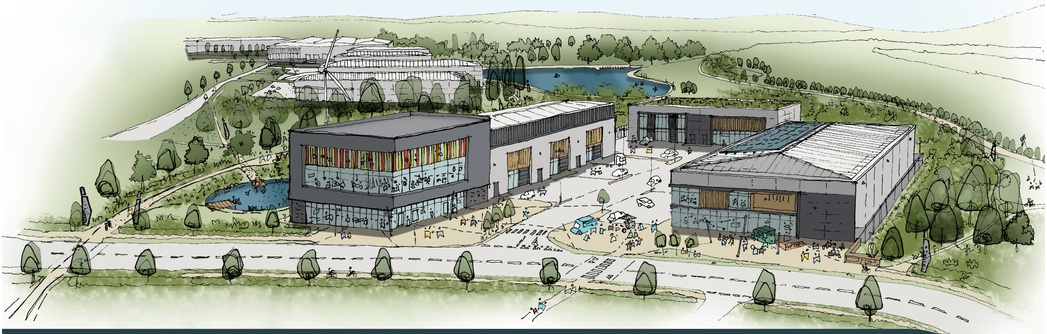

Northern Gateway will be Greater Manchester's biggest and most significant employment development. It will drive jobs and investment in the northern boroughs, supporting a rebalancing of the city region's economy.

The Northern Gateway project is spearheaded by the Northern Gateway Development Vehicle (NGDV), a joint venture between Harworth Group plc and Russell LDP.

We're bringing forward a planning application for around half of the proposed floorspace at the Northern Gateway employment site and want to hear your views.

About Us

Both Russell LDP and Harworth Group plc have strong track records in delivering benchmark regeneration and construction projects throughout the region, with experienced Manchester-based teams.

Founded in 1997, Russell LDP is an experienced land promoter and commercial developer, headquartered in Manchester. Russell LDP is bringing forward South Heywood, the consented first phase of the Northern Gateway allocation including employment space and new homes.

Harworth Group plc is one of the leading land and property regeneration companies in the UK, owning and managing approximately 13,000 acres on around 100 sites in the North of England and Midlands. Harworth creates sustainable places for people to live and work, delivering thousands of new jobs and homes in the regions.

Russell LDP Harworth

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The Vision

Set within the Atom Valley Mayoral Development Zone, Northern Gateway is allocated in the Greater Manchester Places for Everyone (PfE) joint development plan and will create a dynamic and nationally significant employment destination.

In the PfE plan Northern Gateway is made up of two allocated development sites, one an employment-led destination (known as allocation JPA 1.1 Heywood/Pilsworth), and the other residential-led (known as allocation JPA 1.2 Simister/Bowlee) – which together are set to deliver a once in a generation opportunity for Greater Manchester.

It's all part of the Atom Valley vision, a cluster of sites across Bury, Rochdale and Oldham set to deliver world-class, cross-sector employment destinations, boosting the economy and creating new skilled jobs in the northern boroughs of the Greater Manchester city region. This consultation relates to the employment-led site (JPA 1.1 Heywood/Pilsworth) only. It lies adjacent to the approved South Heywood development which is currently being built.

What has happened so far?

Bury and Rochdale Councils recently consulted on a joint Supplementary Planning Document (SPD) for Northern Gateway JPA 1.1 to set a framework for future planning applications at the site. It is expected that the SPD will be adopted as council policy later this year.

What is the outline planning application?

We are now bringing forward an outline planning application for an early phase of the Northern Gateway employment-led site (JPA 1.1 Heywood/Pilsworth) which covers around half of the overall proposed floorspace. This public consultation tells you more about the outline application and invites you to have your say.

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The Masterplan

The masterplan for the employment-led proposal is illustrative and shows one way in which the development could be delivered.

If the outline application is approved, further detail will be developed through a Reserved Matters application and further public consultation will take place. It is at this stage we will able to provide detail on the scheme layout, access, scale, appearance and landscaping.

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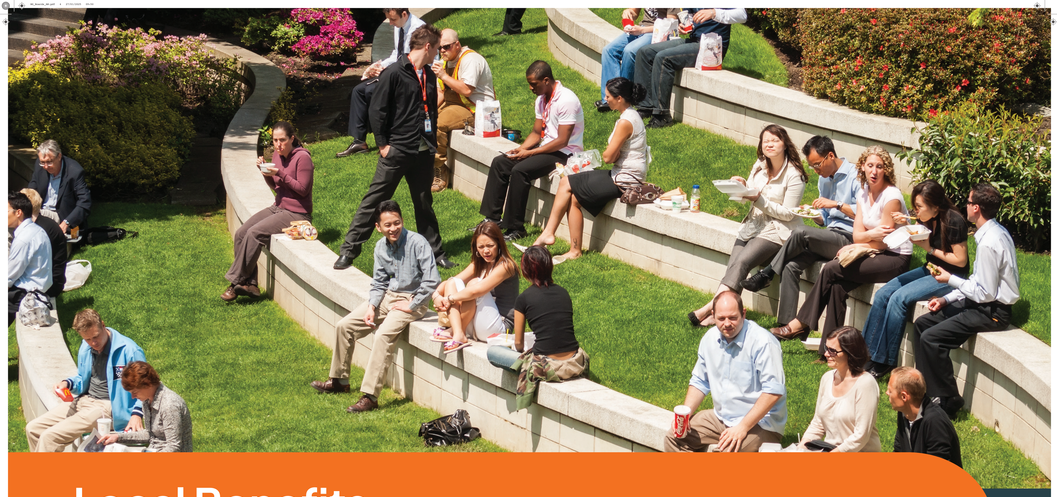
The proposals include:

1. Around 600,000 sqm of employment floorspace in a range of building sizes whose location, size, design and environment will attract major UK and International employers from a variety of different business sectors
2. A state-of-the-art hub for advanced manufacturing, where businesses can cluster to collaborate and innovate
3. Opportunity for other uses to support the employment development. These could potentially include retail, café/restaurants, a hotel, office space and conference and training facilities and community uses
4. A network of integrated 'Transport Hubs and Nodes' across the site enabling safe, easy and secure interchange between bus, cycle, scooter and walking
5. Vibrant, biodiverse parkland that will support local wildlife and ecosystems as well as providing space to play, exercise and have fun
6. Walking and cycling routes across the site and onwards to surrounding communities
7. New woodland planting and species rich meadows, along Brightley Brook and Whittle Brook will enhance existing habitats
8. Blue infrastructure that will sustainably drain the development and provide attractive spaces for visitors and people working at Northern Gateway, as well as opportunities for biodiversity
9. Exemplar standards in sustainable design and construction, resource efficient building design and the use of innovative energy technology



Local Benefits

The Northern Gateway site will deliver transformational change for people living in Bury, Rochdale and beyond. As one of the UK's most important employment destinations it is set to attract national and international businesses and drive investment in the local area.

Creating a hub for innovation, the plans will deliver a long-term legacy, driving skills and creating high-quality jobs for generations to come.

What kind of jobs could be delivered?

There are a range of high-quality jobs that could be provided at the site including skilled trades (like electrical, mechanical and welding), research & development (R&D) and AI & robotics. The logistics sector also provides a broad range of jobs due to advances in automation and technical innovations, so alongside traditional roles such as drivers, warehouse team leaders, site managers and supervisors the sector employs increasing numbers of project managers, IT operatives, sales teams and engineers.

- £570 million GVA boost to Greater Manchester's economy each year
- Attracting national and international businesses
- Hub for innovation and sustainability
- Around 9,900 high-quality jobs created for residents of Greater Manchester
- Annual business rates of around £20 million supporting council services
- Long term legacy of skills
- A new community park larger than 100 football pitches
- 1000's of new trees planted across the site
- New active travel routes and local transport improvements

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Design

The Northern Gateway development will feature high quality design. As this first planning application is in outline the detailed design of buildings, streets and spaces is not being fixed at this stage. However, we are preparing a Design Code to accompany the planning application which will set key design principles and standards to guide high-quality development at the site.

This Design Code will include a range of topics including site character, the layout of development plots, key principles around building and street design as well as key requirements for areas of public open space. This will ensure future proposals all follow urban design and landscape best practice, including:

- Being landscape-led
- Promoting active travel and accessibility for all
- Meeting the latest environmental and sustainability standards
- Creating a positive sense of place to ensure a safe and enjoyable place for people who work there and surrounding communities.

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Transport and Access

Northern Gateway's location next to the M62, M60 and M66 motorways means it has excellent accessibility and connections to the surrounding region.

The delivery of Northern Gateway as a whole, envisages a number of wider transport improvements.

- **TFGM is preparing an active travel and public transport strategy for Northern Gateway including:**
  - Better bus connections from Northern Gateway to places like Middleton, Heywood, Whitefield, Prestwich, Rochdale and Bury.
  - Active travel routes to and through the site including walking and cycle paths to connect surrounding communities.
- **National Highways is evaluating options for:**
  - Improvements to Junctions 3 of the M66.
  - Improvements to Junction 19 of the M62 and / or to have a new direct access from the M62 into the southern part of the site.

For the employment-led application, a transport strategy is being prepared which includes a Travel Plan to promote sustainable travel to and from the site. The proposals include:

- An on-site Public Transport Hub including bus connections and Travel Hubs for safe and secure cycle storage and changing facilities and the potential for e-scooter/e-bike rental.
- A network of safe, high-quality walking and cycling routes throughout the site.
- Vehicular traffic directed to Motorways minimising traffic through local residential areas.
- Primary access to the site via the Moss Hall Road/Pilsworth Road Junction to the north of the site.
- Secondary access from Whittle Lane with the future potential for this to be limited to public transport and active travel only.

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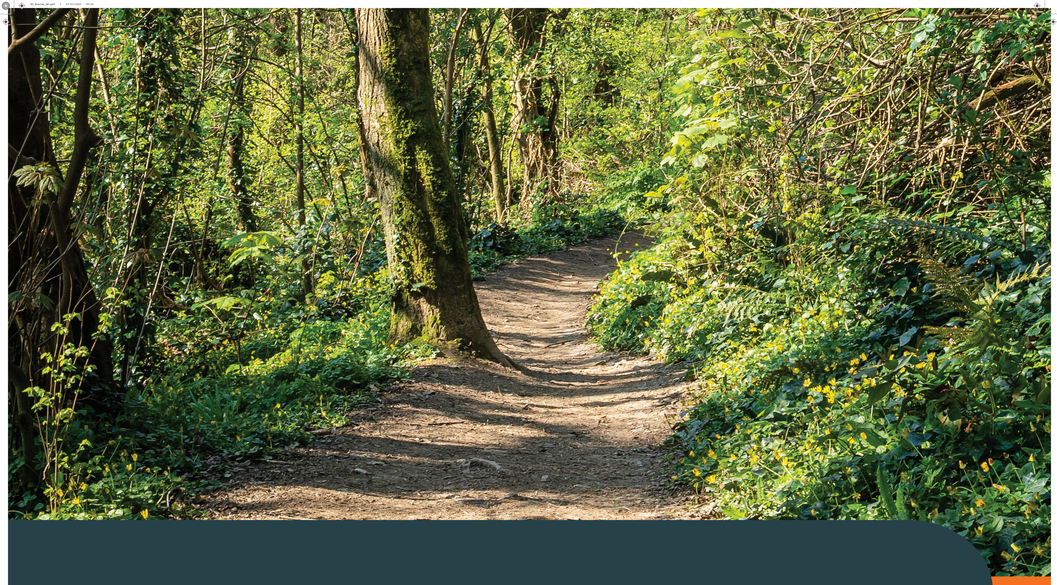

Protecting the Environment

We have undertaken a significant amount of technical survey work to understand the site and ensure the environmental impacts of the development are being fully considered.

Ecology, Biodiversity & Arboriculture: We have undertaken surveys to understand the existing habitats and species present on the site. These have highlighted that the most ecologically valuable habitats are along the Whittle Brook watercourse. Our proposals include the creation of a substantial green corridor along Whittle Brook which will retain this important feature and provide the opportunity to provide enhancements for biodiversity. Other opportunities for biodiversity enhancement will be created across the site through the retention of other watercourses, areas of woodland and the creation of a range of green spaces and networks.

Flood Risk & Drainage: Flood risk to the development from existing rivers and watercourses is low. Mitigation will be built into the design, for example sustainable drainage features which can provide opportunities for biodiversity and recreation as well as help prevent flooding.

Air Quality: A series of air quality surveys and assessments have been undertaken to understand the likely impacts of the proposal. Measures to manage potential impacts on air quality include the provision of EV charging points across the development, a comprehensive Dust Management Plan during construction and ongoing monitoring of air quality.

Noise: Baseline noise surveys have also been undertaken. Measures to minimise noise include positioning service yard/access routes away from residential properties and use of screening such as bunds or fences.

Landscape and Visual: A Landscape and Visual Impact Assessment is being undertaken as part of the application to guide the layout and scale of the proposals. This has included consideration of character areas along local footpath routes including the Rochdale Way; and views from local heritage assets, local road users and those located on areas of elevated ground to the east and north.

With a development of this scale effects upon the landscape and visual context of the site are anticipated, however opportunities such as the incorporation of landscape buffers alongside the motorway and brook corridors, incorporation of green corridors through development, and careful design of proposed buildings in terms of colour and variance in scale will help to minimise the impact on the landscape.

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What Happens Next?

You can let us know what you think about the proposals by completing a questionnaire here today or filling it out online (scan the QR code below). Please provide any comments by **17th February 2025** when the consultation closes. We will then consider all feedback and, where appropriate, take it into account in the development of the planning application.

We're aiming to submit an outline planning application to both Rochdale and Bury Councils in the spring and expect a decision later in the year. If approved, we will then follow with the Reserved Matters applications and will consult with you again. If the plans are approved, construction is expected to start in 2028.

Get In Touch

You can register for updates on our website:
www.northerngatewayconsultation.co.uk

Email: **info@northerngatewayconsultation.co.uk**

Call: freephone **0800 689 1095** (9am-5.30pm Mon-Fri)

Write: Freepost HAVE YOUR SAY
(no further address or stamp needed)

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