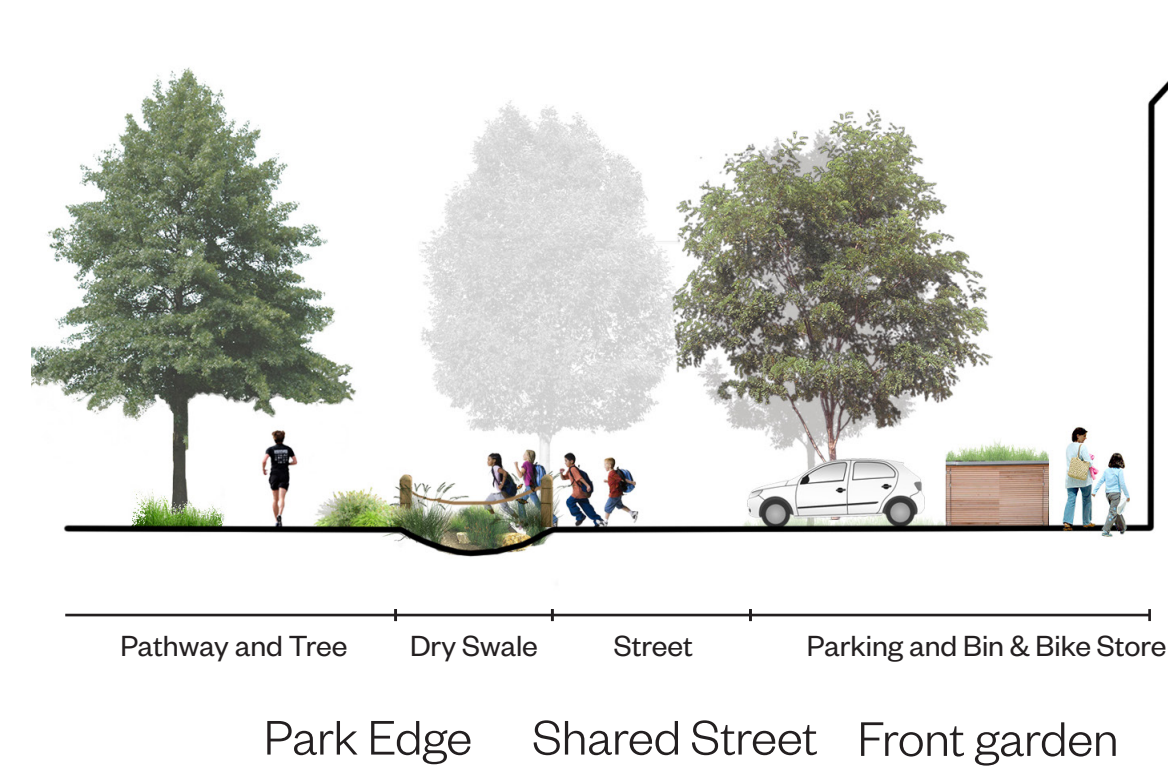


Children Outdoor Learning



What do you think

4. Shared Street & Front Garden



Shared Surface Front Garden with Bin and Bike Store



Doorstep/Natural Play



Play Area



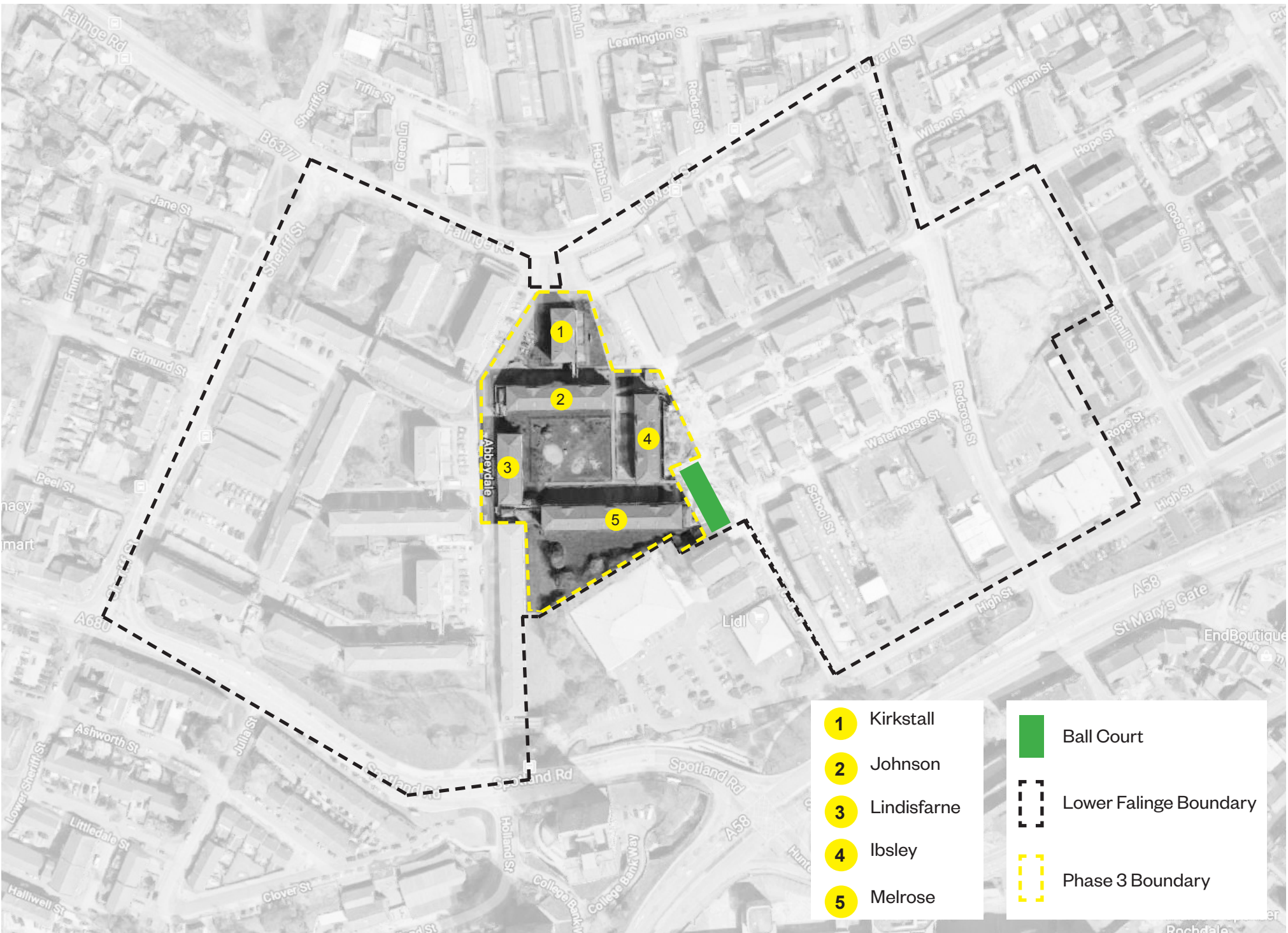
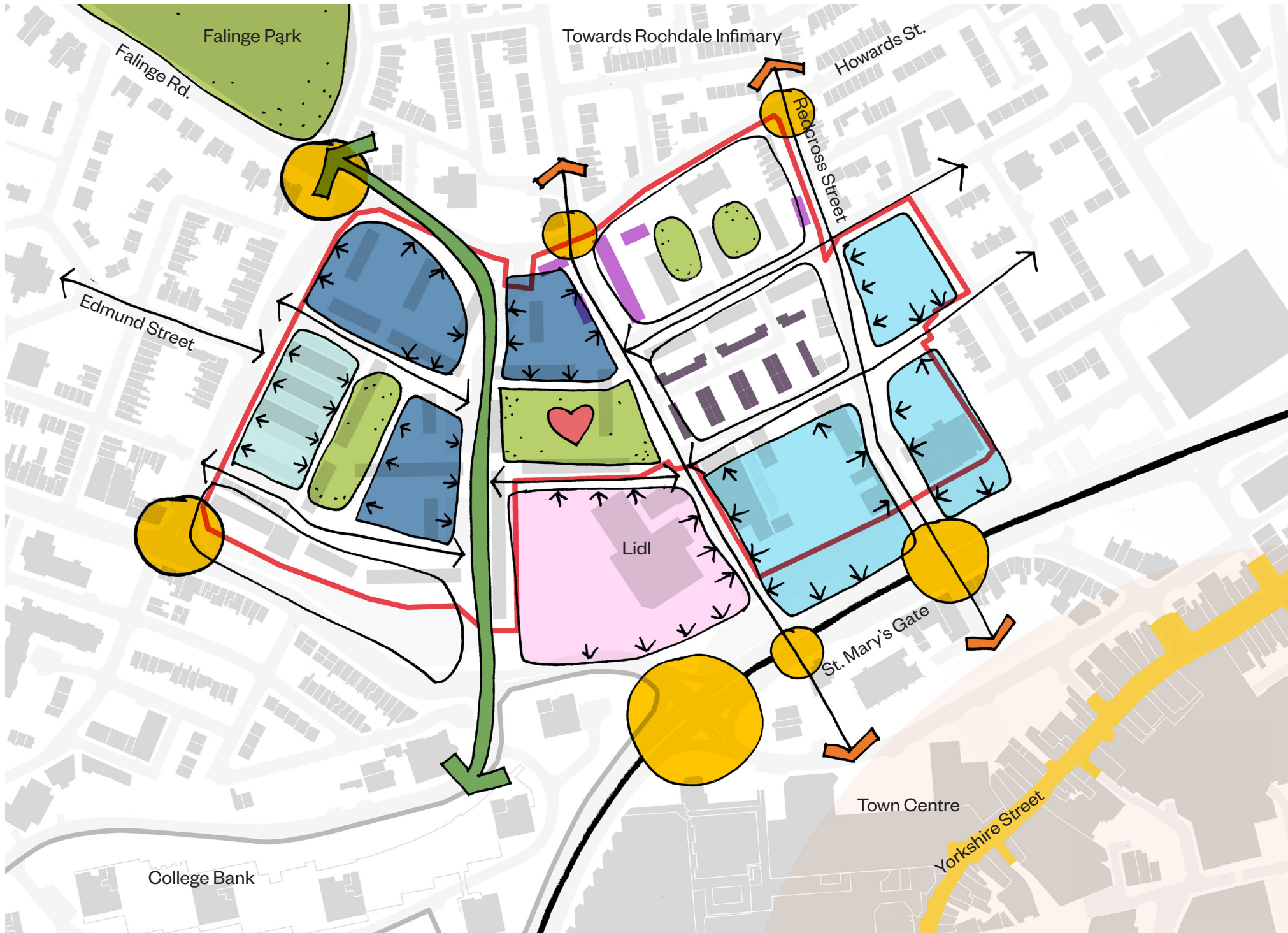
What do you think

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Lower Falinge Phase 3 Site

Rochdale Masterplan



Lower Falinge

Wider Masterplan July 2017

RETAINED BLOCKS

- 1 Thetford
- 2 Stavordale
- 3 Quinton
- 4 Pershore
- 5 Glastonbury
- 6 Dunstable
- 7 Atherstone
- 8 Hinton
- 9 Edington
- 10 Bromfield
- 11 Waterhouse Street - new homes

Site Plan

Phase 3

Houses
24 x 2 bedroom 4 person

Flats
15 x 1 bedroom 2 person
13 x 2 bedroom 3 person

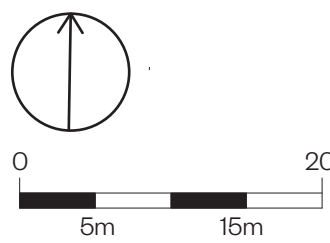
Total flats = 28

Total Dwellings
52

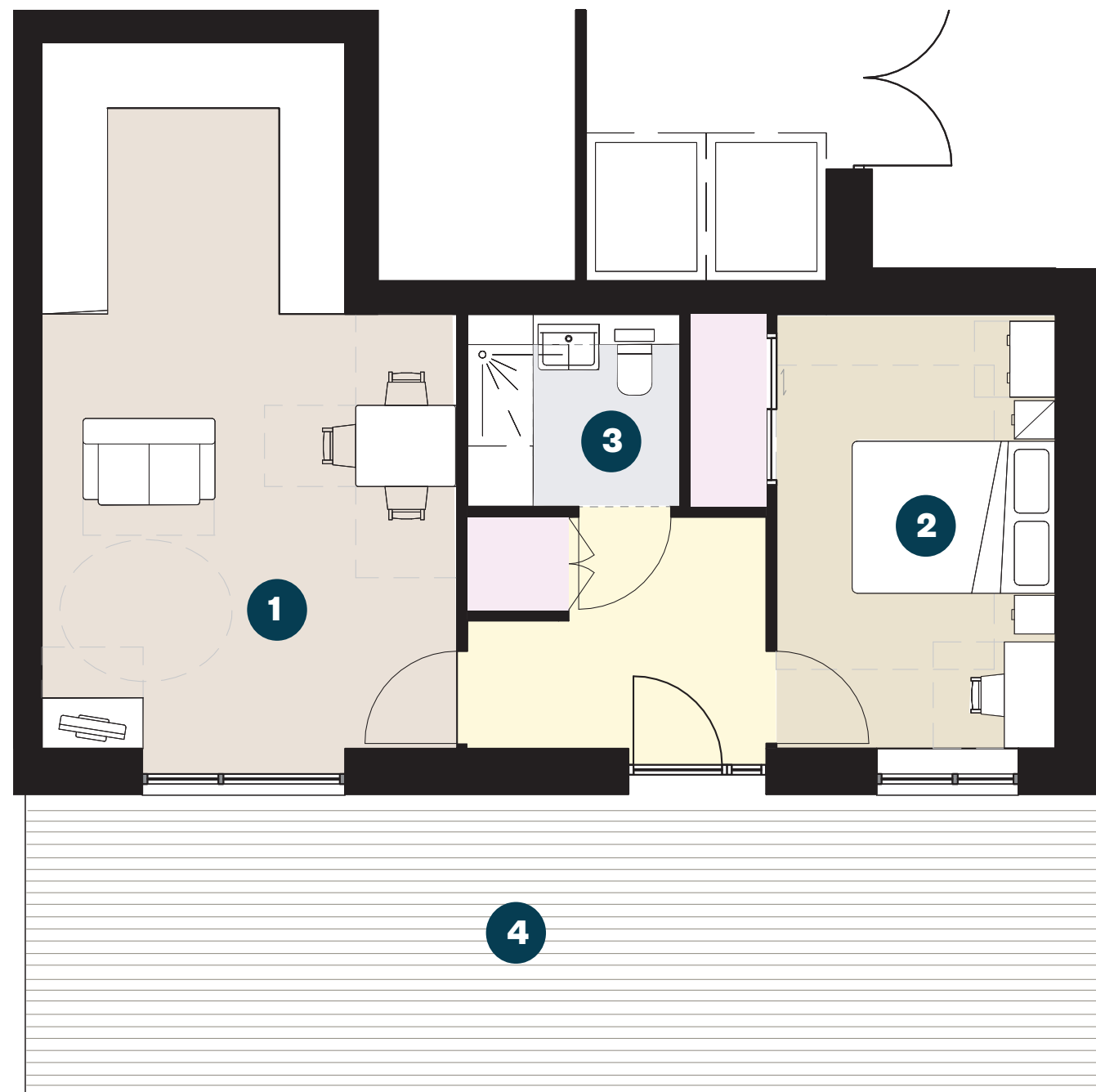


KEY

- New Houses
- New Flats
- Private gardens
- Shared surface street
- Site boundary
- Footprint of existing blocks



1 Bedroom 2 Person - Ground Floor

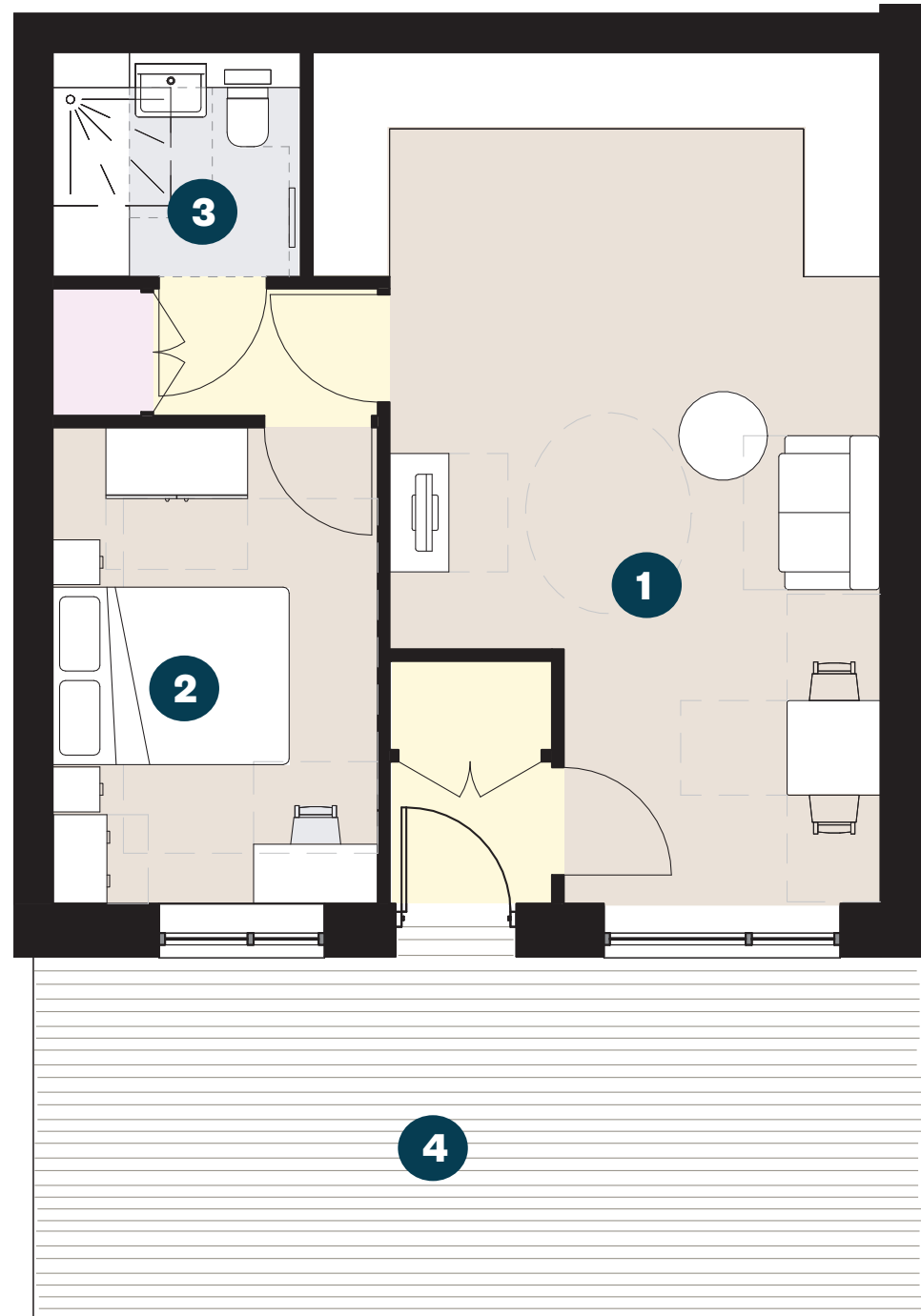


- 1 Living / kitchen / dining
- 2 Double bedroom
- 3 Bathroom
- 4 Individual access
- Storage

Internal area 60m²



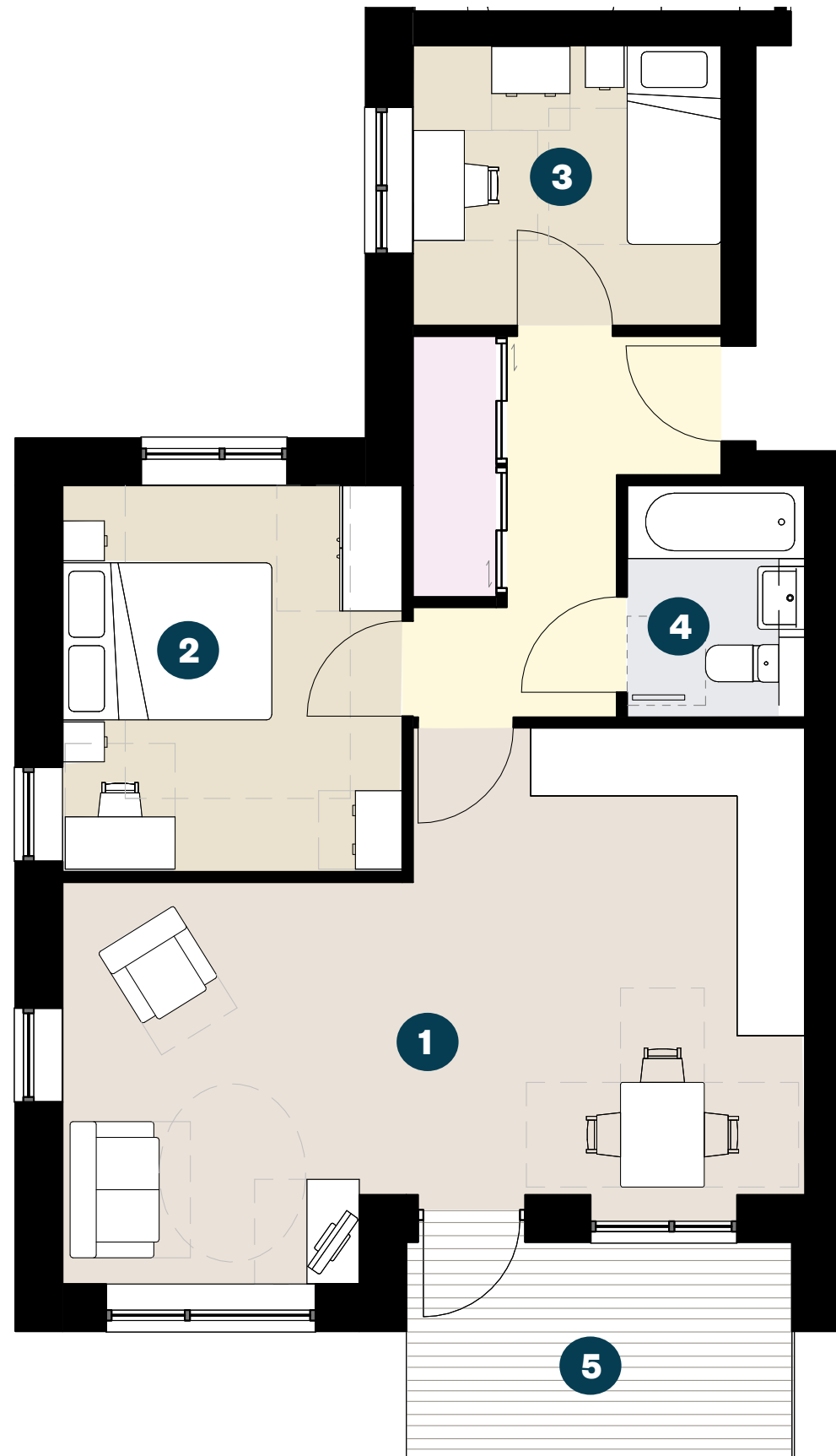
1 Bedroom 2 Person - Ground Floor



- 1 Living / kitchen / dining
 - 2 Double bedroom
 - 3 Bathroom
 - 4 Individual access
- Storage
- Internal Area 50m²



2 Bedroom 3 Person - Typical Upper Floor

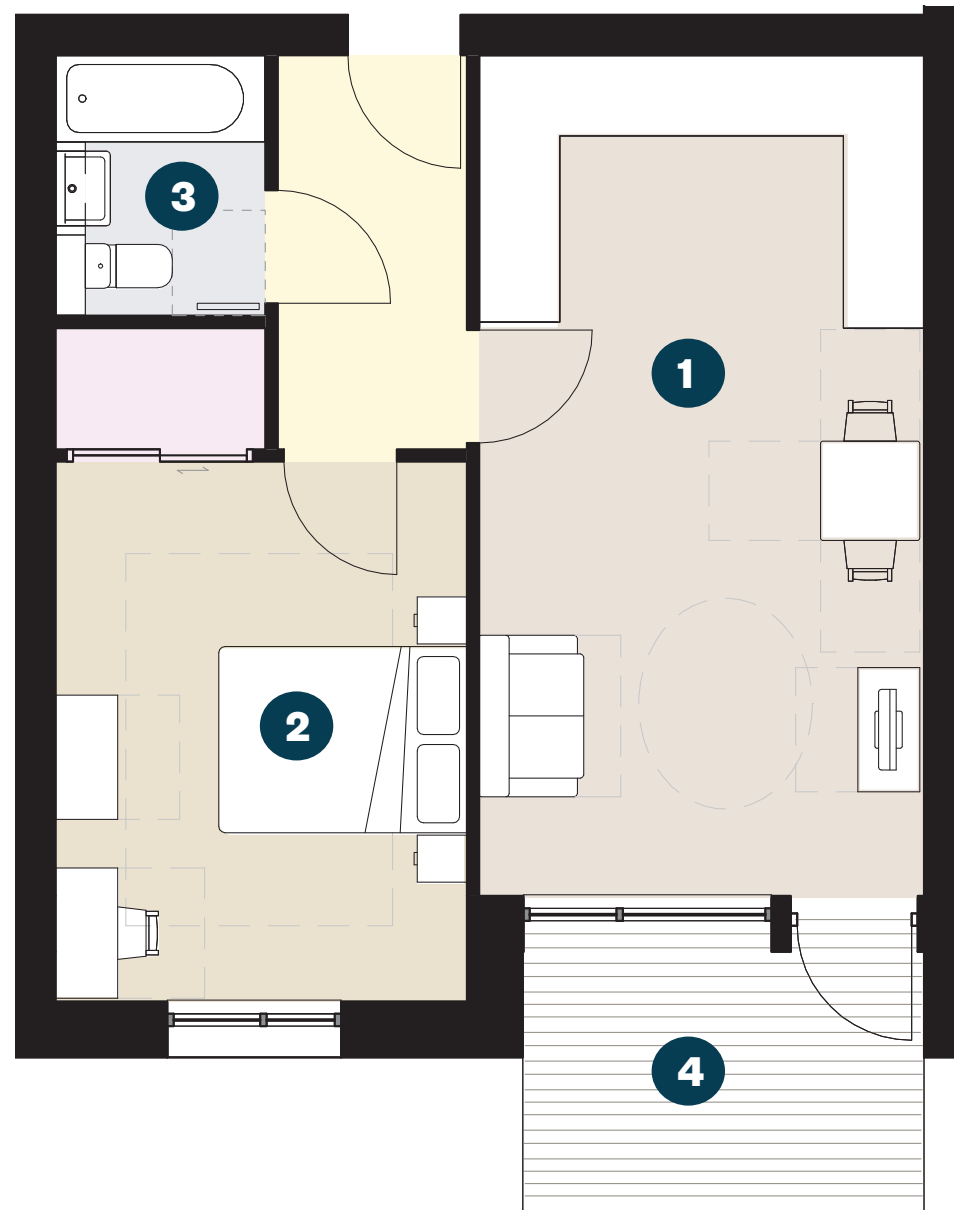


- 1 Living / kitchen / dining
- 2 Double bedroom
- 3 Single bedroom
- 4 Bathroom
- 5 Balcony
- Storage

Internal Area 60m²



1 Bedroom 2 Person _ Typical Upper Floor



1 Living / kitchen / dining

2 Double bedroom

3 Bathroom

4 Balcony

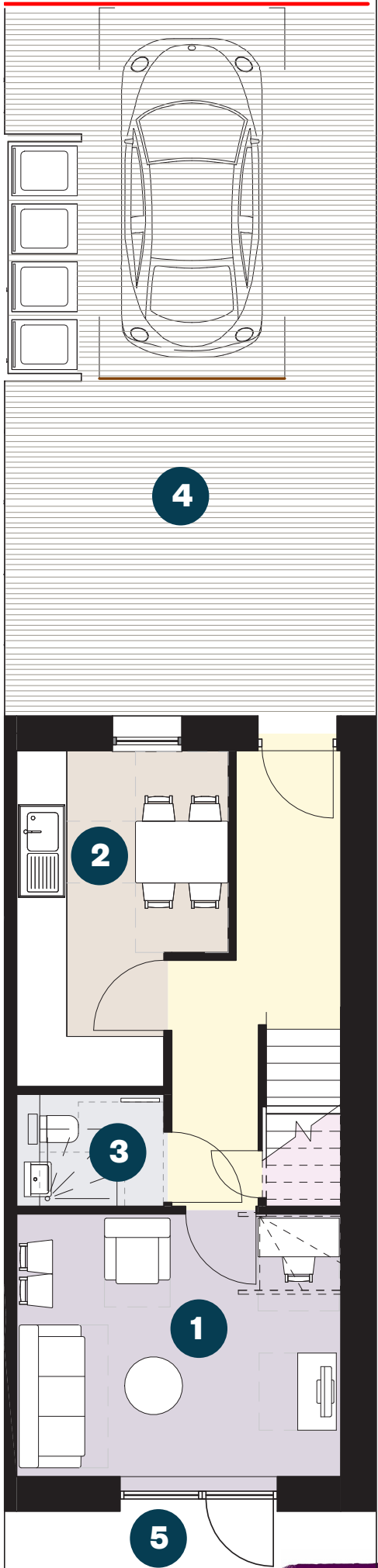
Storage

Internal Area 50m²



2 Bedroom 4 Person Long House

House Types
Lower Falinge - Phase 3



- 1 Living / dining
- 2 Kitchen
- 3 WC
- 4 Front garden
- 5 Rear garden
- 6 Double bedroom
- 7 Twin bedroom
- 8 Bathroom
- Storage

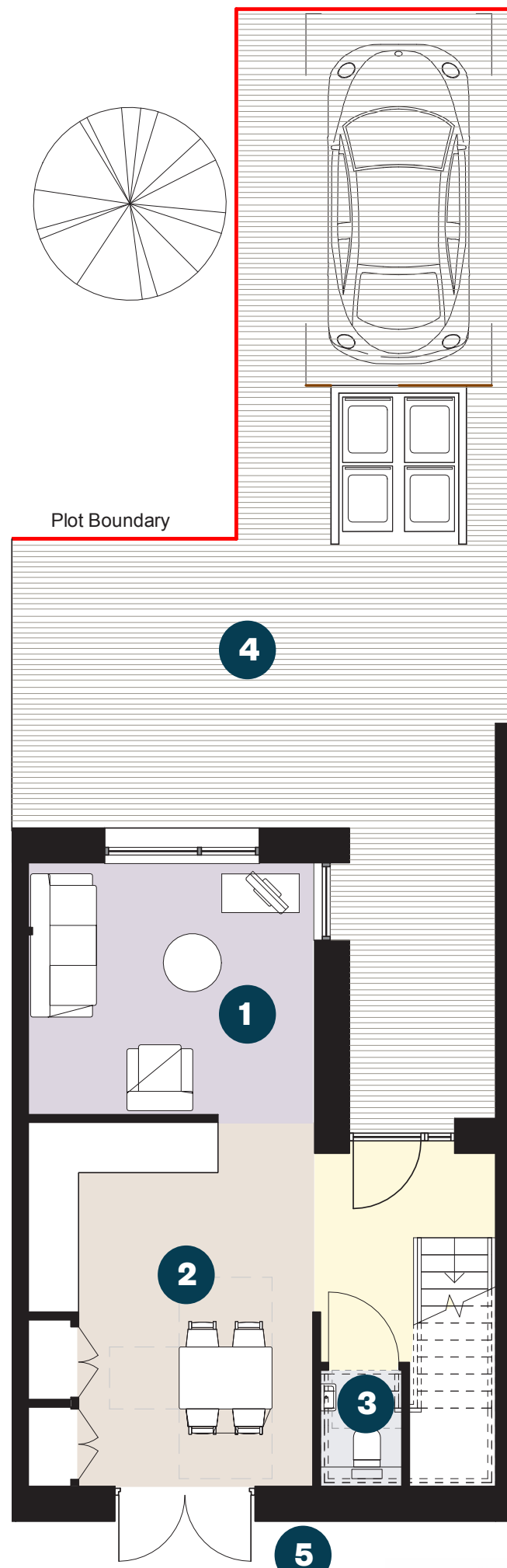
Internal area 79 m²



2 Bedroom 4 Person L-Shaped House

House Types

Lower Falinge - Phase 3



- 1 Living / dining
- 2 Kitchen
- 3 WC
- 4 Front garden
- 5 Rear garden
- 6 Double bedroom
- 7 Twin bedroom
- 8 Bathroom
- Storage

Internal area 79 m²



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2 Bedroom 4 Person - Courtyard House

House Types
Lower Falinge - Phase 3

- 1

Living / dining
- 2

Kitchen
- 3

WC
- 4

Front garden
- 5

Courtyard
- 6

Twin bedroom
- 7

Bathroom
- 8

Terrace
- 9

Double bedroom
- Storage

