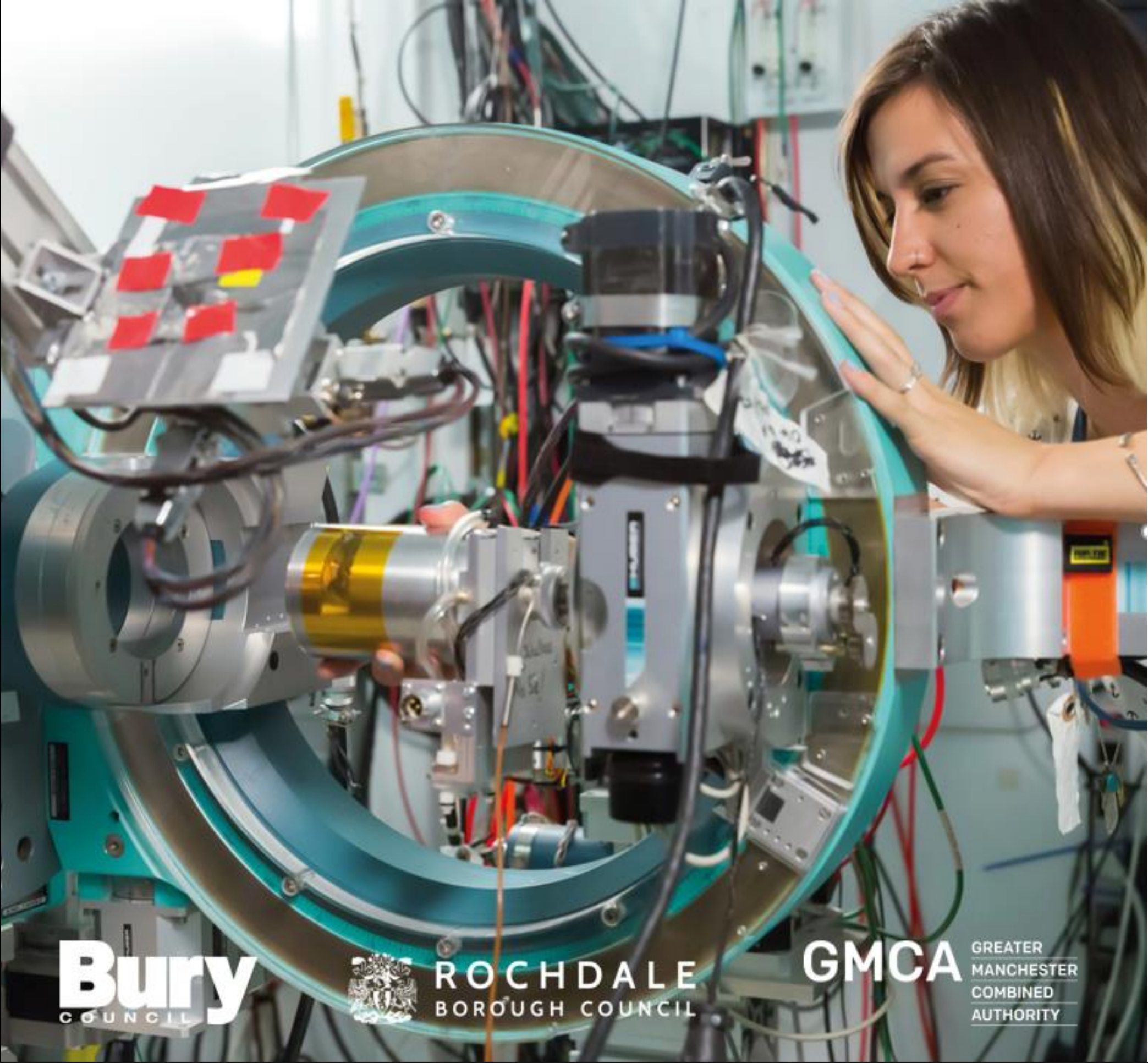


Appendix 2: STRATEGIC SITES



Bury
COUNCIL



ROCHDALE
BOROUGH COUNCIL

GMCA

GREATER
MANCHESTER
COMBINED
AUTHORITY

Appendix 2A: Atom Valley – Northern Gateway

Greater Manchester's ambition is to deliver sustainable and inclusive growth to address issues of deprivation, worklessness and inequalities in employment opportunities.

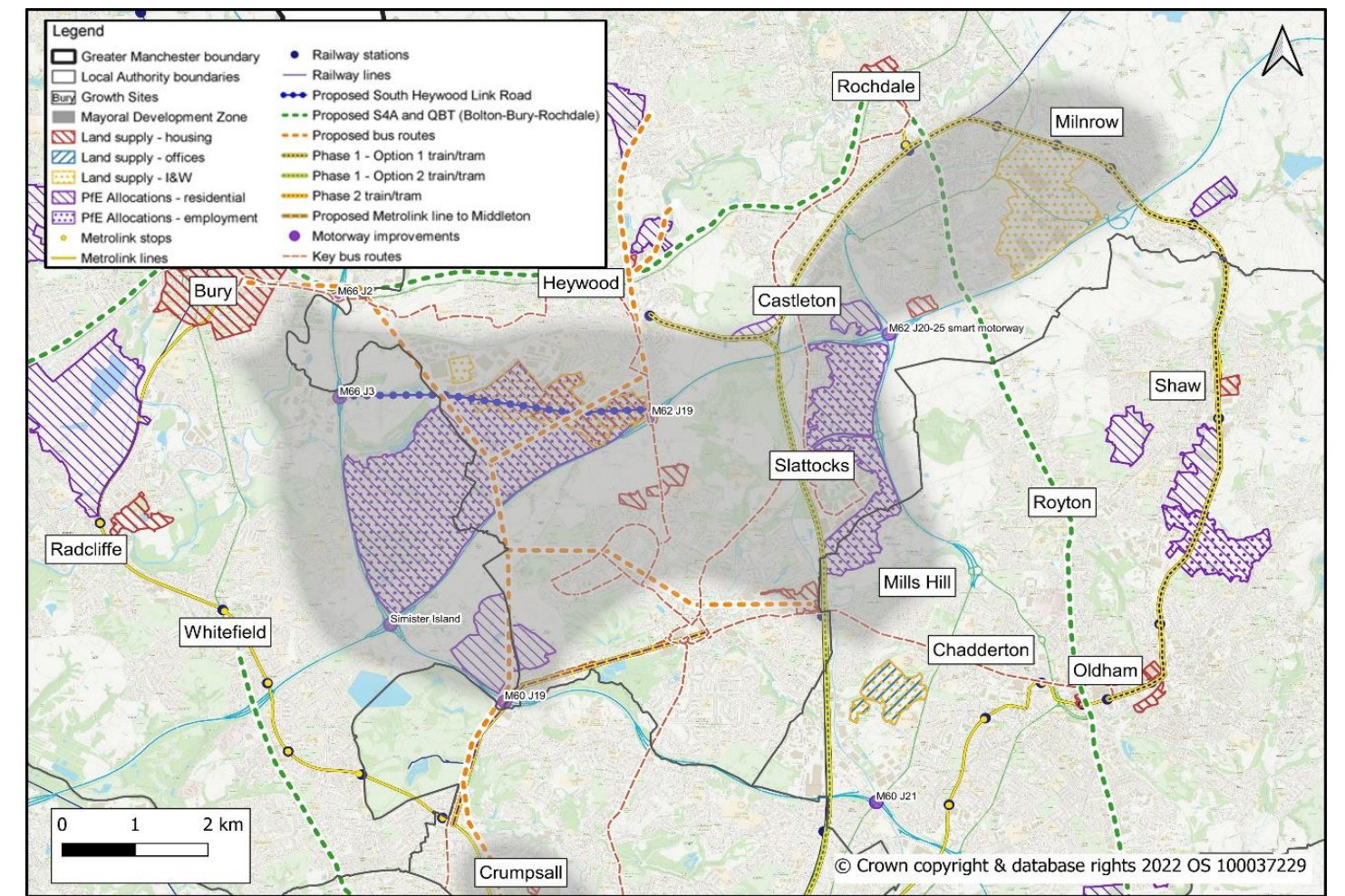
This is a particular issue in the north of the conurbation and there are aspirations to address the economic imbalance that exists within Greater Manchester.

The wider Greater Manchester Strategy seeks to grow the economy and identifies a number of Growth Locations to help achieve this. One of these is the North-East Growth Location, which transcends across Bury, Rochdale and Oldham. The area has been branded as *Atom Valley*.

The growth opportunities within Atom Valley are of regional and national significance and the area has been given added status within Greater Manchester as a Mayoral Development Zone (MDZ).

The Atom Valley MDZ has been created to articulate the importance of bringing the sites forward in a sustainable manner such that it delivers the ambition to secure inclusive growth, thereby benefiting existing residents, which will then benefit the wider Atom Valley Growth Location, the wider conurbation and beyond.

Atom Valley comprises three key sites: Northern Gateway (the largest of the sites); Stakehill; and Kingsway. Together, these three sites propose to deliver 20,000 new jobs and 7,000 new homes.



Places for Everyone

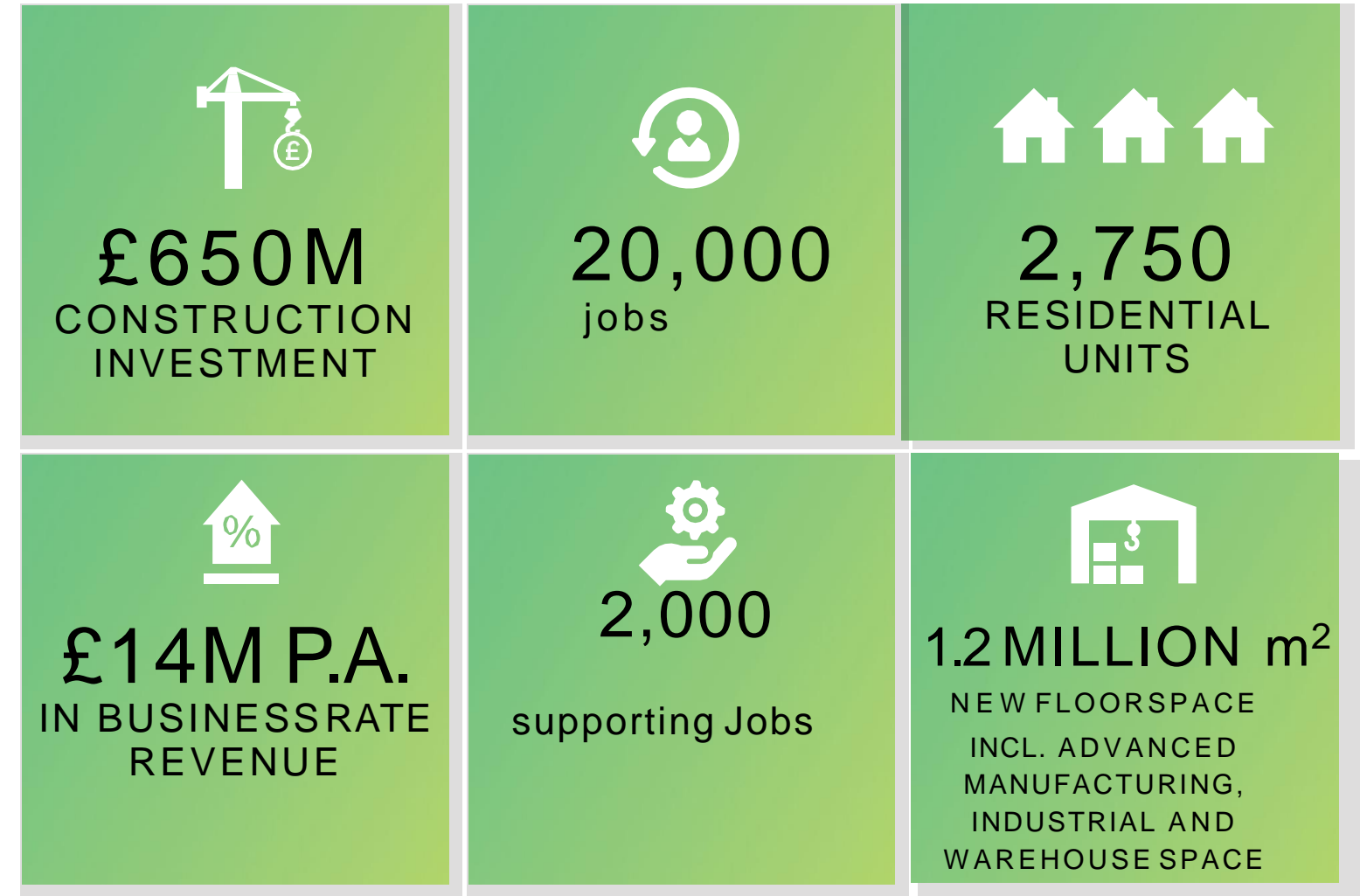
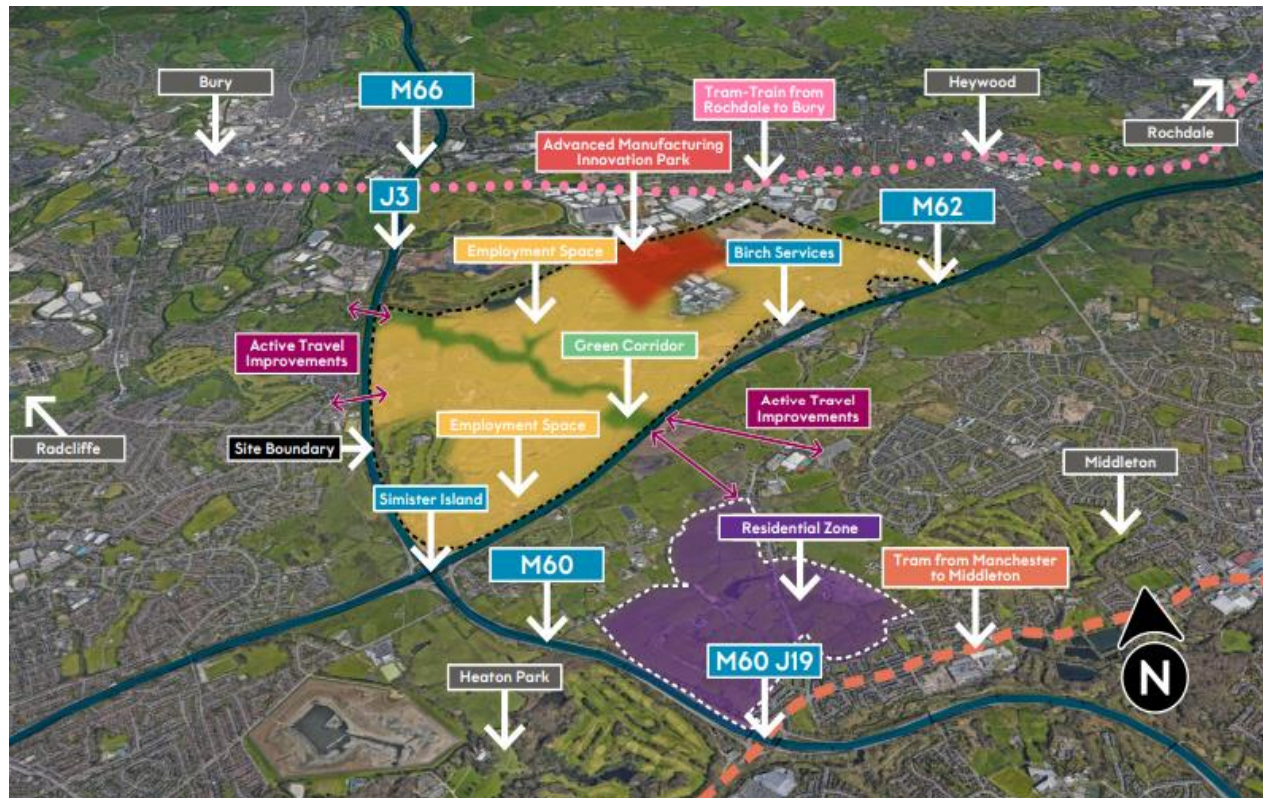
Northern Gateway

Northern Gateway is the most significant proposal in the north of the Greater Manchester conurbation and is Bury's largest strategic allocation in the Places for Everyone Plan.

The site is positioned in a strategically important intersection around the M60, M62 and M66 motorways. It represents a highly accessible opportunity for growth in Greater Manchester, with wider potential benefits on a regional and national level.

The area is made up of two key allocations which fall within Bury and Rochdale and will deliver around 1.2M square metres of employment land and around 2,750 new homes (of which 1,550 are in Bury).

A key priority for Bury Council is to ensure that Bury residents can access Northern Gateway and the potential new jobs.



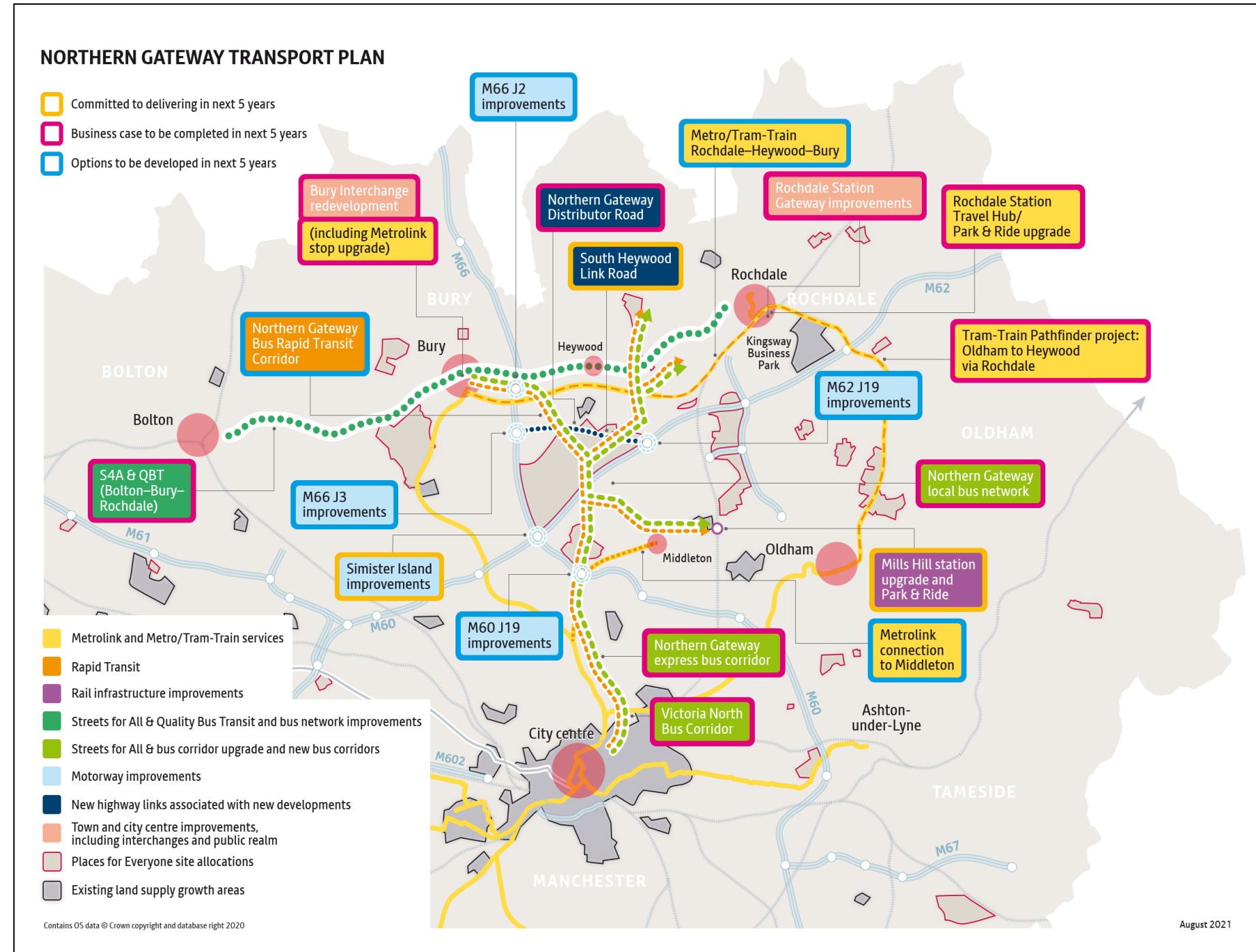
Draft Northern Gateway Transport Plan

A more detailed Northern Gateway Transport Strategy will support the site as it moves forward, and this will provide more information around the key strategic transport interventions that are proposed to support this important site.

Key Proposals:

- Major investment on the motorways at M62 and M66 (Junctions 2 and 3).
- Light rail links between Bury and Rochdale, which could be linked into the site via other transport connections.
- New and amended bus services in and around the site including potential fixed track options.
- Active travel routes to facilitate cycling and walking to and within the site.
- Improvements to the existing local highway network.
- Potential Tram-Train link tram-train link between Oldham, Kingsway Business Park, Rochdale, Heywood, Northern Gateway and Bury.

Key schemes from the Transport Strategy are reflected in the adjacent map and interventions that affect Bury Council have been included within this Local Transport Strategy, including junction improvements for the M66.



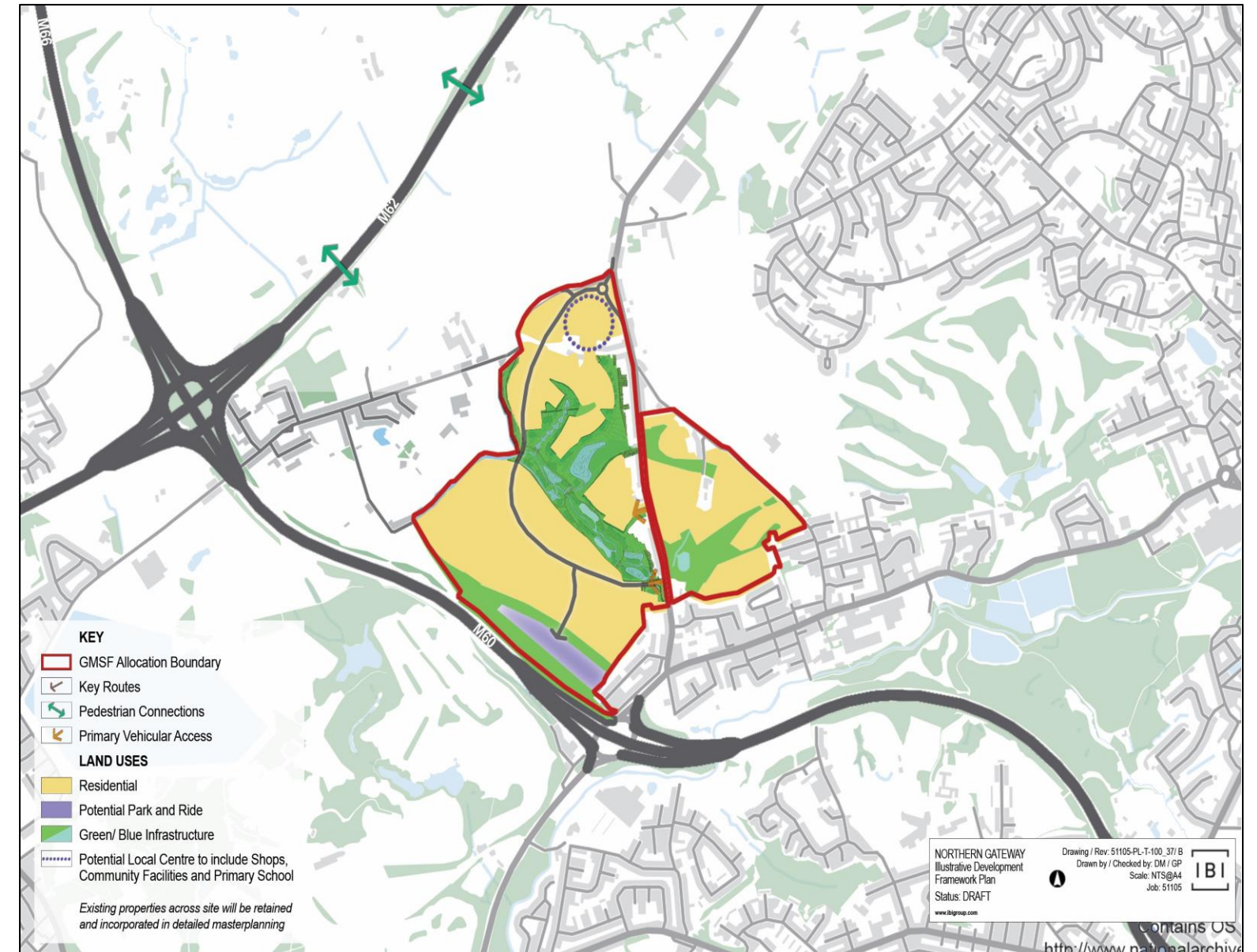
Appendix 2B: Places for Everyone

Simister/Bowlee

Simister/Bowlee has been identified as a significant site for housing delivery in the *Places for Everyone* Plan.

The proposed development at Simister/Bowlee will deliver:

- Approximately 1,550 homes – 1,350 homes will be in Bury and a further 200 will be in Rochdale.
- Provide a range of house types and sizes, including a significant amount of much needed affordable homes and specialist accommodation.
- New transport infrastructure, including highways interventions on both the SRN and the local highway network, public transport and active travel routes.
- A local centre with convenience shopping and health facilities.
- Educational facilities, with a new primary schools incorporated within the development.
- Recreational facilities including new high quality, multifunctional green and blue infrastructure.



Appendix 2C: Places for Everyone

Elton Reservoir

Elton Reservoir has been identified as a significant site for housing delivery in the *Places for Everyone* Plan.

The proposed development at Elton Reservoir will deliver:

- Approximately 3,500 homes – providing a range of house types and sizes, including a significant amount of much needed affordable homes and specialist accommodation.
- Substantial new transport infrastructure, including new significant highways infrastructure and a new Metrolink stop.
- A local centre with convenience shopping and health facilities.
- Educational facilities, with two new primary schools incorporated within the development.
- Recreational facilities, including a country park that will provide improved access in and around the reservoir.



Appendix 2D: Places for Everyone

Walshaw

Walshaw has been identified as a significant site for housing delivery in the *Places for Everyone* Plan.

The proposed development at Walshaw will deliver:

- Approximately 1,250 homes – providing a range of house types and sizes, including much needed affordable homes and specialist accommodation.
- New transport infrastructure, including new highways infrastructure, public transport and active travel routes.
- A local centre with convenience shopping and health facilities.
- Educational facilities, with one new primary school incorporated within the development.
- Recreational facilities including new high quality, multifunctional green and blue infrastructure.

