



Melanie Hale
Rochdale Borough Council
Number One Riverside
Smith Street
Rochdale
OL16 1XU

Your ref: 22/01190/FUL

12 February 2025

Dear Melanie,

RESIDENTIAL DEVELOPMENT OF UP TO 445 DWELLINGS WITH ASSOCIATED ACCESS, CAR PARKING, LANDSCAPING AND INFRASTRUCTURE – LAND SOUTH OF COWN TOP LANE, CASTLETON, ROCHDALE : 22/01190/FUL

On behalf of the applicant GLP Trows LLP and BDW trading Limited, we write to respond to matters raised at the Rochdale Borough Council planning committee which took place 30th January 2025 regarding application ref. 22/01190/FUL for:

“Residential development of up to 445 dwellings with associated access, car parking, landscaping and infrastructure – Land South of Cown Top Lane, Castleton, Rochdale”.

The officer report recommended approval of the above application subject to S106 agreement. Committee Members sought future commitment from the developer to engage with the community during the construction phases.

The following response sets out the applicant’s commitment to engaging with the wider community during the construction phase.

The committee report sets out at Condition No. 7 the requirement to submit for approval a CEMP which will provide an agreed plan to control the construction process. BDW are considerate contractors and through the CEMP propose to:

- Agree hours of working;
- Regular liaison with community representatives;
- Establish dust and highway management.

In addition to the CEMP, Barratt and David Wilson Homes Developments is committed to fostering strong community engagement as an integral part of our new developments at Trows Farm, ensuring that both existing communities and new residents benefit from the project.

As part of plans for Trows Farm, Barratt and David Wilson Homes Developments will implement a comprehensive engagement strategy throughout the construction period. This approach will ensure local residents are kept fully informed of ongoing works, receive timely updates on construction progress, and have direct access to members of the Barratt and David Wilson Homes construction team for any queries or concerns.

Additionally, key political stakeholders will be regularly updated on site activities and any feedback received from the community.

Barratt and David Wilson Homes commitment to community engagement includes the following measures:

1. Named Contact

A named member of the construction team will take a proactive role in engaging with the community. By offering clear and accessible communication channels, local residents and key stakeholders will be able to speak with the person responsible for delivering the site.

2. Dedicated Communication Channels

They will provide a dedicated email address, phone number, and postal address, enabling residents to contact the development team directly with questions, comments, or concerns. Barratt and David Wilson Homes will ensure all correspondence is addressed promptly and thoroughly.

3. Regular Newsletters

Barratt and David Wilson Homes will distribute newsletters to residents most impacted by the works, detailing key construction milestones, schedules, and contact information should they like to discuss anything further with the development team. Residents will also have the option to sign up for e-bulletins, providing the same information electronically to reduce paper usage. The distribution area for the newsletters will be agreed upon in consultation with local councillors representing the area.

4. Updates for Ward Members

Barratt and David Wilson Homes Developments is committed to holding regular meetings with ward members to keep them informed of construction progress and to discuss any concerns raised through our communication channels. This ensures transparency and accountability in addressing community feedback.

5. On-site Notice Board

A notice board will be installed, likely near the Public Rights of Way, displaying updates on key milestones and ongoing activities. This will keep not only nearby residents but also visitors and passers-by informed of the works. Contact details for the development team will be prominently displayed for any enquiries.

Barratt and David Wilson Homes firmly believes this development will bring significant benefits to Rochdale and Castleton by delivering much-needed high-quality new homes.



Barratt and David Wilson Homes are dedicated to working collaboratively with the community, keeping residents informed throughout the construction phase, and ensuring they seen as a trusted partner delivering a development the entire community can be proud of.

We trust that the above clarifications address Member comments and allow an update report to be prepared for February Planning Committee.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Doug Hann'.

Doug Hann
Director MRTPI