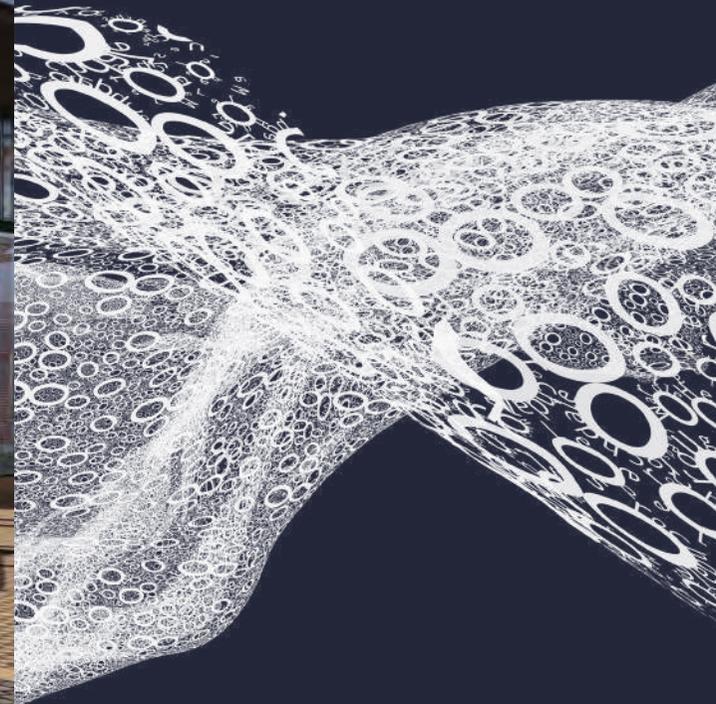




Rochdale rail corridor strategy

Unlocking potential around
our key transport hubs



ROCHDALE
BOROUGH COUNCIL

Rochdale
Development
Agency



Rochdale

We're in prime position

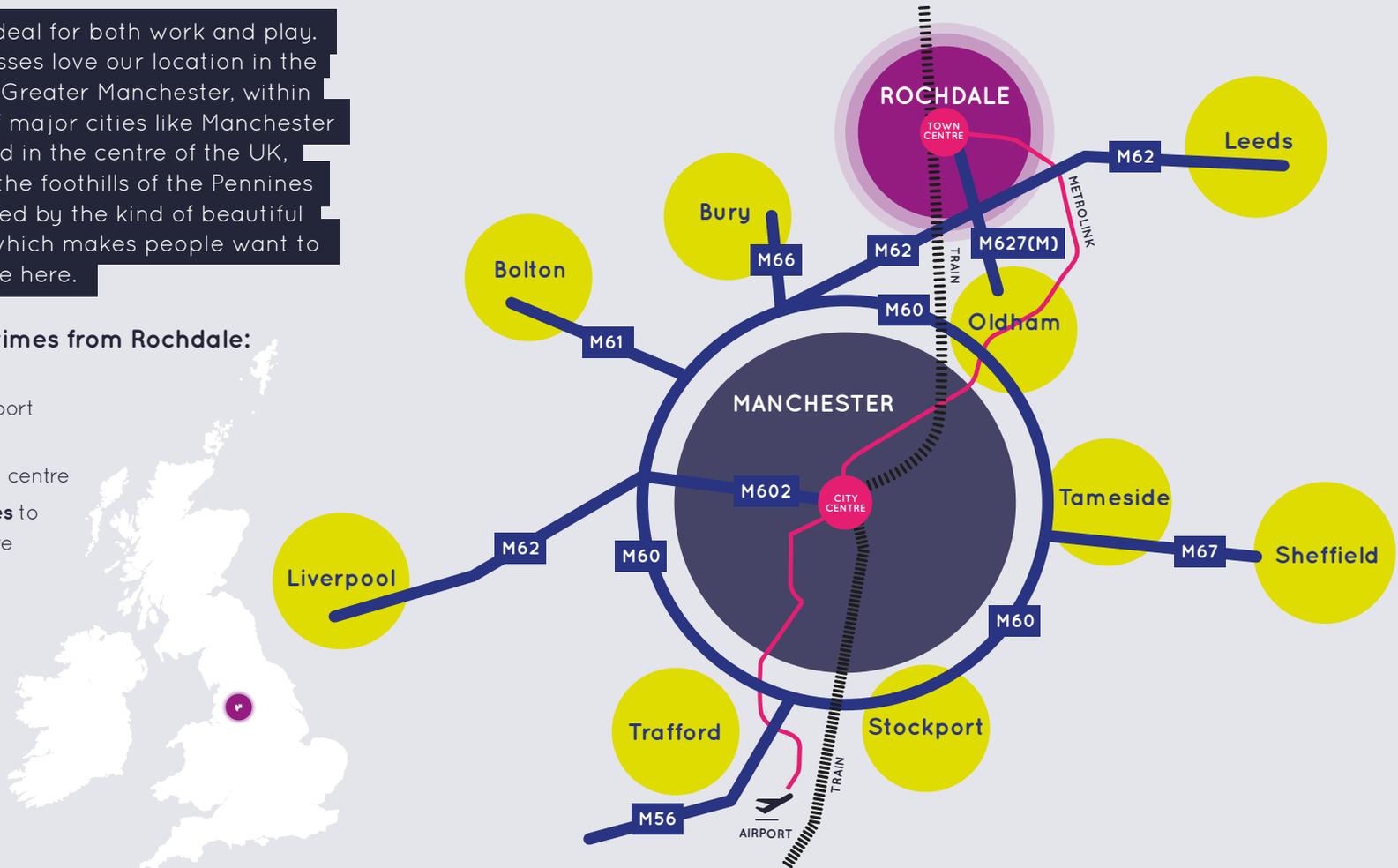
Rochdale is ideal for both work and play. While businesses love our location in the north east of Greater Manchester, within easy reach of major cities like Manchester and Leeds and in the centre of the UK, we're also in the foothills of the Pennines and surrounded by the kind of beautiful countryside which makes people want to create a home here.

Rail journey times from Rochdale:

35 minutes to
Manchester Airport

13 minutes to
Manchester city centre

1 hour 10 minutes to
Leeds city centre



Rochdale rail corridor strategy

Unlocking potential along the Calder Valley

With five rail stations across the borough, and a possible sixth coming down the track, I believe that our exceptional transport links present the next major regeneration opportunity for our borough.

Passenger growth has rocketed by more than a third in the last decade, with 2.8m rail journeys made from Rochdale last year. The popularity of rail travel means our stations are more important than ever before.

Within easy reach of major cities like Manchester and Leeds, boasting thriving town centres and beautiful countryside, it's no surprise that people are choosing Rochdale, and demand for new homes and business space is increasing all the time.

Railway stations act as a focus for the communities they serve and their importance is only going to grow in the future. That's why I see our stations and the land around them as an untapped opportunity, which will be a major focus for the borough's regeneration going forward.

These plans are already well on track. We have identified capacity for around 7,000 new homes along the Calder Valley corridor, 76 per cent of which will be on brownfield land. These will be developed alongside a number of employment and leisure opportunities.



Around each station we will invest in walking and cycling routes, park and ride, new public realm and community spaces. Along with our partners, we will develop plans to improve station facilities and lobby for further investment in rail infrastructure and electrification.

But this is not just about growth. Rochdale Borough Council has declared a climate emergency and is committed to ensuring our borough is carbon neutral by 2050. If we are to achieve this ambitious target, we need more investment in public transport, cycling and walking facilities. And we need to create new communities in areas where transport infrastructure already exists.

With plans for a new railway station at Slattocks, Metrolink expansion to Heywood and proposals to connect the East Lancashire heritage line to the national network at Castleton, there is much to do.

The council has already committed around £20m to kickstart this vital work and our plans have been endorsed regionally and nationally, with £24m invested to date by external organisations.

With this scale of opportunity and ambition, we want you to get on board with these ambitious plans and be part of our journey.



Councillor John Blundell
Cabinet member for a thriving economy at Rochdale Borough Council

Major growth projects



M66

M62

M60



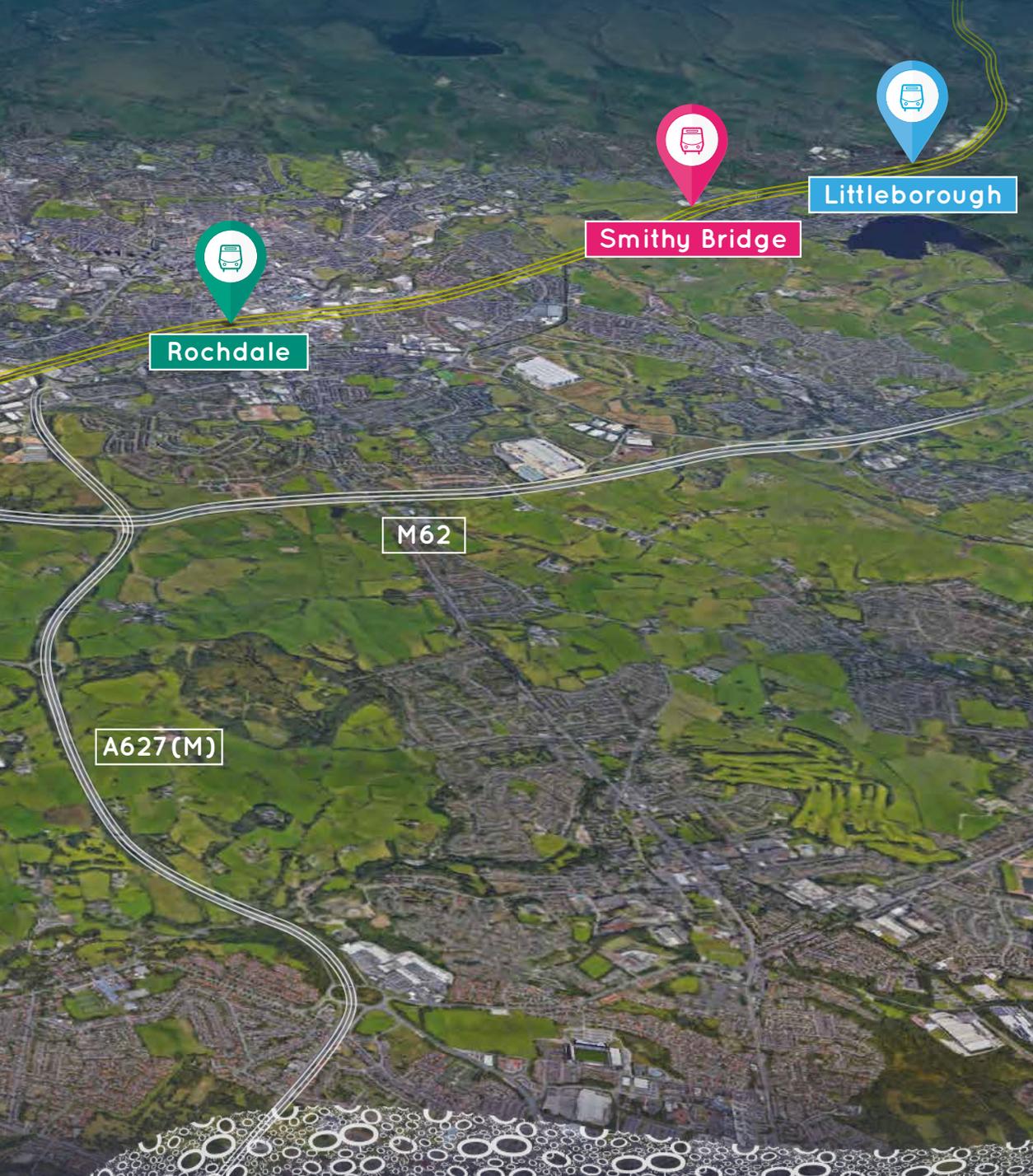
Castleton



Slattocks



Mills Hill



Key

Rochdale

1,700+ new homes
2 million m² of land to be redeveloped

Castleton

1,500+ new homes
New £11 million cycle corridor

Mills Hill

950 new homes
New passenger facilities

Smithy Bridge

Up to 1,000 new family homes
New 100 space parking/drop off facility

Littleborough

845 new homes
Mixed use development close to the station entrance

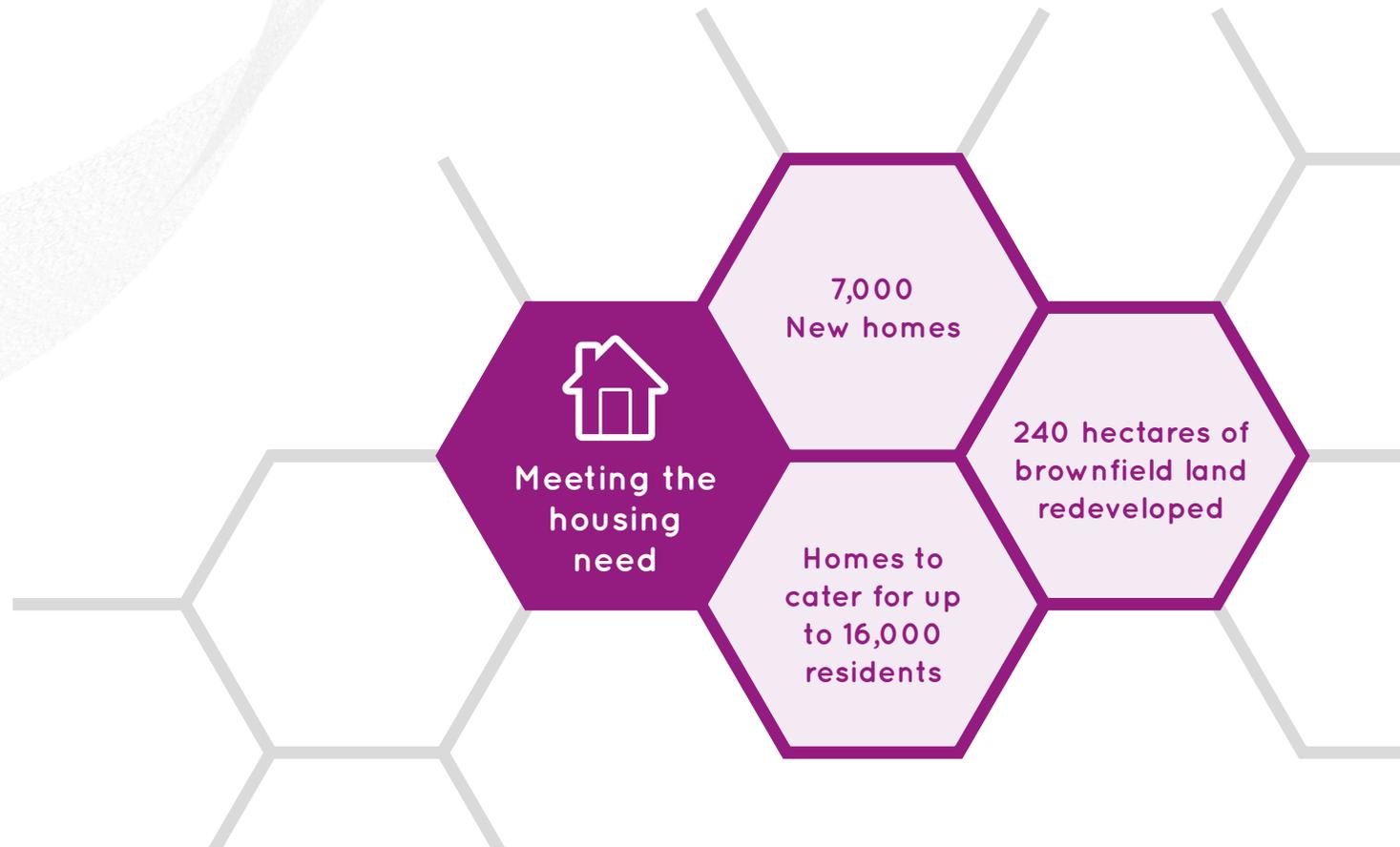
Slattocks

720+ new family homes
100,000m² of new employment floor space

-  Calder Valley Rail Corridor
-  Motorway network

Key benefits

The rail strategy will provide a range of benefits once delivered, enabling us to create high quality new homes and drive jobs and investment in a sustainable way which helps address the climate emergency.



*All figures refer to benefits per year once the scheme is complete, unless otherwise stated.



1,250
total FTE
new jobs

£12m
Additional
council tax
revenue

£1.2m
additional
business rates
revenue

£59m
GVA



443,000
Additional rail
journeys

4.3m
Vehicle kilometres
saved

11.4m
Car journeys
saved

Up to 40,000
equivalent
trees planted
over scheme
lifetime
(60 years)

Almost
280 tonnes
of CO² saved

A total of 1,575,222 journeys were made from Rochdale railway station in 2019/20, a jump of almost 25 per cent in the the previous two years.

Express train services mean travellers from Rochdale can be in Manchester city centre in 13 minutes, with a direct link to Manchester Airport set to open soon.

Commuters benefit from six trains an hour into the city centre and a Metrolink stop, which provides a direct link into Rochdale town centre and Kingsway Business park, home to some of the borough's biggest employers.



Proposed housing at Central Park in Rochdale

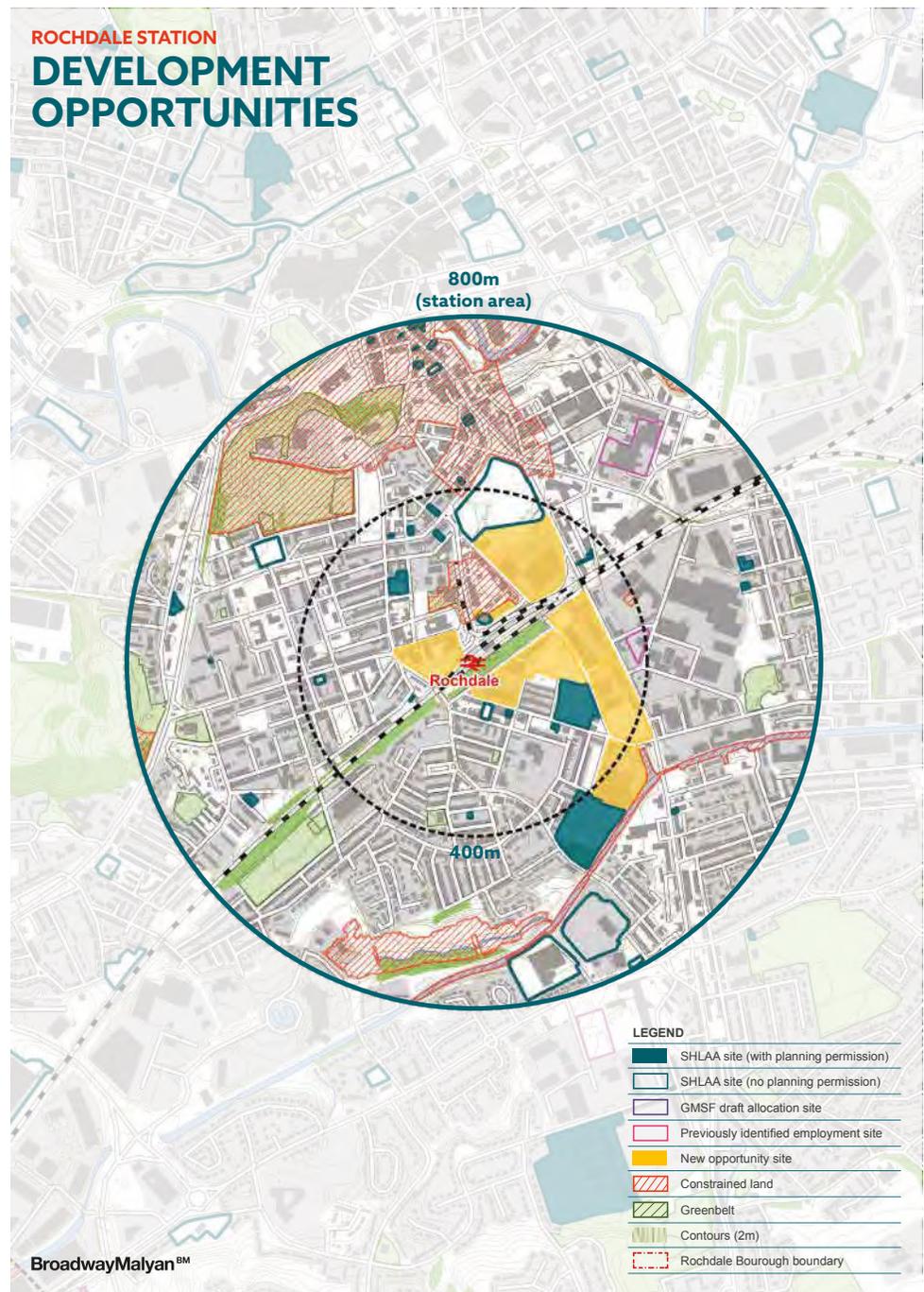
Plans for Rochdale station and the surrounding area include:

- 1,700+ new homes, catering for up to 3,600 people
- 2 million m² of land redeveloped for new uses
- 4,000m² new retail/commercial space
- 2,250m² new office/workspace
- New public square in front of the station
- 500 space parking facility at Miall Street
- New entrance and visitor facilities
- Platform park
- Tram – train services to Heywood, Oldham and Bury
- Multi-million pound restoration of the Greater Manchester Fire Service Museum with adjoining co worker space
- Direct train links to Manchester airport
- Improved pedestrian/cycle links between station and town centre, as well as Milkstone and Deeplish.

Anti-clockwise from top left:

*Greater Manchester Fire Service Museum (GMFSM);
Adjoining co worker space; Proposed housing
development at Central Park, Rochdale;
Proposed Rochdale station gateway;
Potential new public square outside Rochdale station*





A total of 172,682 journeys were made from Castleton in 2019/20, with journeys into Manchester city centre taking just 16 minutes.

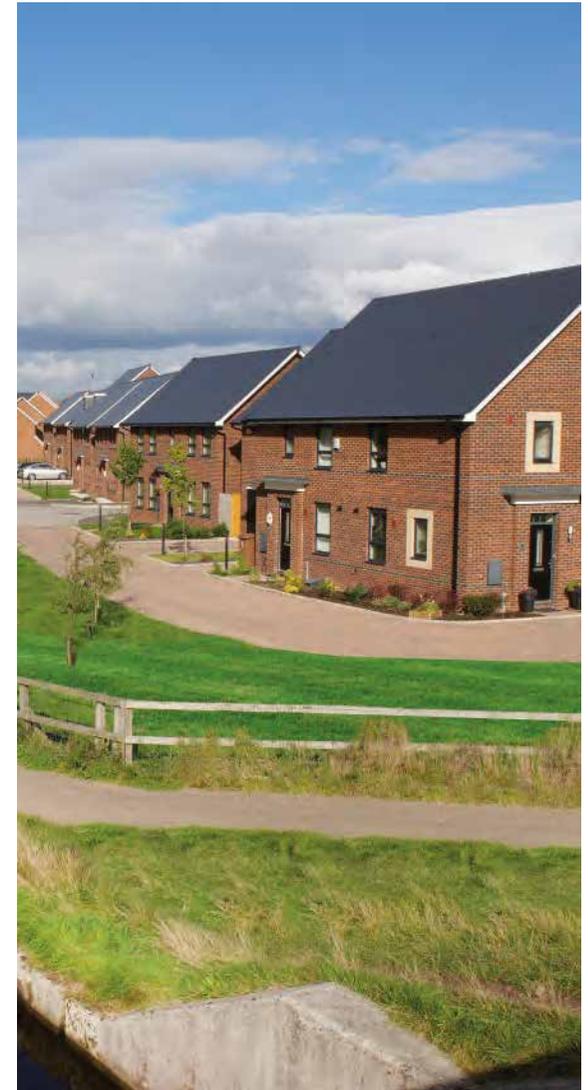
Major plans for this station include the creation of over 1,500 new homes. We are planning to extend the East Lancs railway (ELR), the third biggest tourist attraction in Greater Manchester into Castleton. Connecting this popular heritage line to the national rail network for the first time, via Castleton, is expected to increase ELR annual passenger numbers, currently around 200,000 a year, to a minimum of 260,000.

This station will also benefit from the proposed expansion of the Metrolink line to Heywood and Bury, via an innovative new tram/train system, which sees trams use existing rail lines and stops, such as those at Castleton.

A major new £11m cycle corridor scheme will complement our plans to regenerate the station area and promote sustainable travel.

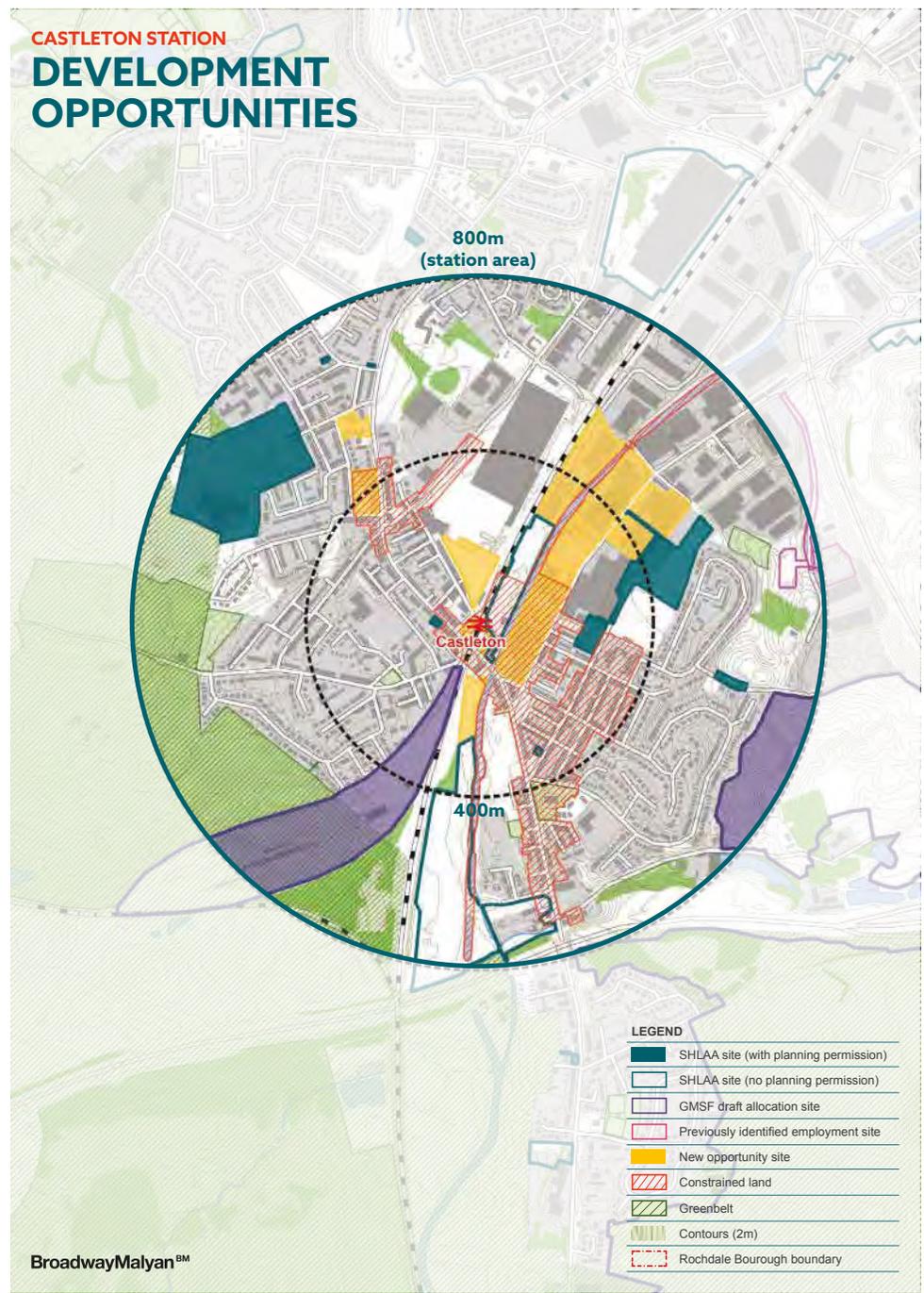
Plans for the Castleton station and the surrounding area include:

- 1,500+ new homes, catering for up to 3,500 people
- Expansion of Metrolink to Heywood and Bury via Castleton
- New £11m cycle corridor
- Extension of the East Lancashire railway to Castleton
- New station entrance directly fronting onto Manchester Road
- Creation of new commercial and community space around the station
- Expansion of parking facilities
- Longer trains and additional services at peak times.



Anti-clockwise from left:

*St. Martin's View, alongside the canal;
New homes at Royle Road in Castleton.;
Proposed rail station and surrounding developments*





Mills Hill

With 338,650 journeys starting at Mills Hill in 2019/20, this is the busiest unmanned train station in Greater Manchester, getting passengers into the city centre in 12 minutes.

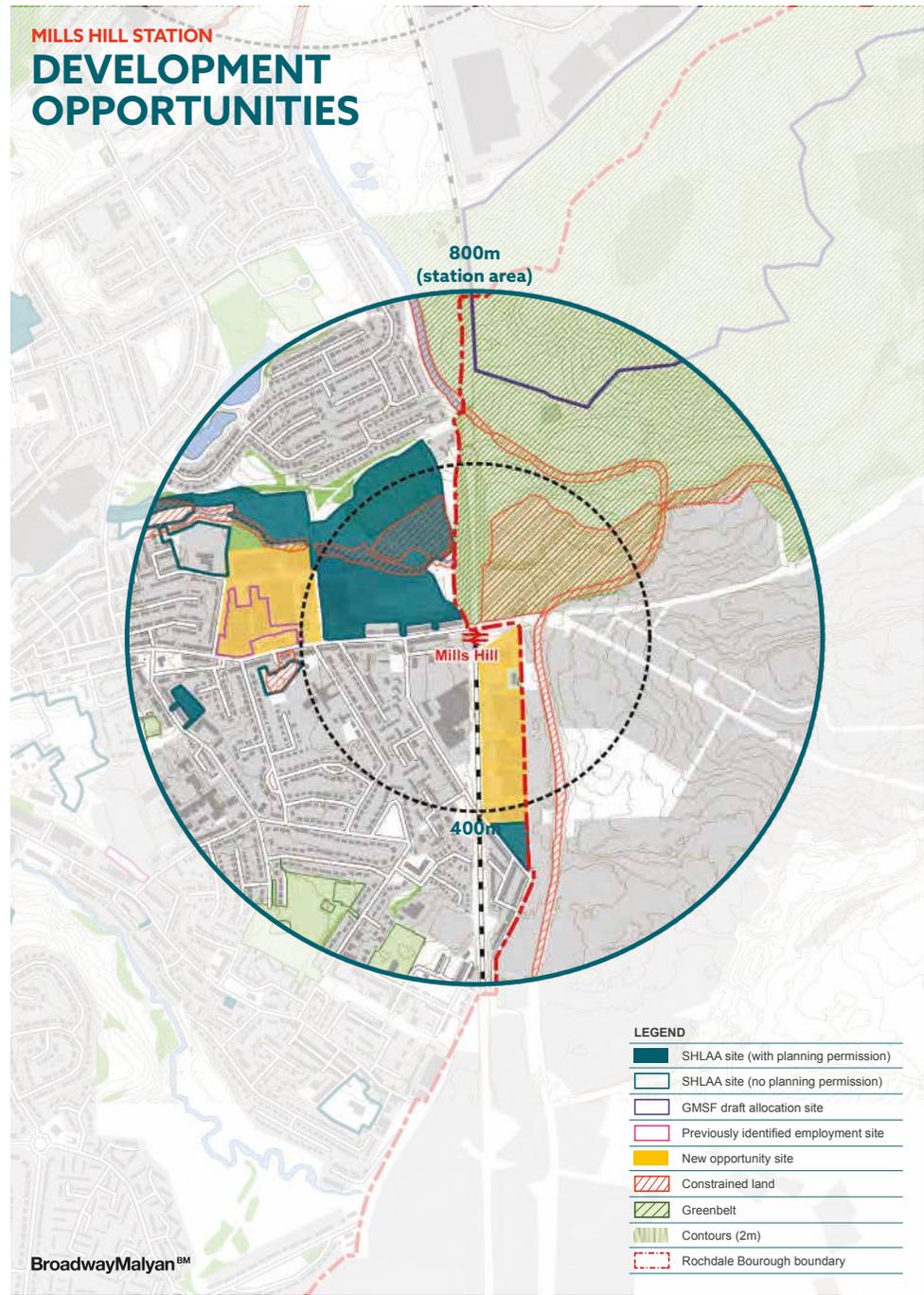
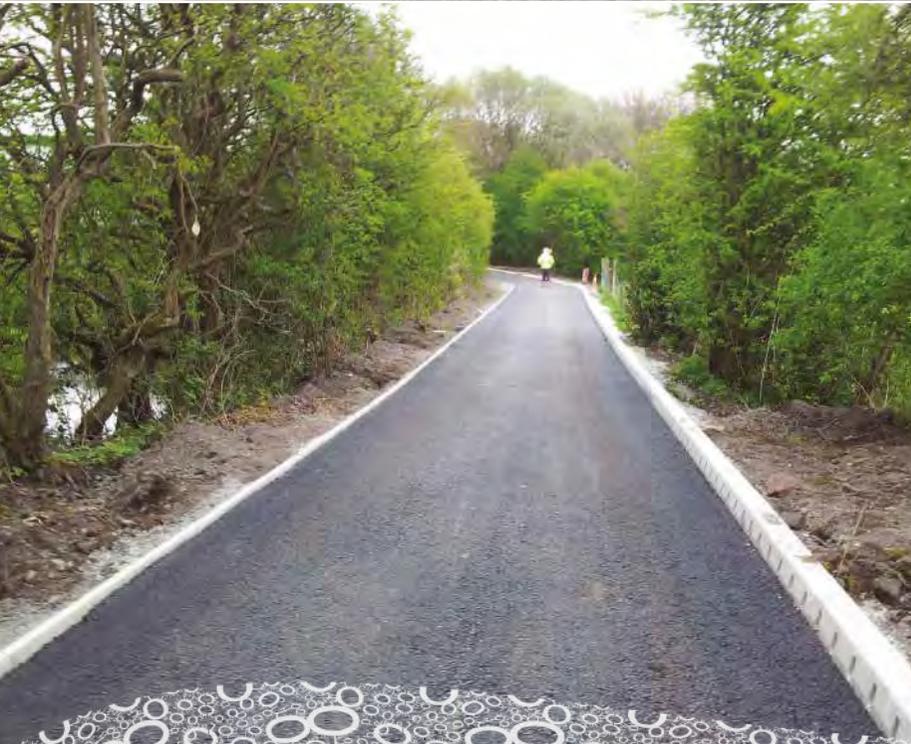
Plans for Mills Hill station and the surrounding area include:

- 950 new family homes, catering for up to 2,300 people
- Expansion of parking/drop off facilities
- Improved accessibility
- Longer trains and additional services at peak times
- New passenger waiting facilities
- New cycle routes from Mills Hill to Middleton town centre.



Anti-clockwise from left:

Proposed new housing; New cycle routes will be opened up between Mills Hill and Middleton town centre; Platform improvements are one of the proposed improvements for Mills Hill station.





Smithy Bridge

Over 205,000 journeys were made from Smithy Bridge in 2019/20, which an average journey time into Manchester city centre of 19 minutes. Smithy Bridge is also a short walk from Hollingworth Lake, the borough's premier tourist attraction, which attracts 300,000 visitors per annum.

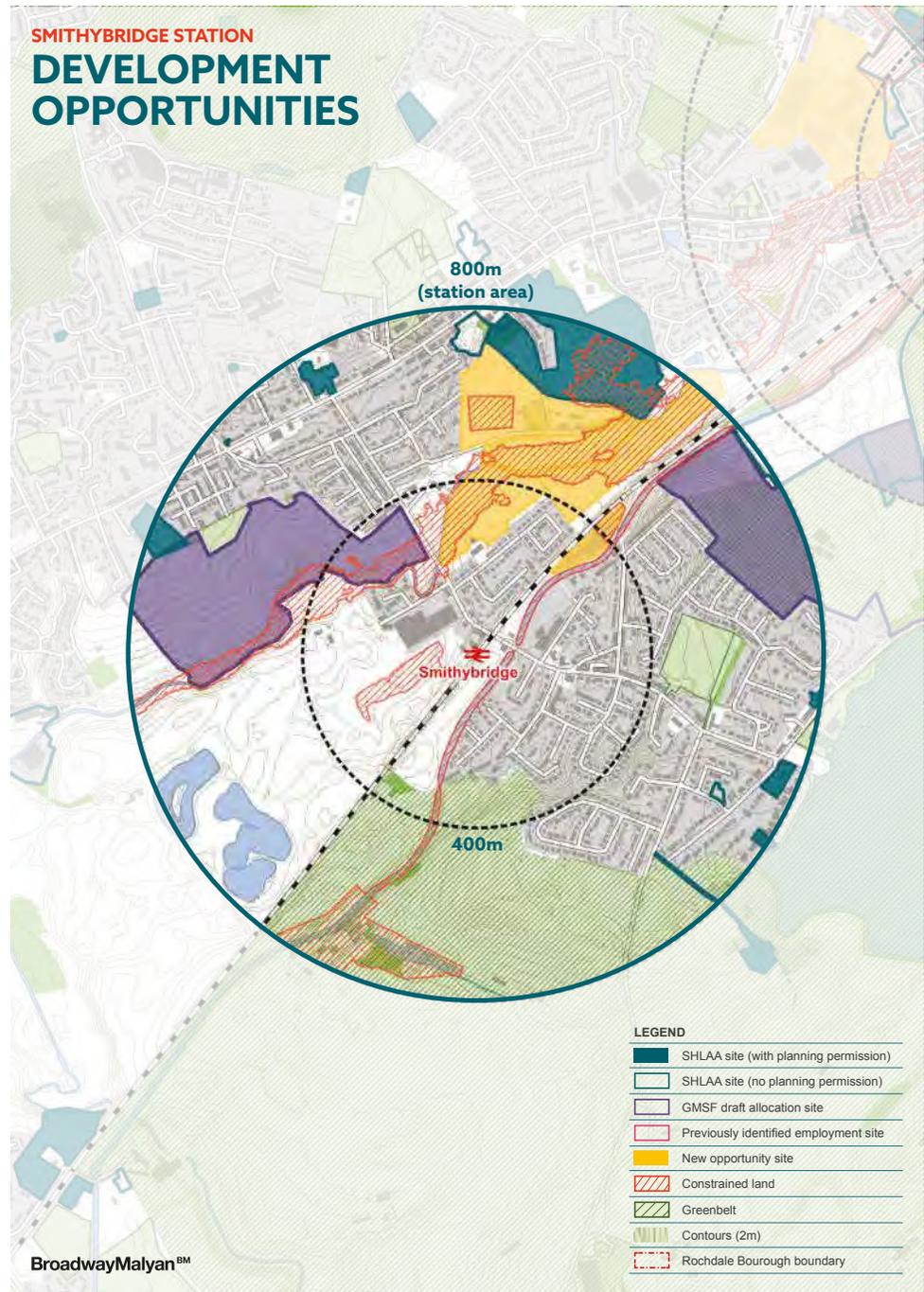
Plans for Smithy Bridge station and the surrounding area include:

- Up to 1,000 new family homes, catering for 2,400 people
- New 100 space parking/drop off facility
- Longer trains and additional services at peak times
- New passenger facilities
- New pedestrian/cycle links.



Anti-clockwise from left:

*Hollingworth Lake;
New homes at the former Birch Hill Hospital site;
The Wine Press, Hollingworth Lake*



Littleborough

Almost half a million journeys were made from Littleborough station into Manchester city centre in 2019/20.

Sometimes referred to as the gateway to the Pennines, the area retains a village feel, while being only 22 minutes from the city centre by train.

Plans for Littleborough station and the surrounding area include:

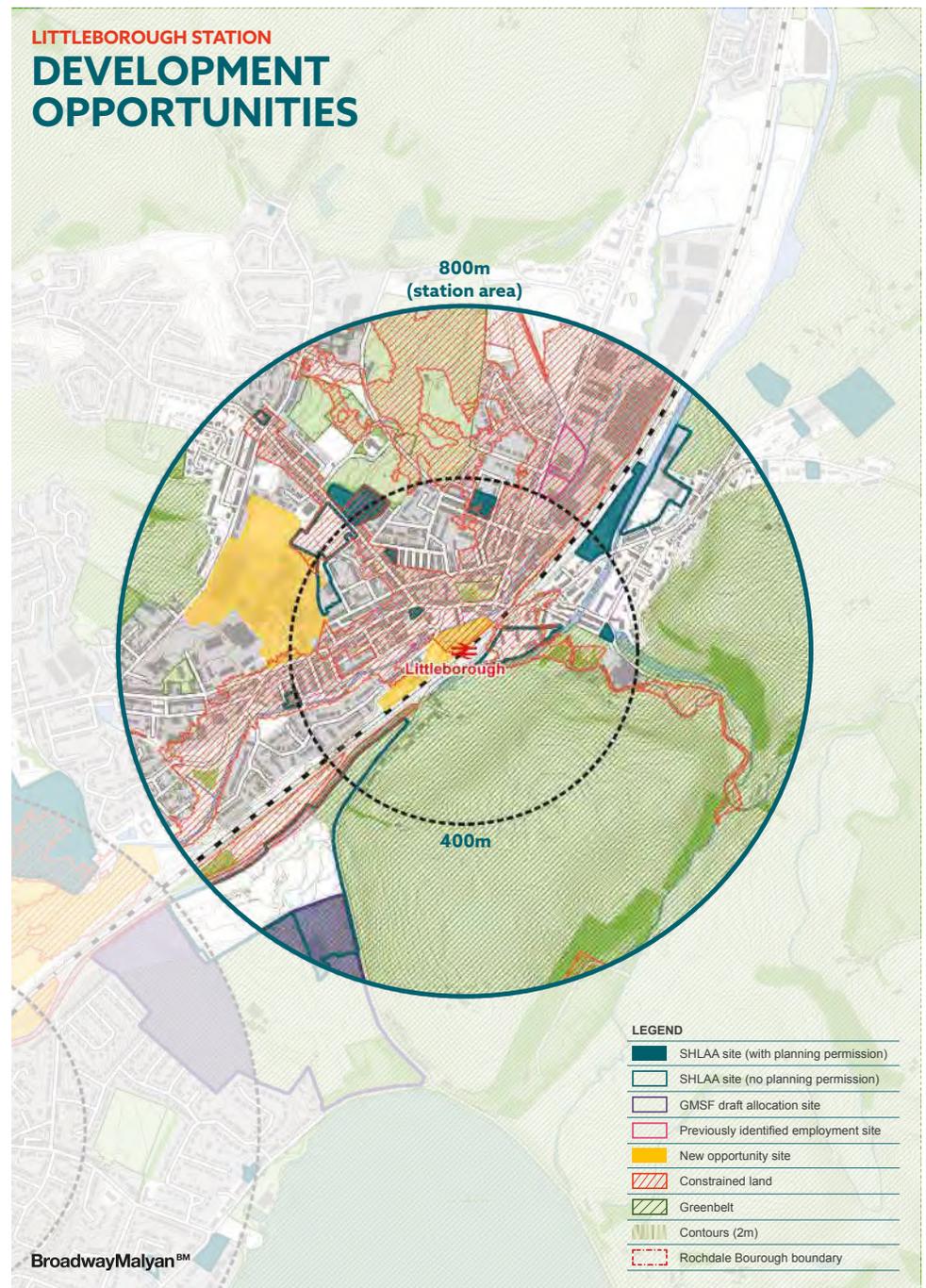
- 845 new homes catering for 2,100 people
- Mixed use development close to the station entrance
- Additional car parking/drop off facilities
- Re-using vacant arches for commercial/leisure purposes
- New public realm to station entrance with events space
- Longer trains and additional services at peak times
- New passenger waiting facilities
- New pedestrian/cycle routes to residential areas and Hollingworth Lake Country Park.



Littleborough High Street



New Street development



Slattocks

With close proximity to major employment sites like Stakehill business park (3,000 FTE jobs) and Hopwood Hall's Middleton Campus (currently serving 7,000 students), Slattocks has been identified as the potential location for a new railway station as part of the Greater Manchester 2040 transport strategy.

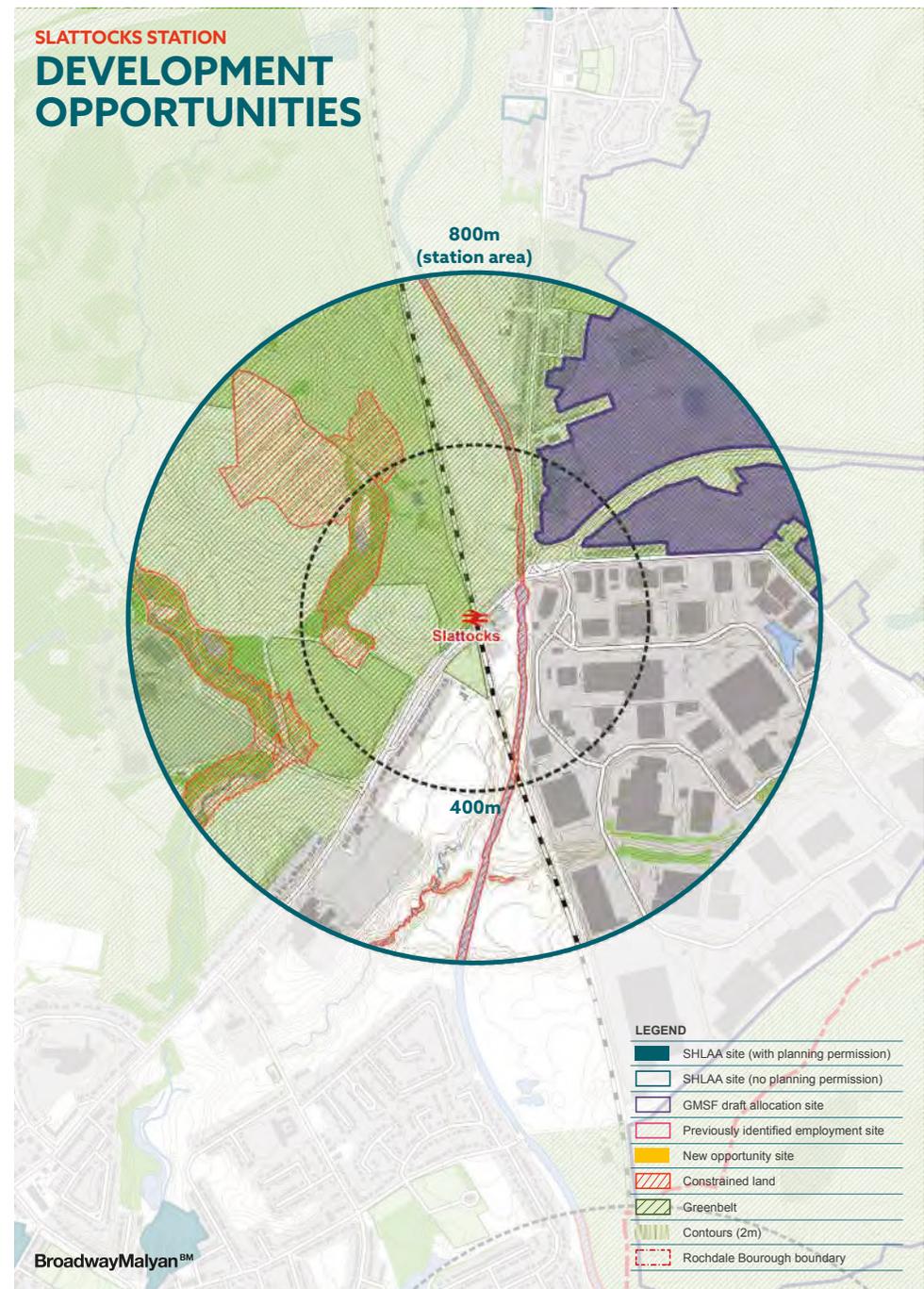
Journey times from Rochdale to Slattocks would be just seven minutes, with expected journey times of around 15 minutes into Manchester city centre.

Plans for the Slattocks station and the surrounding area include:

- 720+ new family homes, catering for up to 1,440 people
- 100,000m² of new employment floor space, south of Stakehill, creating up to 1,250 new FTE jobs
- Expansion of Hopwood Hall College
- New parking facilities
- New pedestrian/cycle links to residential areas, Stakehill Industrial Park and Hopwood Hall College.



Hopwood Hall's New Technology Centre Stakehill Business Park



“We’re delighted to be supporting Rochdale Borough Council’s rail corridor housing strategy. We’ve just submitted planning for 102 new homes at a former brownfield site in Castleton, the second housing development Hive Homes will be delivering in Rochdale.

This project will transform a previously derelict site into an attractive new neighbourhood with homes for private sale close to Rochdale’s abundant transport links, giving residents the ability to easily access other parts of the borough and the region for work and play.

This council’s strategy of utilising rail links in this way would see these types of high quality developments replace eyesore sites up and down the borough’s whole rail corridor. All that, once brought together, will make a really big impact.”

Ed Milner
Managing Director, Hive Homes

The proposed new Hive Homes development in Castleton



“This project will give residents the ability to easily access other parts of the borough and the region for work and play.”





“Taking a corridor wide approach enables the Alliance to bring forward a varied portfolio of proposals for development.”



“

Our partnership with Rochdale Borough Council is a product of Greater Manchester’s forward thinking approach to maximising the economic benefits offered by investment in key transport hubs.

We are delighted to be working with the council and Rochdale Development Agency to create new neighbourhoods on under-utilised sites along the rail corridor, close to local amenities and transport links.

Taking a corridor wide approach to delivery enables the Alliance to bring forward a varied portfolio of proposals to deliver significant new housing and commercial development, boost connectivity and provide an enhanced experience for passengers around the existing five rail stations, as well as support plans for a new rail station at Slattocks.”

”

Adam Wisler

The Greater Manchester Stations Alliance

*Proposed new public realm
and housing in Castleton*

“The council has a really ambitious vision to transform the town centre and we’re working with them to create an aspirational community close to Rochdale railway station with super energy efficient homes, game changing architecture and all the amenities that will attract people to town centre living.

Alongside high-quality design led homes, we’re also planning plenty of green space, a community hub, a café-bar and outdoor running track. With easy links into Manchester and a proper mix of homes, we see it appealing just as much to young professionals as downsizers.

The Central Retail Park site will be the first in the UK to deliver CAPITAL&CENTRIC’s new housing concept ‘Neighbourhood’. It aims to reinvent suburban living, designing homes and communities that suit how people live today. Using modern methods of construction and with open-plan, design-led homes that maximise the use of space.”

Tim Heatley

Co-founder of CAPITAL&CENTRIC

*Proposed new Neighbourhood
Rochdale development being
developed by CAPITAL&CENTRIC
close to Rochdale railway station*



“Our development will build on projects already underway to exploit Rochdale’s many transport links to better connect it to the rest of Greater Manchester.”



Rochdale

The time is now

We've got big plans for Rochdale and we want you to get involved.

Come and speak to us about how we can help you realise your next investment opportunity:

 01706 927000

 info@investinrochdale.co.uk



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Development
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