

Is the site part of the Green Belt?

The site is not - and never has been - part of the Green Belt.

Is the site allocated in the Places for Everyone plan that is currently under examination?

The site is included as a housing allocation in the Places for Everyone plan, which was submitted to government earlier this year for examination. Rochdale Council recognises this opportunity and the contributions the proposals at land west of Smithy Bridge Road can make to meeting the housing needs of the Borough and Greater Manchester as a whole.

Aren't there enough houses in the area?

There is a huge demand for housing, with local people forced to move out of the area they grew up in, in order to get on the housing ladder. This is being felt across Greater Manchester, including Rochdale and surrounding areas. Taylor Wimpey want to bring high-quality new family homes to Rochdale to ensure more people can stay living in the town they grew up in.

What will happen to the existing trees and hedgerows on site?

The masterplan for the site has been designed to reflect the existing landscape features on the site, including trees and hedgerows. These are retained, wherever possible. Where some loss is inevitable, adequate compensation can be provided elsewhere within the development.

What will happen to the wildlife in the area?

Extensive ecology surveys of the site have been undertaken. Mitigation or compensation for any habitats or species that may be directly affected by the development will be integrated into the masterplan. The proposals will achieve a net gain in biodiversity.

Is the site in a high-risk flooding area?

The site is located within Flood Zone 1, with the exception of the southern part of the site which will remain undeveloped. Surface water flows will be attenuated as part of the drainage scheme, which will ensure that flows are controlled to the existing run-off rate.

How long will construction take?

Construction is expected to conclude in 2028.

How will construction impact on local residents?

Taylor Wimpey will prepare a construction management plan which will be submitted to and approved by the Council. This will provide details on how any impacts on local residents will be mitigated and kept to minimum as much as possible.