



Rochdale Growth Plan 2020-2030

Your next investment
opportunity



ROCHDALE
BOROUGH COUNCIL

Rochdale
Development
Agency



Rochdale

We're in prime position

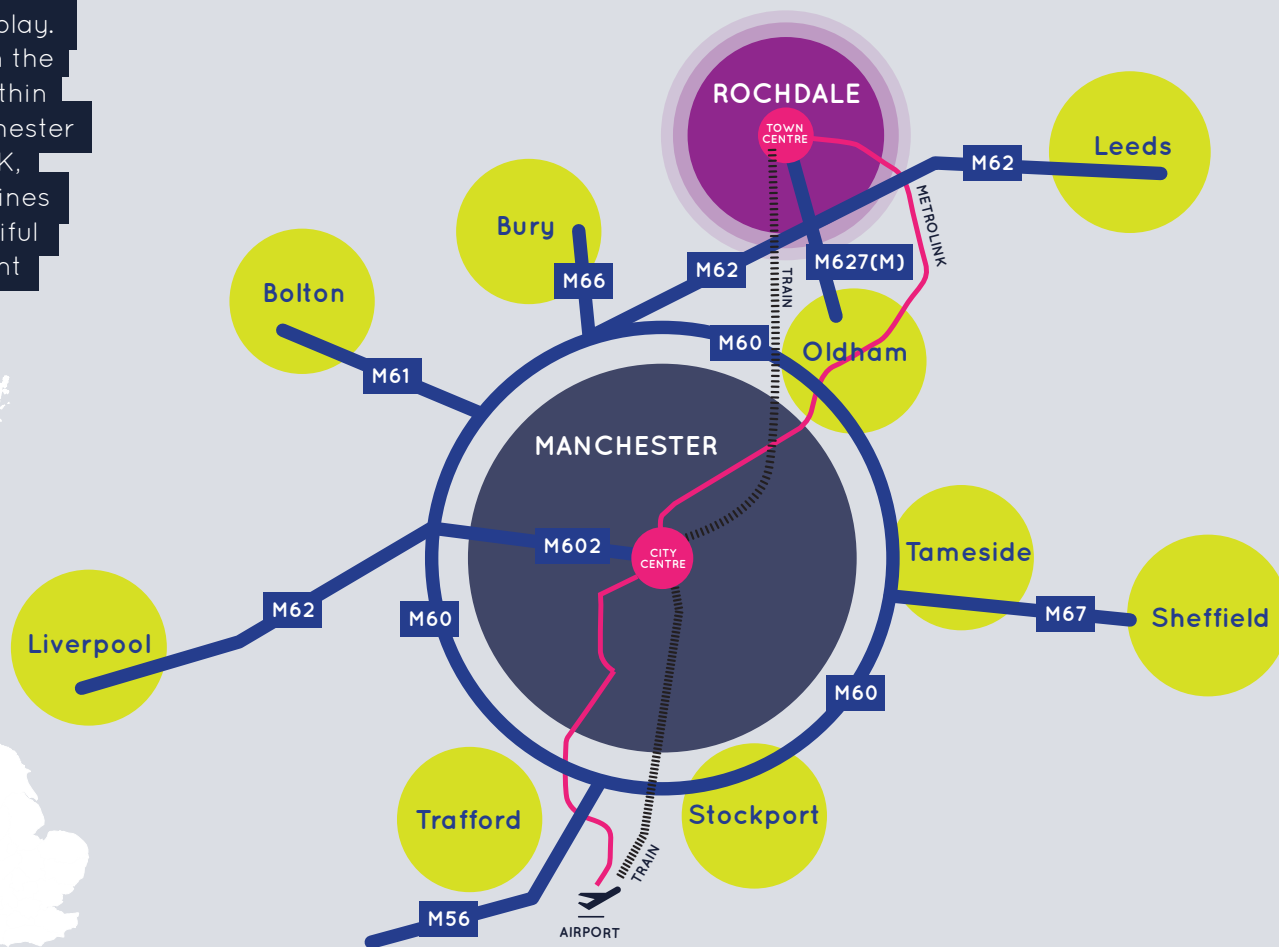
Rochdale is ideal for both work and play. While businesses love our location in the north east of Greater Manchester, within easy reach of major cities like Manchester and Leeds and in the centre of the UK, we're also in the foothills of the Pennines and surrounded by the kind of beautiful countryside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

35 minutes to
Manchester Airport

15 minutes to
Manchester city centre by train

42 minutes to
Leeds city centre

1 hour to
Liverpool city centre



Growth Plan 2020-2030

Be part of our transformation

I am pleased to introduce Rochdale Borough's Growth Plan.

With many millions invested in recent years, we've laid strong foundations for the continuing transformation of the borough's economic fortunes and the ideal springboard for further inward investment.

While much has already been done, we'll be doing even more to strengthen the borough's economy to create more jobs, better paid jobs and quality housing in future years. Underpinning all this will be an even more comprehensive transport and digital infrastructure to give our residents better access to the jobs and opportunities we're working to create. And by strengthening our sustainable transport offer and building close to railway stations, we're also helping to address the climate emergency.

The council has already committed £80m capital investment to kick start this plan, which aims to deliver:

- 1m square feet of new employment space
- 20,000 new jobs
- 10,000 new homes
- Transformation of brownfield sites around key transport hubs
- Major improvements to the public realm and heritage offer

This plan addresses our economic challenges and outlines our plans to make the most of our significant assets such as the scale and availability of accessible land, our proximity to the motorway network and our sustainable transport links, which will be further boosted as part of the Greater Manchester 2040 transport strategy.

Collaboration will be key to delivering our scale of ambition. We have a strong track record of successfully delivering major infrastructure projects with our partners, including Kingsway Business Park, the Rochdale Riverside retail and leisure development and the junction 19 link road.

Our vision for the borough has also been endorsed regionally and nationally, with over £179m of external funding being committed to date by organisations including the Environment Agency, Highways England, the Department for Business, Energy and Industrial Strategy, the Heritage Lottery Fund and the Greater Manchester Combined Authority.

We've also developed strong relationships with private sector partners to drive our growth even further.

Our Growth Plan will be delivered alongside a new Inclusive Skills, Work and Health Plan which will ensure our residents benefit from, and are ready for, the new opportunities growth will bring. As the only council in Greater Manchester to benefit from a dedicated investment agency, Rochdale Development Agency (RDA), inward investors have access to a fully comprehensive package of support covering everything from sourcing suitable locations to recruiting and training staff.

With substantial changes already delivered and major improvements planned, we're confident we can deliver even more and even better for Rochdale borough in the years to come.

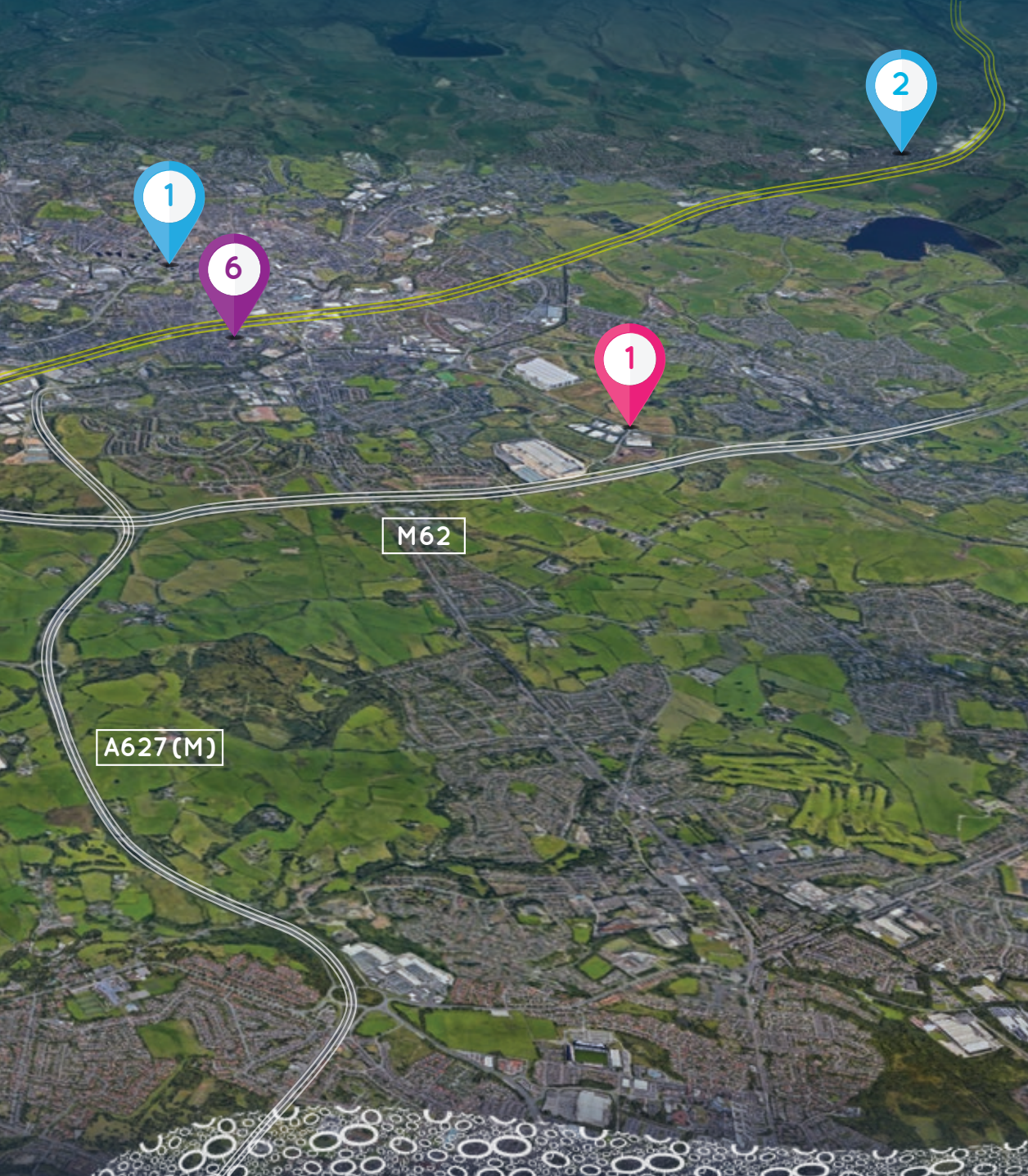


**Councillor
Neil Emmott**

*Leader, Rochdale
Borough Council*

Major growth projects





Key



Employment

- 1 Kingsway Business Park
- 2 Stakehill Industrial Estate
- 3 Advanced Manufacturing Park
- 4 South Heywood



Town centres

- 1 Rochdale
- 2 Littleborough
- 3 Heywood
- 4 Middleton



Residential development

- 1 Langleigh
- 2 North Middleton
- 3 Castleton
- 4 South Heywood
- 5 East Middleton
- 6 Rochdale Station Gateway



Better connected

- 1 Middleton Metrolink
- 2 Junction 19 M62 Link Road
- 3 Junction 18A M62
- 4 East Lancs Railway Tram Train

- Calder Valley Rail Corridor
- Motoway network

Residential development

Our population is young and growing. We plan to deliver the right number of homes in sustainable locations ensuring a good range of quality, well designed and affordable housing that can attract and retain residents.

Over the next 10 years we will:

- Allocate land for a minimum of 10,000 new homes, to include affordable and higher value housing, with a focus on re-using brownfield land in accessible or sustainable locations.
- Deliver a minimum of 2,000 new residential units within our principal town centres of Heywood, Littleborough, Middleton and Rochdale.
- Work with landowners and transport operators to provide land for a minimum of 7,000 new homes along the Calder Valley railway line, almost 80 per cent of which will be on brownfield land.
- Build a minimum of 600 new homes per year, to include sites earmarked for high value housing.
- Complete the regeneration of land within the Langley, Kirkholt and East Central Rochdale areas to create sustainable communities providing quality and affordable housing with investment in community facilities and infrastructure.
- Deliver over 1,500 high quality family homes and social infrastructure in new communities at North Middleton and South Heywood.
- Assemble and bring forward land around Castleton railway station to accommodate over 2,000 new homes supporting the planned expansion of the tram – train to Heywood and the extension of the East Lancashire heritage railway.
- Redevelop vacant land around Mills Hill in East Middleton to accommodate at least 400 high quality, family homes.

Anti-clockwise from below left:

Anti clockwise from below left: Housing at Kingsway.

New homes in Cedar Gardens in Heywood.

New homes in Greenbooth, Norden. Proposed new homes in Miall Street

New homes in North Middleton. Proposed new homes in Central Park, Rochdale (last two images).





Town centres

The borough's town centres offer space for businesses from a range of sectors to grow, create employment and provide a range of leisure facilities and events space for both residents and visitors to enjoy.

Over the next 10 years we will:

- Restore the spectacular grade I listed Rochdale Town Hall and its surrounding area to create a major heritage and visitor attraction with a brand new public square.
- Build on the successful reopening of the Greater Manchester Fire and Rescue Service Museum by opening a flexible office space on the first floor of the building to accommodate 75 creative and digital businesses.
- Complete the Upperbanks development in Rochdale town centre, which will comprise over 200 new apartments for rent and a Hampton by Hilton Hotel.
- Invest in improved walking/cycling routes and public transport infrastructure to support our town centres.
- Deliver residential masterplans to provide a minimum of 2,000 new residential units within our principal town centres of Heywood, Littleborough, Middleton and Rochdale.
- Complete the £2m Heritage Action Zone programme, re-using heritage assets for residential or commercial uses within Rochdale town centre.
- Transform the area around Rochdale railway station to create a new high quality gateway into the borough, with over 1,000 homes, commercial and retail space, park and ride and passenger facilities, and a new public square with enhanced walking and cycle routes.
- Attract new businesses to our town centres with incentives and ongoing support.

Anti-clockwise from below left:

Additional investment and regeneration opportunities in Littleborough town centre. Rochdale Town Hall Square. Middleton Arena. Rochdale Station Gateway. Rochdale Riverside retail and leisure development. Heywood town centre.





Employment

The creation of new and better jobs is vital for the prosperity of the borough. We are planning for a wide range of new employment sites, all with close links to the motorway network, existing or planned public transport routes.

Over the next 10 years we will:

- Further develop Kingsway, the premier business park in the North West, which will provide around 500,000m² of new employment space and over 7,000 jobs once complete.
- Develop plans to accommodate a further 1 million m² of new employment space along the M62 corridor, delivering around 20,000 new jobs.
- Develop a brand new advanced machinery and productivity institute at Kingsway, which will turn Rochdale borough into a major centre for advanced machinery, creating thousands of new highly skilled jobs.
- Complete the M62 Junction 19 link road at South Heywood to improve access to existing business parks and release further employment land.
- Continue the development of the South Heywood employment area and work with partners to establish an Advanced Manufacturing Park, which will include specialist premises and facilities to pilot particular application of advanced materials. The park will be integrated with new digital and transport infrastructure and linked to universities, colleges, schools and specialist business support.
- Construct new industrial units across the borough to meet the demand from growing businesses.
- Develop a network of high quality, flexible office accommodation across the borough, offering facilities for the creative and digital sectors alongside professional services.
- Commence the phased expansion of Stakehill Industrial Estate in Middleton.

Anti-clockwise from below:

Dachser at Kingsway, an image of how the new Advanced Machinery and Productivity Institute could look. Lock 50 business centre, office space at Number One Riverside. Source Bioscience at Kingsway. South Heywood employment site. Tetrosyl headquarters.





Better connected

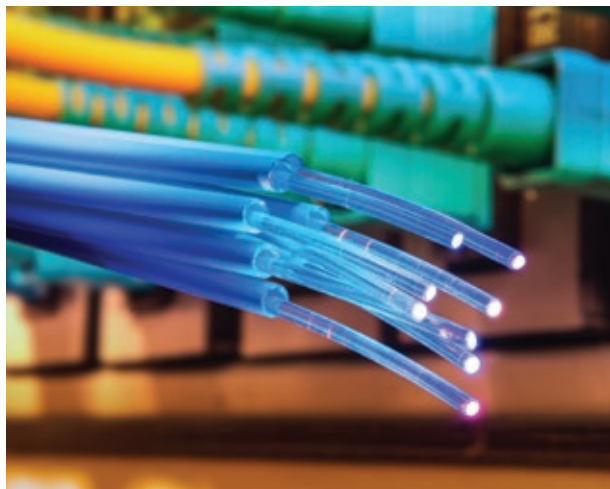
Lying between the major cities of Manchester and Leeds, served by four motorways, and benefitting from direct rail and tram links to Manchester and the airport, we are an ideal location for doing business, working and living. We will continue to invest in our infrastructure to exploit our unique location and accessibility for business and residents.

Over the next 10 years we will:

- Complete a new link road from Junction 19 of the M62 into the South Heywood employment area and work with partners to improve accessibility for our residents to all employment sites, particularly via public transport.
- Secure associated capacity improvements on the M62/M66 corridor, including at the Simister roundabout.
- Develop a business case for junction improvements to support the expansion of the Northern Gateway.
- Implement a tram – train service connecting Heywood with Castleton and Rochdale railway stations.
- Construct a new rail station at Slattocks to serve planned growth at Stakehill and Hopwood Hall College.
- Develop rapid transit links to connect the Northern Gateway area with our major town centres, employment sites and Manchester city centre.
- Deliver expanded or new park and ride facilities at Rochdale, Castleton, Smithy Bridge and Littleborough railway stations.
- Secure the extension of the Metrolink into Middleton town centre.
- Invest in our digital infrastructure, including full fibre networks across the borough.
- Invest in social infrastructure in growth locations to include new primary schools in Castleton, Heywood and Littleborough and secondary schools in Middleton and Littleborough.
- Support further investment into rail services and stations and the electrification of the Calder Valley rail line.

Anti-clockwise from below:

Local full fibre network. Kingsway is directly connected to the M62. Planned redevelopment around railway stations like Castleton. M62. Transport interchange and Metrolink stop in Rochdale town centre.





Why invest in Rochdale?

It all adds up





Employment

1 million m²
of new
employment
space

20,000
new jobs

Advanced
Manufacturing
Park at the
Northern
Gateway

New
Advanced
Machinery and
Productivity
Institute at
Kingsway

New
public transport
routes and
infrastructure



Better connected

Calder Valley
line
electrification

4 Motorways

Metrolink
to Middleton
and Heywood

New
Slattocks
rail station

New
Junction 19 M62
link road

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

