

Adapting the framework plan

The Lower Falinge Supplementary Planning Document (SPD)

Rochdale Borough Council created an SPD and Framework Plan for Lower Falinge which recognises the importance of the regeneration of your estate and sets out the vision for this area. Since this was published, we've been working on ideas for a number of areas within Lower Falinge and have updated the Framework Plan showing these areas.



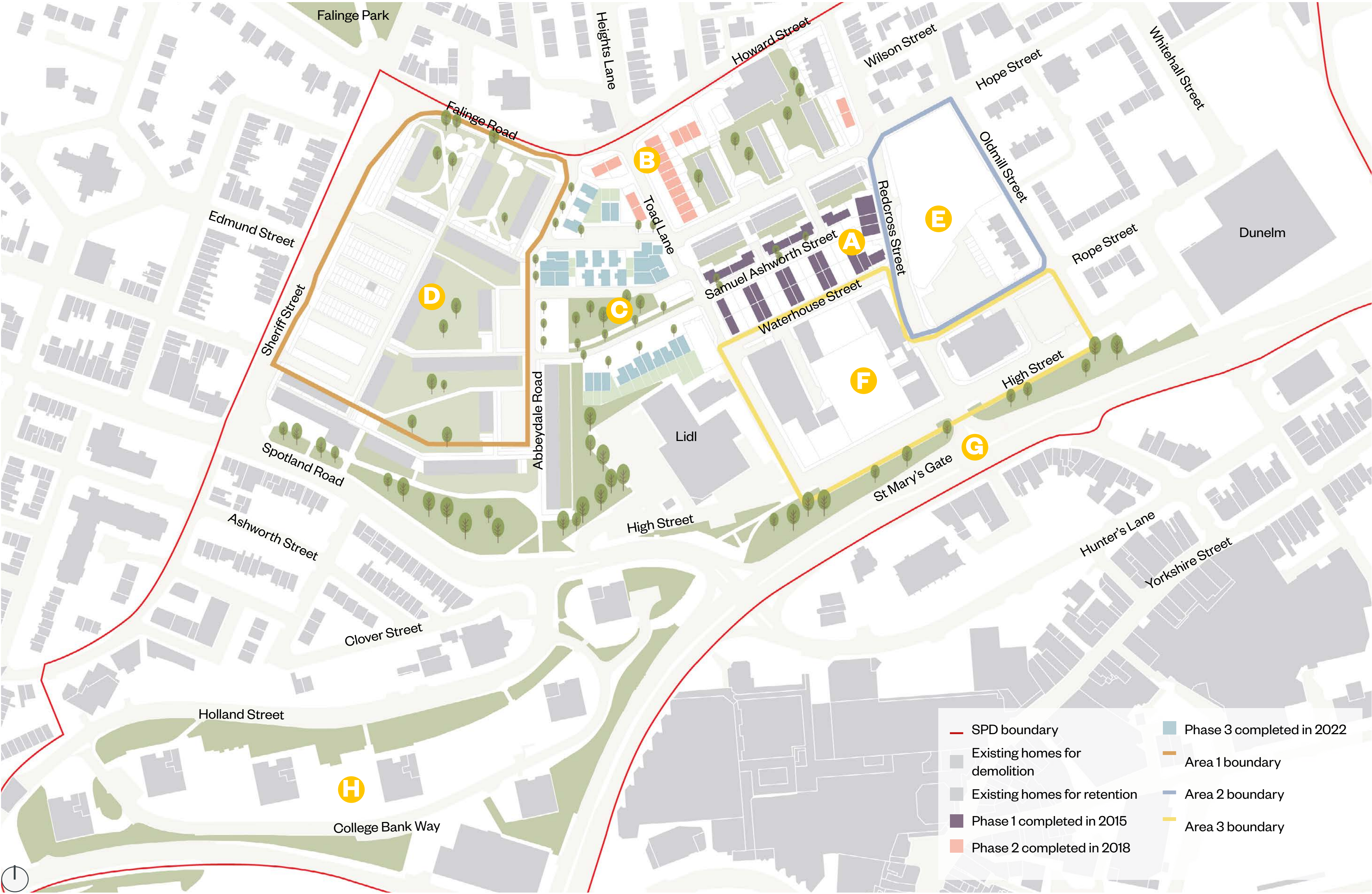
The key ideas for the area are:

- New development parcels to help to create a finer urban grain, similar to the surrounding areas
- Buildings that front onto the street, to make streets safer and better overlooked
- Retention of the existing shop parade, providing local amenities
- Retention of some of the existing buildings
- Integration of Phases 1, 2 and 3 into the overall plan
- Strategic green north-south connection through the areas, which is pedestrian and cycle friendly and create a network of green open spaces
- Strategic east-west, pedestrian and cycle priority connection through the areas, integrating Lower Falinge into its surroundings
- Parks and open space providing play areas and places to rest
- Primary streets for vehicle movement between Lower Falinge, College Bank and their surroundings
- Secondary streets connect into primary streets and create a joined up movement network
- Tertiary streets providing local access to homes
- Improvements to the public realm at key junctions to promote safer and easier crossing points.

The area today

Your neighbourhood today

The plan and photos on this board show what your neighbourhood is like today. You'll notice that we've nearly completed the new homes and park in Phase 3 of Lower Falinge.



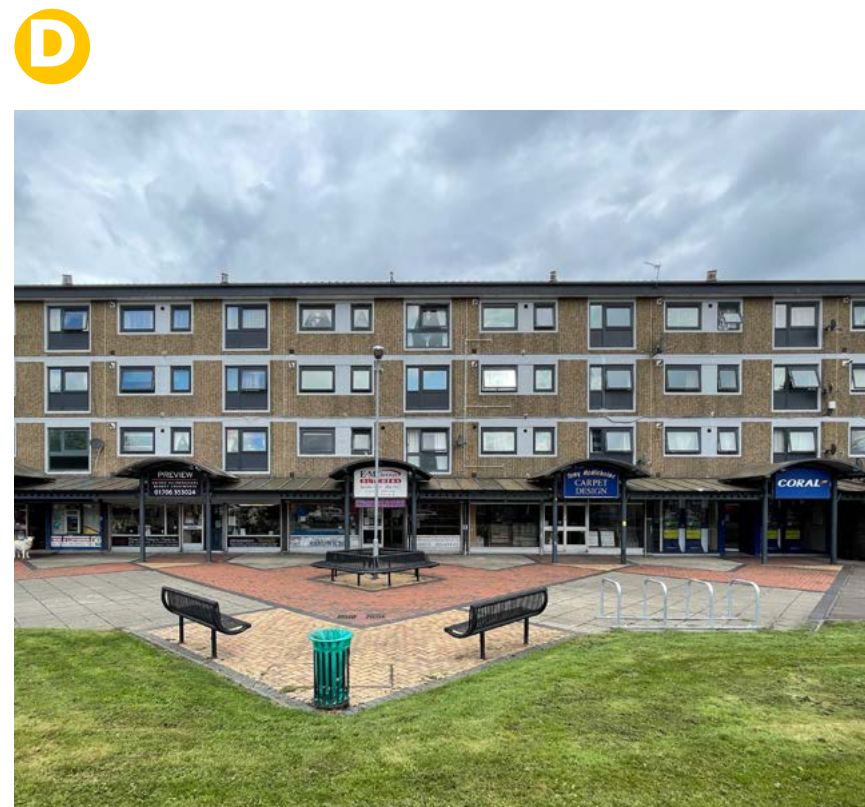
Phase 1 homes on Waterhouse Street



Phase 2 homes on Howard Street and Toad Lane



Phase 3 homes adjacent to Pioneer Park



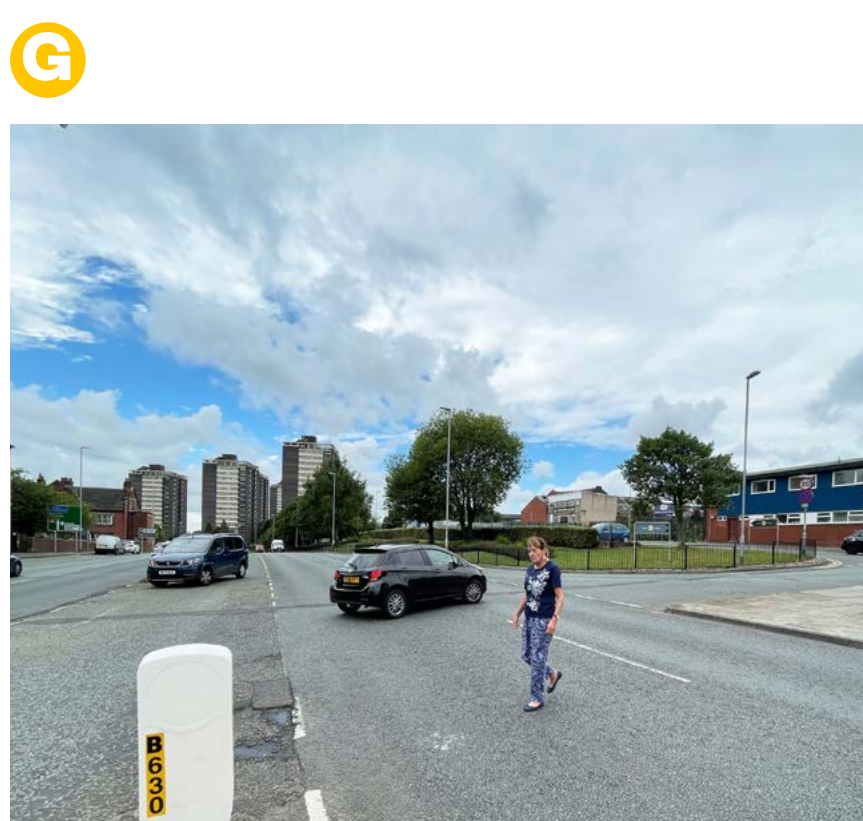
Area 1: Spotland Road



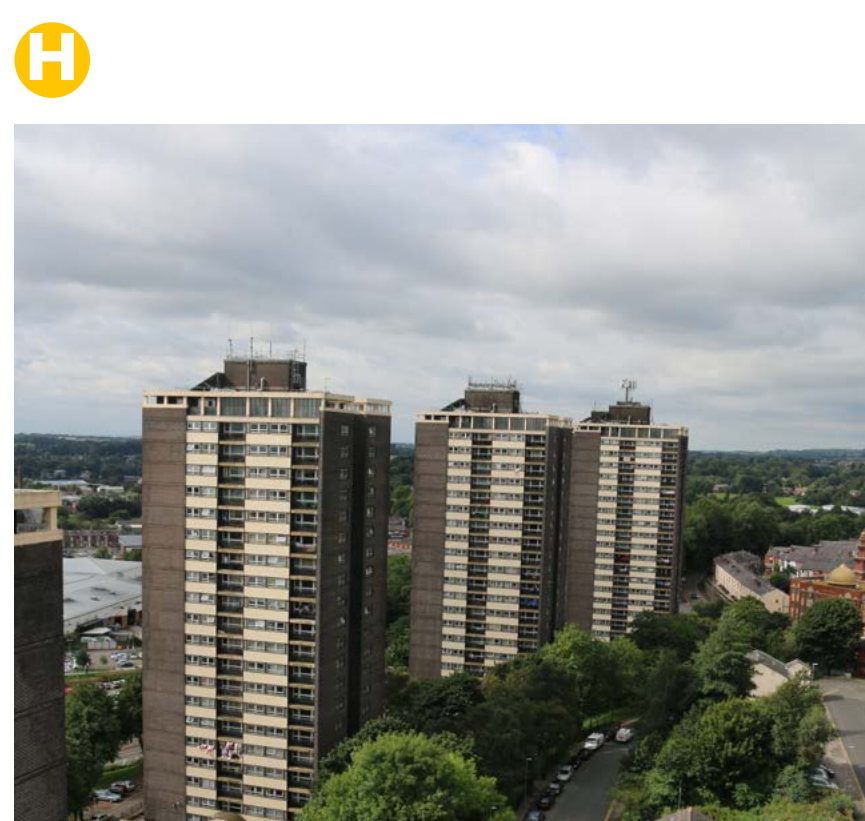
Area 2: Redcross Street



Area 3: High Street



St. Mary's Gate



College Bank



What do you think of the redevelopment so far?

What do you think of the investment in the existing blocks so far?

Is there anything you would want us to do differently?

Is there anything you would like us to do more of?

The Lower Falinge Masterplan

Next steps on Lower Falinge

We are working on the designs for three areas of Lower Falinge, as you'll see across the boards today, which will continue the delivery of new homes and public realm.



We are considering whether Quinton should be retained for a sustainable retrofit and remodelling, or replaced with a new apartment block. What do you think?



Area 1: Spotland Road

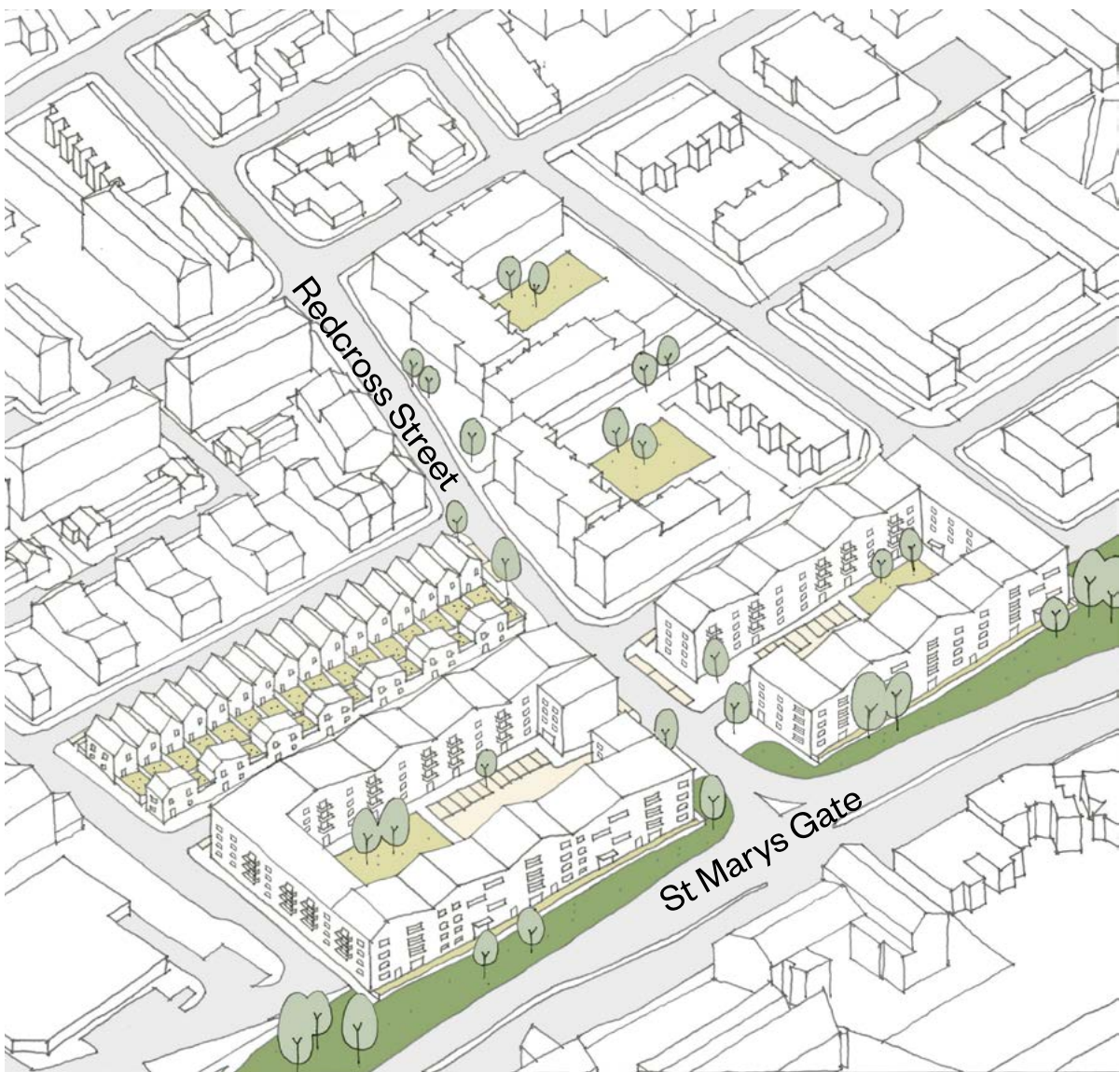
This area has the opportunity to provide new family housing on Lower Falinge, continuing the recent work on Phase 3.

Area 2: Redcross Street

We are exploring opportunities for a HAPPI scheme in this area. This is housing specifically for older people and will also offer shared or communal spaces, such as gardens.

Area 3: High Street

We are looking at the area along the High Street and considering new housing in this location. We are also exploring opportunities to do some improvements along St. Mary's Gate which will make it safer and easier to cross.



The overall masterplan

The masterplan today

We are working on refreshing the masterplan five years since it was first produced. Set out below are the number of homes currently proposed within the various areas of College Bank and Lower Falinge



How many homes will there be?

College Bank

Retained

270

New

529

Total

799

Lower Falinge

Retained

208

New

476

Total

684

These figures are subject to further refinement as the proposals progress



Would you prefer to see more apartments which gives higher numbers or more houses which are in higher demand but would mean fewer homes overall?

How do you feel about the inclusion of homes for sale alongside RBH rented homes, and what balance do you think is needed between the two?

Please tell us what you think



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