

Northern Gateway (JPA1.1)

Outline Planning Application

Consultation Report





JPA 1.1 (Northern Gateway) - Outline Planning Application

Consultation Report
April 2025

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1. Introduction

1.1 The Consultation Report

This Consultation Report has been created by Font Communications on behalf of the Northern Gateway Development Vehicle (hereafter referred to as 'the Applicant' or 'NGDV'), a joint venture between Harworth Group plc and Russell LDP.

It summarises the pre-application consultation and engagement activities undertaken by the NGDV in respect of a cross-boundary application for outline planning permission (all matters reserved) ('the Application') for a national-scale employment development on allocated land at Heywood/Pilsworth (Northern Gateway) ('the Application Site').

The Application Site straddles the administrative boundaries of Bury Council ('BC') and Rochdale Borough Council ('RBC') (collectively referred to as 'the Councils').

Land at Heywood/Pilsworth is allocated under Policy JP Allocation 1.1 of the adopted Places for Everyone Joint Development Plan ('PfE') for a nationally significant employment development, capable of delivering around 1.2 million square metres ('sqm') of industrial and warehousing floorspace, around 1,200 homes, a primary school and an appropriate range of supporting and ancillary services and facilities, such as a new local centre, hotel, leisure and conference facilities ('JPA1.1 Allocation Site').

The JPA1.1 Allocation Site is strategically located within the North-East Growth Corridor, a key focus for employment and housing growth in Greater Manchester. Encompassing approximately 634 hectares ('ha') of land across the administrative boundaries of Bury and Rochdale, it is one of the largest employment-focused allocations in PfE. This scale of development positions the JPA1.1 Allocation Site as a transformative opportunity to drive economic growth, enhance connectivity, and contribute to inclusive regeneration across the northern areas of Greater Manchester.

The Application Site extends to 209.8ha and represents a major part of the JPA1.1 Allocation Site and the Application seeks approval for up to 600,000 sqm of new employment floorspace and up to 5,000 sqm of supporting uses ('the Proposed Scheme').

In summary, the Proposed Scheme comprises:

- Around 600,000 sqm of employment floorspace at a range of sizes whose location, size, design and environment will attract major UK and International employers from a variety of different business sectors.
- A state-of-the-art hub for advanced manufacturing, where businesses can cluster to collaborate and innovate.
- Opportunity for 5000 sqm of 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.
- A network of integrated 'Transport Hubs and Nodes' across the site enabling safe, easy and secure interchange between bus, cycle, scooter and walking.
- Vibrant, biodiverse parkland that will support local wildlife and ecosystems as well as providing space to play, exercise and have fun.
- Walking and cycling routes across the site and onwards to surrounding communities.

- New woodland planting and species rich meadows, along Brightley Brook and Whittle Brook to enhance existing habitats.
- 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.
- Exemplar standards in sustainable design and construction, resource efficient building design and the use of innovative energy technology.

The Applicant was committed to ensuring a wide reach and meaningfully engaging residents and stakeholders. The NGDV took an open and inclusive approach to consultation with an extensive number of stakeholders including landowners and tenants, councillors and MPs, the local community, schools, colleges and businesses across Bury and Rochdale.

The strategy and approach to pre-application consultation was discussed and agreed with both Rochdale and Bury Council officers, with feedback from residents and stakeholders considered prior to the submission of the Application.

Throughout, the NGDV has remained committed to engaging with residents and stakeholders using a variety of methods aimed at maximising awareness and participation in the consultation. This has included:

- Newsletters sent to 2630 local addresses within Bury and Rochdale with information on the Proposed Scheme and how to get involved.
- Letters issued to 30 landowners and tenants within and adjacent to the Application Site boundary.
- Email notifications sent to political leaders and stakeholders across Bury, Rochdale and Greater Manchester Combined Authority (GMCA) including the Mayor of Greater Manchester.
- Email notifications to 15 schools and colleges in the area.
- Email notifications sent to Bury and Rochdale community, business and employment, hard-to-reach, active travel, youth, charities and not-for-profit, leisure, heritage and culture groups and organisations.
- Community contact points, including a freephone community information line, enquiry email and freepost address.
- A dedicated project website including masterplan, benefits, FAQs, project updates and online questionnaire.
- Dedicated project social media channels with organic and paid content
- Press releases at key project milestones.
- Drop-in sessions and online Q&A.
- Meetings with landowners and key stakeholders.
- Attendance at business events.
- Establishing a project Economic and Social Value group.

This Consultation Report presents an overview of the views and feedback from the consultees that have been engaged in the process. All the comments received during the consultation have been logged and analysed and, where appropriate, considered in the development of the Application.

The Consultation Report demonstrates how the NGDV has listened to the local community and stakeholders when developing the Proposed Scheme, with considerations made as a result of the feedback.

The NGDV recognises the long-term nature of the Proposed Scheme and its delivery and is committed to ongoing engagement and relationships with stakeholders and the community. Beyond the pre-application period the NGDV will continue to engage with the Economic and Social value working group as well as future engagement with local businesses, schools and colleges around future jobs and skills potential.

1.2 Northern Gateway Development Framework SPD

Following adoption of the Places for Everyone (PfE) joint development plan, Bury and Rochdale Councils have prepared a joint Supplementary Planning Document (SPD) for the JPA 1.1 Allocation Site (which contains the Application Site) to provide more detailed policy on what should be developed.

This document provides a clear vision and expectations for development and supporting infrastructure for which all future planning applications such as the current outline, employment-led application.

Bury and Rochdale Councils undertook a public consultation period on the draft SPD for an eight-week period running from Friday 15 November 2024 to Friday 10 January 2025. A summary of the outcome of that consultation is presented within the Northern Gateway Development Framework Consultation Statement (dated March 2025), prepared by the Councils.

The Council Consultation Statement is found [here](#)¹.

The feedback obtained during the SPD process has also informed the development of the Proposed Scheme and will continue to inform proposals for other parts of the JPA1.1 Allocation Site in the future.

The Northern Gateway Development Framework Supplementary Planning Document (SPD) was approved at a meeting of Bury Council Cabinet on the 5 March 2025 and was approved at a meeting of Rochdale Council Cabinet on the 18 March 2025 - it is now a material consideration for the determination of all planning applications relating to land within the JPA1.1 Allocation Site, including the Application for the Proposed Scheme.

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<https://councildecisions.bury.gov.uk/documents/s43532/Appendix%201%20NGDF%20Consultation%20Statement%20March%202025.pdf>

2. Methodology

2.1 National policy on consultation

Community involvement is an essential part of the planning process and helps to ensure that development is shaped by local views. The Applicant recognises that community involvement is an integral and important component of planning and its approach to consultation with the local community reflects this.

It is widely recognised that pre-application consultation leads to better development. Consultation provides the opportunity to glean information and ideas from a local community which can enrich a scheme. It also provides the opportunity to understand local concerns and aspirations.

The National Planning Policy Framework (NPPF), updated in December 2024 encourages applicants to undertake pre-application consultation. Paragraph 40 states: “Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community.”

The NPPF also states that local planning authorities should encourage those applicants, who are not already required to do so by law, to engage with the local community before submitting their applications: “Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.” (Paragraph 41).

2.2 Bury Council's Statement of Community Involvement

All local planning authorities are required by law to adopt a Statement of Community Involvement (SCI) that sets out how consultation takes place on planning issues. Most SCIs offer developers guidance on how to undertake effective pre-application consultation.

Whilst Bury Council's SCI (December 2024) does not set out specific guidance for developers on pre-application consultation it does advocate active community engagement to identify and address planning issues and foster greater local understanding and ownership of development in the borough. It also outlines several consultation methods that the council will employ on its own planning consultations. These include letters and emails; information on a website; and promotion via traditional and social media. All these methods have been utilised in the consultation on the Proposed Scheme.

2.3 Rochdale Council's Statement of Community Involvement

Rochdale Borough Council's SCI (August 2021) outlines the council's commitment to engaging residents, businesses, and organisations in the planning process.

Whilst Rochdale Council's SCI does not provide specific guidance for developers on pre-application consultation, it underscores the significance of active community engagement to identify and address planning issues, thereby enhancing local understanding and ownership of developments within the borough.

Paragraph 5.10 states, "For significant development proposals, the Council has adopted guidance to encourage applicants/developers to consult with the local community before submitting their application. This enables the applicants to explain their proposals, receive feedback on which they might be able to act, create an atmosphere of genuine interest in the views of the local community and provide more certainty about any level of concern and the issues of concern"

In addition, it encourages early dialogue between the Applicant and Council stating, 'Any applicant contemplating the submission of a major application should contact the Local Planning Authority at pre-application stage to discuss and agree a consultation procedure that reflects the scale and significance of the proposal' (Para 5.12).

The Council employs various consultation methods, including letters and emails, information published on their website, and promotion through traditional and social media channels. These approaches ensure that stakeholders are well-informed and have opportunities to participate in the planning process. All these methods have been utilised in the consultation on the Proposed Scheme.

2.4 Font Communications

Specialist consultants Font Communications were engaged to design and implement consultation on the Proposed Scheme and report back on the results. Font Communications is an independent communications consultancy specialising in consultation relating to planning applications.

3.Consultation Methods

3.1 Overview of consultation

The strategy and approach to pre-application consultation was discussed and agreed with both Rochdale and Bury Council officers as well as consideration of the guidance provided in the Statements of Community Involvement adopted by the Councils. The public consultation for the Proposed Scheme launched on Monday 20 January 2025 and closed on Monday February 17, 2025.

3.2 Identifying stakeholders

As part of the consultation, various local stakeholders across both Rochdale and Bury or those across Greater Manchester with a likely interest in the Proposed Scheme were identified via a mapping exercise. The stakeholder list included:

- Council Leaders and Executive Members for Bury and Rochdale Councils.
- Local ward members relating to the Application Site and adjacent to the Application Site.
- Local Members of Parliament for Rochdale, Bury South, Heywood and Middleton North.
- A range of community and interest groups close to the Application Site and surrounding area.
- Local and regional business groups.
- Local residents and businesses around the Application Site.
- Local schools and colleges.

3.3 Engagement with the local planning authority and others

In the run up to the planning application submission, a series of pre-application meetings were held with Bury and Rochdale Council's Planning Officers. The engagement strategy for the site was shared and agreed. The pre application meetings have focused on design and technical matters associated with the Proposed Scheme as well as the information required to support the outline planning application.

Feedback from the above engagement has been taken into consideration and where required included within the Proposed Scheme.

Further detail can be found in the supporting Design and Access, and Planning Statements that accompany the Application.

3.4 Stakeholder engagement meetings

Prior to the launch of the public consultation, the NGDV contacted and offered briefings to all identified stakeholders. This included relevant councillors, MPs, landowners/tenants, local schools and colleges.

3.4.1 Councillors and MPs

A number of meetings with local councillors and MPs took place in February and March 2025 involving elected representatives from:

- Bury Council Cabinet members
- Rochdale Council Cabinet Members.
- Holyrood Ward

- Hopwood Hall Ward
- West Heywood Ward
- Heywood Township Chair
- MPs for Bury South, Heywood and Middleton North and Rochdale

A representative from each of the Application Site wards attended the stakeholder preview which took place ahead of the two public exhibitions in Heywood and Bury.

3.4.2 Landowners and tenants

A letter was sent to around 30 landowners and tenants in and adjacent to the Application Site boundary. The distribution area can be found at Appendix 1. A copy of the letter can be found at Appendix 2.

Throughout the consultation period and prior to the launch, the NGDV have remained in regular contact with landowners within the Application Site boundary and conducted a series of meetings with them.

The NGDV have also engaged with some of the owners of land/properties which fall outside of the application boundary but within the wider allocation site. This has included discussions at the Consultation Events and separate correspondence and meetings.

3.4.3 Schools and Colleges

Email correspondence was issued to a number of primary and secondary schools and colleges in the area including:

- Unsworth Primary School
- Parrenthorpe High School
- Woodland Community Primary School
- St Margaret's C.E. Primary School (Rochdale)
- Edgar Wood Academy
- Hopwood CP School
- Hollins Grundy Primary School
- Bury and Whitefield Jewish Primary School
- Newhouse Academy
- Unsworth Academy
- Hopwood Hall College & University Centre
- Rochdale Sixth Form College
- Bury College.

The NGDV has had expressions of interest in return from Bury College and Woodland Community Primary School and continues to work with the leaders within these organisations to shape engagement with younger people around potential future careers, jobs and the vision for the Application Site and Proposed Scheme with these educational and skills establishments.

3.5 Establishing an Economic and Social Value Group

An Economic and Social Value Group was established, early in the consultation process, to foster collective input on how such benefits of the Proposed Scheme will be maximised for the local area. The inaugural meeting took place on 30 January

2025. The meeting provided an overview of the project from the NGDV team, reviewed draft 'Terms of Reference' for the Group (Appendix 3), and discussed next steps and actions points. with representatives attending from:

- Heywood Township Committee
- Work, Skills and Economic Affairs team at Rochdale Council
- Department for Business, Growth and Infrastructure, Bury Council
- Bury College
- Rochdale Development Agency
- Greater Manchester Business Growth Hub

Those invited included representatives from local education and training providers, job centres, universities and colleges and local and regional economic development groups.

The NGDV are also proactively building relationships with businesses and networks in Bury and Rochdale. The NGDV team were invited to present at The Bury Regeneration Expo on Thursday 13 February 2025. Photos of the event are provided at Appendix 4.

3.6 Newsletter

A newsletter was delivered to around 2630 addresses locally. The distribution area for the newsletter can be found at Appendix 5.

A copy of the newsletter was also issued to occupiers and stakeholders, delivered to local businesses and copies were available at the drop-in events.

The newsletter contained information about upcoming drop-in events, alongside details of the website and social media channels. A separate questionnaire was included with the newsletter which could be sent back via Freepost. A copy of the newsletter can be found at Appendix 6.

3.7 Website

The initial project website was launched in September 2024, prior to the start of the consultation to provide an early reference point on the Application Site for interested parties. Subsequently the website was updated in January 2025 on consultation launch. The project website included details on the scheme location, vision, benefits and frequently asked questions. The website also invited feedback through an online version of the questionnaire and listed the community contact channels and social media channels. As the consultation progressed additional materials were added to the website such as the exhibition banners, a recording of the online Q&A session and a copy of the masterplan.

The website was promoted through the stakeholder letters, newsletters, press release and social media channels. It can be viewed at Appendix 7.

3.8 Questionnaire

During the consultation feedback was invited via a questionnaire. A hard copy was included in the newsletter which could be returned via Freepost. The questionnaires could also be completed online and were made available at the drop-in events. A copy of the questionnaire can be found at Appendix 8.

3.9 Drop-in events

The Applicant hosted two drop-in sessions. These took place as follows:

- Weds 29 January, 3-7pm: The Old Police Station Business Centre, Heywood, OL10 1AQ
- Tues 4 February, 3-7pm: Pike Fold Golf Club, Hills Lane, Unsworth, Bury, BL9 8QP

65 people attended each of the events with around 130 attendees in total across the two events. This included attendance from landowners and tenants, local residents and representatives from Bury College.

At the events, information about the Proposed Scheme was displayed on a series of banners, and members of the project team were on hand to answer questions. The exhibition banners from the drop-in events can be found at Appendix 9, with photographs from the events found at Appendix 10.

3.10 Online Q+A

To cater to those unable to attend the in-person events, and to provide a further opportunity for interested stakeholders to understand more about the Proposed Scheme, an online Q&A was held on Monday 3 February from 6-7pm.

Members of the NGDV team provided a presentation of the Proposed Scheme, with attendees able to watch and submit questions to be answered. Following the session, a copy of the recording was uploaded on the project website at www.northerngatewayconsultation.co.uk

3.11 Media relations

The Applicant took a proactive approach with local, regional and national media outlets, to encourage participation in the consultation and inform a wider audience of the Proposed Scheme. A press release was issued at the start of the consultation on 20 January 2025 and coverage was secured across 8 titles including around 50,000 estimated views based on audience size and social engagement:

- Bury Times – 3.44k
- Manchester Evening News – 37.5k
- Rochdale online - 669
- Place North West – 1.97k
- EGI – 367
- Construction Enquirer – 5.07k
- World Construction Network 1.85k

A copy of the press release can be found at Appendix 11.

3.12 Social Media

A project Instagram and Facebook was set up and used to promote the consultation and drop-in events.

The campaign was promoted through paid social media adverts to widen reach. The most popular reel which invited feedback on the consultation, attracted thousands of views across all Instagram content. The respective social media handles for the Proposed Scheme are:

- Instagram: Northern_Gateway_consult
- Facebook: Northern Gateway

Screen shots of the social media posts can be found at Appendix 12.

3.13 Community contact points

The Applicant established a set of community contact points for the Proposed Scheme which were advertised during the consultation:

- Freephone Information Line: 0800 689 1095
- Email info@northerngatewayconsultation.co.uk
- Freepost address: Freepost HAVE YOUR SAY (no stamp required)
- A contact form on the project website, as well as the option to register an interest in the site to receive direct updates.

Those who registered interest on the website previously were also emailed at launch to inform them of the consultation. Contact with the team was recorded and logged.

4. Consultation Feedback

4.1 Overview of feedback

This section of the Consultation Report provides an overview of the comments and discussion that took place throughout the consultation period. This encompasses feedback from a variety of methods and channels outlined previously in the Consultation Report, including views expressed via responses to the consultation questionnaire.

During the 4-week consultation period the project team has received feedback in the following ways:

- 72 questionnaires
- 7 detailed email enquiries and several expressions of interest
- 130 visitors attended the events in Heywood and Bury including 3 local councillors
- 8 online visitors to the online Q&A session
- A letter of support from the Mayor of Greater Manchester
- Discussion at the 2 Cabinet meetings, 3 MP and 4 councillor briefings
- Discussion at the Economic and Social Value Group Meeting.

4.2 General themes, comments, and suggestions

Overall, there were a mixed set of comments resulting from the feedback. Broadly, two-thirds of the feedback overall was positive or neutral in sentiment with around a third raising concerns.

A letter of support from the Greater Manchester Mayor states:

- “Northern Gateway is a key site for Greater Manchester, providing considerable opportunity for the economic growth and boosting the prosperity of the city region, and it is a fundamental part of the Atom Valley Mayoral development Zone (MDZ)....I am particularly pleased to see the commitment to contributing to Greater Manchester’s net zero carbon target of 2038, the intention to empower local communities through skills development initiatives, and the need for the site to be derived by a network of travel routes, with an emphasis on public transport and active travel options.”

Further representative supportive comments from respondents to the consultation include:

- “Perfect idea; highly welcome based on the outlined benefits.”
- “I think this is an important development that will enhance the north of Greater Manchester, benefiting Manchester as well as Bury and Rochdale, and helping rebalance the economy and appeal of the two sides of Manchester.”
- “The general premise looks reasonable. There absolutely must be a strategy and plan to ensure that the transport links for personal and community transport is very well developed and includes the use of tram and road vehicles.”
- This will be amazing... more jobs for local people.”

- “All good, it's a fantastic much needed welcome to the area so that many, many people can benefit.”

Representative comments that provide a more mixed sentiment include:

- “The plans look good but having a good plan and delivering a good, finished product are usually difficult. There will always be a temptation to go for the easy option i.e. low quality, low pay and jobs with no future. I hope you fulfil your promises and some kind of long-lasting prosperity comes to this part of Greater Manchester.”
- “It's a shame green land, present and formerly farmland is to be built on, but I suppose this is inevitable with the number of residents rising in the country as a whole.”
- “Providing employment space is important however it needs to not be at the expense of local amenity facilities nor add to transport congestion.”

Representative comments expressing perceived issues/concerns include:

- “There are already too many warehouses in the area. The industrial estate at the end of my road has empty units if you are going to build more, they will just remain unused and be a colossal waste of money.”
- “It will cause disruption to my local area on a massive scale, for years and years whilst it goes ahead. It may even impact the value of my property negatively due to the disruption that will come with the works and the busier roads once it is complete.”
- “We do not have the infrastructure in place to withstand more residents in this small area. We have already had to undergo four new building sites with hundreds of new homes built within the same area of Heywood, we have lost green space to this already.
- “Building on such a massive scale is not good for an area, all this will do is max out this areas occupancy and turn it into an undesirable busy location for the thousands of people that have settled here prior.”
- “Concerned that the site will just end up being just more warehousing for lower paid workers.”

Below is a summary table providing detail of the most commonly raised themes. For clarity, the table does not repeat the more generally positive statements that are referenced above but summarises where further information was requested or suggestions made in relation to the respective theme.

Theme	Comments
Transport, road capacity and access	• Improved transport links were a key priority for many respondents. • There was strong support for better bus and tram connections, with some calls for a new Metrolink stop both in Heywood and at the Application Site. • There was a strong desire to see the return of the 167-bus service to Manchester, in addition to suggestions for a bus route to the Application site.

	• Some also highlighted a need for safer walking and cycling routes, particularly for commuting. • Others feared that road infrastructure would not cope with the increase in traffic, particularly around major routes such as the M62/M60/M66 junctions.
Jobs, skills and employment	• Many respondents welcomed the job creation potential but had concerns about the quality of roles being offered. • Some worried that employment would be largely in warehousing and logistics, providing low-paid, low-skilled work. • Others called for a stronger focus on high-quality jobs in advanced manufacturing and technology. • There was also skepticism about whether businesses had already committed to the Application Site or if the promises of jobs were just speculative. • Some respondents suggested there be training and apprentice opportunities for all ages. • Some respondents also called for the employment opportunities to be for local people and raised concerns that they hadn't met anyone who lived locally and worked at the existing industrial space.
Landscape, recreation and green space	• There were several comments about ensuring green spaces are incorporated into the Proposed Scheme. • Some respondents raised concerns about the buildings impacting local views. • Suggestions included dedicated green recreation space, and the preservation of existing trees. • Respondents were supportive of new community spaces but had varying views on what should be included. • Some wanted retail, cafes, and restaurants, while others felt there were already enough commercial properties in the area that remain underused.
Community impact (traffic, construction impact, noise, pollution)	• Concerns were raised about increased traffic and congestion, particularly on already busy roads.

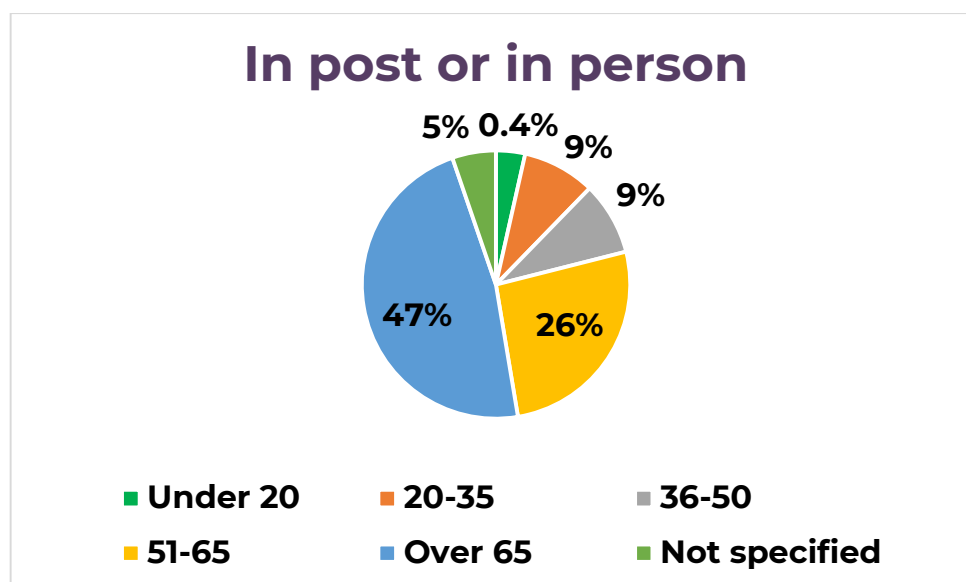
	- Noise and pollution were also highlighted as potential issues, with some questioning whether enough mitigation measures were in place. - Others worried that the scale of the Proposed Scheme would place additional strain on local services, including healthcare and schools.
Environmental considerations (habitat, ecology and biodiversity, air quality, landscaping, sustainability, climate change)	- Many respondents raised concerns about the significant loss of greenbelt and agricultural land, highlighting the impact on local wildlife, biodiversity, and natural drainage systems. - Air quality was a key issue, particularly with increased HGV traffic expected from the Proposed Scheme. - Some respondents felt this could worsen pollution levels in surrounding areas, including Heywood, Pilsworth, and Middleton.
Site capacity and demand	- Several respondents expressed concerns about the scale of the Proposed Scheme and whether the area has capacity to accommodate the proposed quantum of employment floorspace. - Some questioned if demand exists for this volume of new business space, highlighting that nearby industrial estates already have vacant properties. - Others raised concerns about the impact on local infrastructure, including roads, utilities, and public services, with fears that the Proposed Scheme could strain resources rather than enhance them.
Principle of development (Masterplan design, green belt, greenspace)	- One of the most common concerns was the loss of green belt land, with many arguing that brownfield sites should be prioritised instead. - Some respondents saw the Proposed Scheme as unnecessary urban sprawl, while others felt it was inevitable due to population growth. - A few respondents wanted to see the Proposed Scheme deliver meaningful benefits to local communities.
Planning, consultation and communication	Several respondents felt the consultation process was not neutral, with concerns that the questions were designed to generate positive responses rather than allow for open feedback.

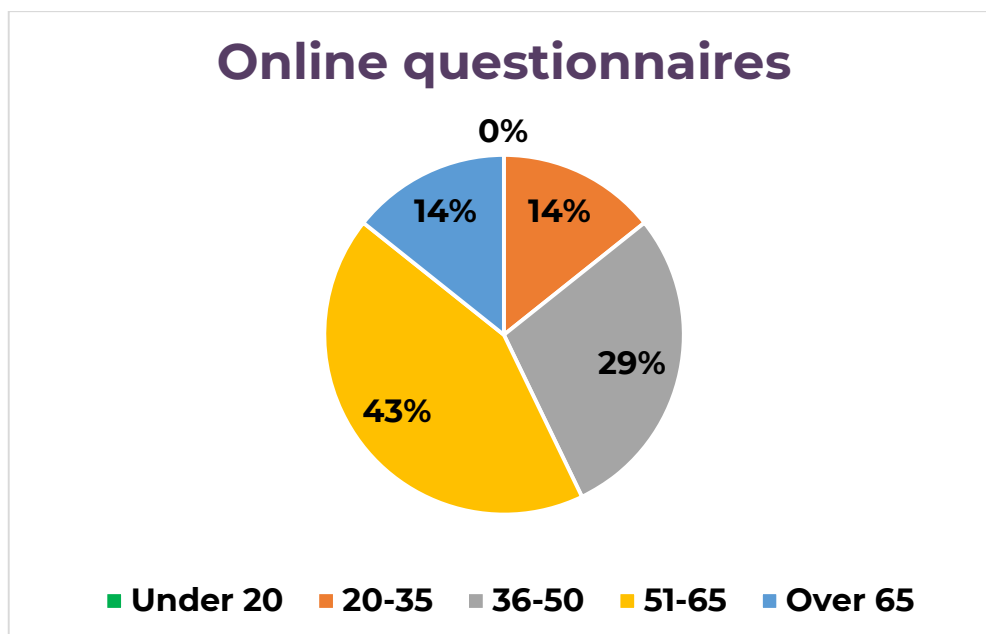
- Some also expressed frustration that drop-in sessions were held mid-week, limiting attendance.
- Others wanted greater transparency around decision-making and clearer communication on how public feedback would shape the final detail of the Proposed Scheme.

4.2 Questionnaires

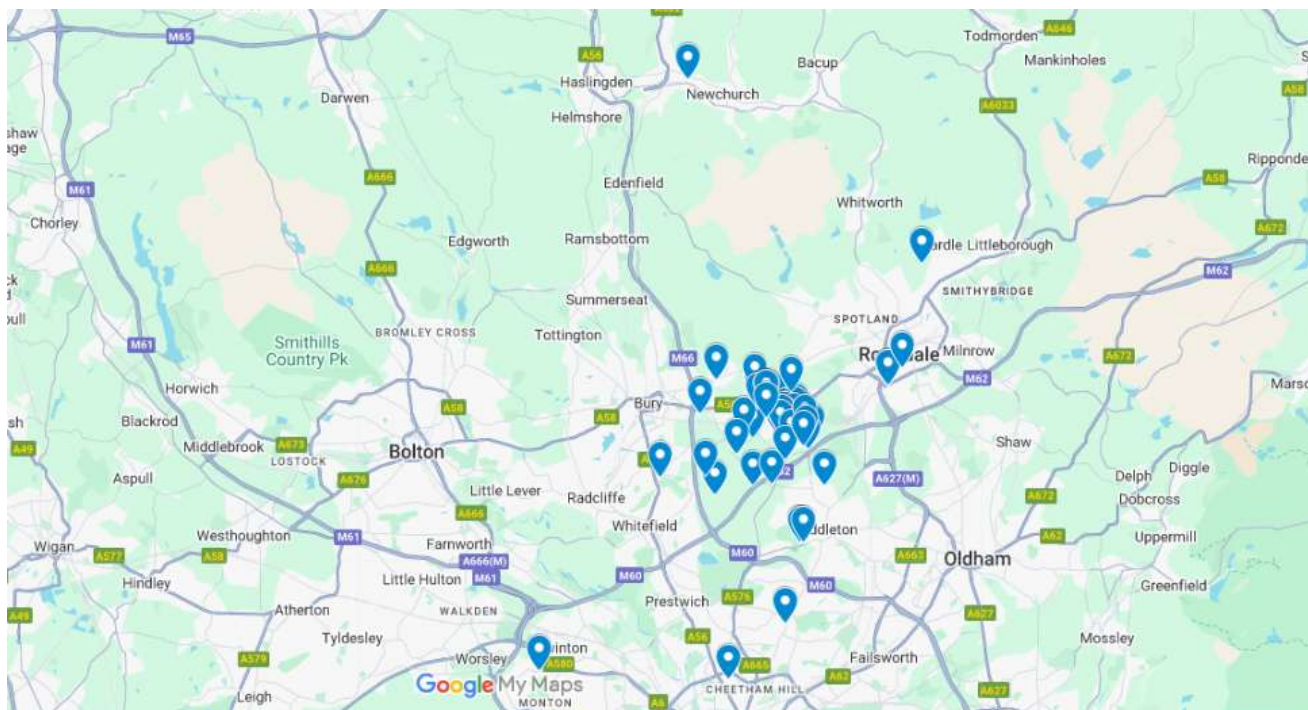
Overall, 72 questionnaires (58 were sent via post or in person at the events and 14 were submitted via the website contact form).

The questionnaire sought to understand the demographic of those who participated. The breakdown of ages of respondents (where stated) is shown below.





The plan below shows (where stated) the postcodes of people who completed the questionnaire.



In addition to those postcodes represented on the plan, one respondent was located in Godalming.

The questions asked by the questionnaire were:

1. *What do you think about the plans to deliver around 600,000 sq. m of employment space at Northern Gateway?*
2. *What issues are of most importance to you?*
3. *We are looking at a range of uses to support the employment including retail, café/restaurants, a hotel, office space, conference and training facilities and community uses. What would you like to see?*
4. *How do you think we can best ensure that the local community benefits from Northern Gateway?*

The report presents a detailed analysis of the most popular comments made by respondents for each respective question. All questions provided open dialogue boxes for comments.

Question 1: What do you think about the plans to deliver around 600,00sq m of employment space at Northern Gateway?

Support for economic growth & job creation:

- Many respondents welcomed the investment, stating that the area needs regeneration and increased employment opportunities.
- Some highlighted that this would bring much-needed skilled jobs, particularly in manufacturing and technology, helping to boost local career prospects.
- A few saw the Proposed Scheme as a way to strengthen the local economy, attracting businesses that could provide long-term benefits.

Jobs, skills and employment

- A common concern was that the Proposed Scheme would primarily consist of warehousing and distribution facilities, leading to low-paid, low skill jobs.
- Some respondents questioned whether the jobs created would be sustainable and diverse, rather than solely on logistics.
- Others asked for more clarity on the type of businesses expected to invest in the area.

Transport and road capacity:

- Several respondents raised concerns about the local road network, questioning whether it could cope with increased HGV traffic.
- Some noted that surrounding areas, including Heywood and Middleton, already experience congestion, and feared the Proposed Scheme would worsen this.
- Many responses wanted to see better public transport links, including improvements to bus and tram connectivity to support the workforce.

Site capacity and demand:

- A portion of respondents questioned whether there was genuine demand for such a large amount of employment floorspace.
- Some pointed out that existing industrial estates in the area have vacant units, leading them to doubt whether new businesses would occupy the Proposed Scheme.

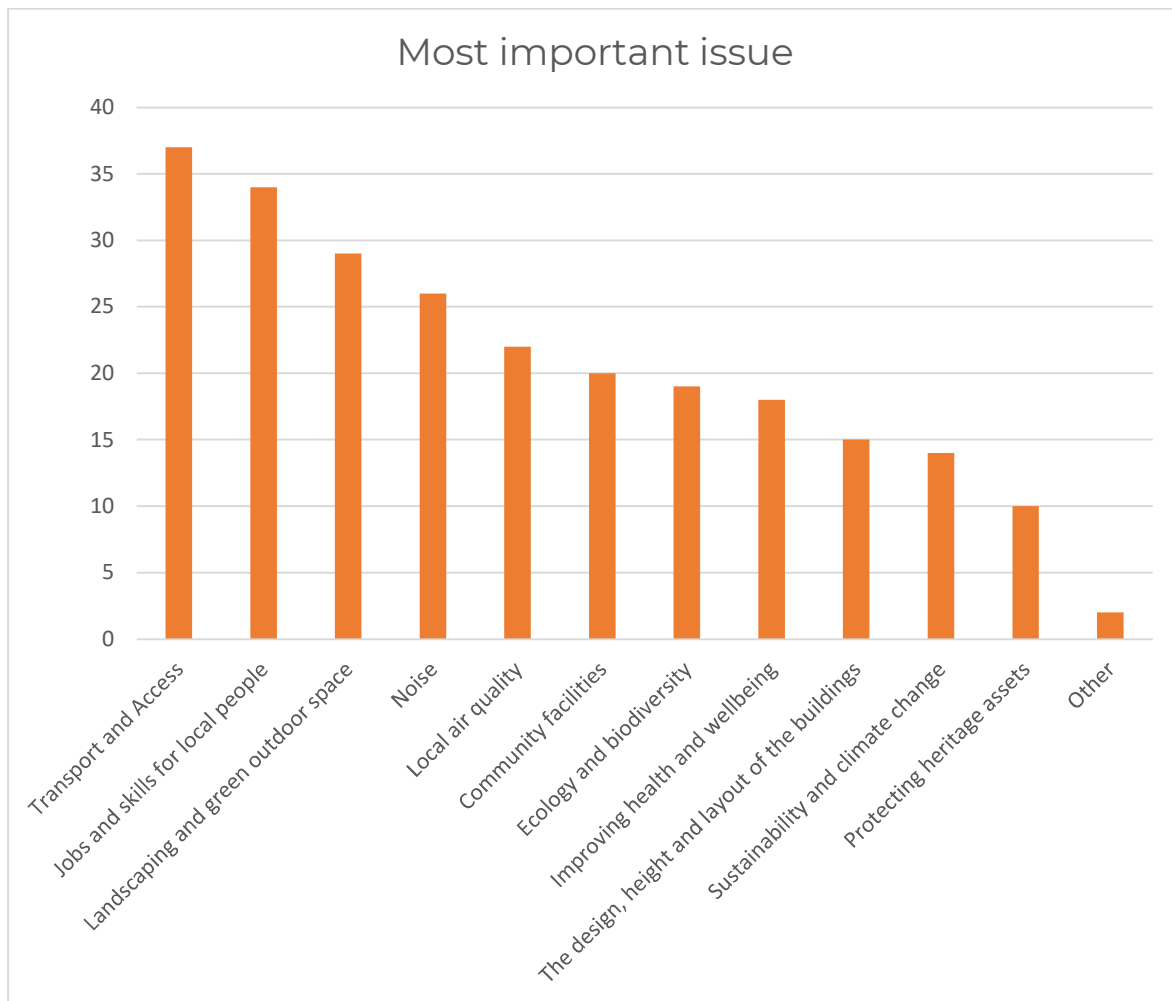
- Others worried that if businesses failed to take up space, it would become underutilized or remain empty.

Principle of green belt development

- Some of the respondents opposed the use of Green Belt land, arguing that existing brownfield sites should be prioritized first.
- Some felt that farmland and natural spaces should be preserved, citing concerns about loss of biodiversity and impact on local landscapes.

Question 2: What issues are of most importance to you?

A summary of the responses are presented on the following chart:



The top three frequently selected issues were:

- Transport and access – 37 people
- Jobs and skills for local people – 34 people
- Landscaping and green outdoor space – 29 people.

These were followed by:

- Noise – 26 people
- Local air quality – 22 people
- Community facilities – 20 people
- Ecology and biodiversity 19 people
- Improving health and wellbeing – 18 people
- The design, height and layout of the buildings – 15 people
- Sustainability and climate change – 14 people
- Protecting heritage assets – 10 people
- Other – 2 people. These answers stated the need for good schools in the area to support the new jobs and housing and road capacity.

Question 3: We are looking at a range of uses to support the employment including retail, café/restaurants, hotel, office space, conference and training facilities and community uses. What would you like to see?

Retail and food & beverage:

- Many respondents expressed interest in convenience retail, such as supermarkets or small shops, to serve both workers and residents.
- There was strong support for cafes and restaurants, with suggestions for both chain and independent dining options to cater to a variety of needs.
- Some respondents mentioned the importance of affordable food options for workers, rather than high-end restaurants.

Hotel provision:

- Some respondents supported a business-focused hotel, arguing it would be useful for visiting professionals and companies.
- Others felt a hotel would be underutilized, questioning whether there was enough demand for overnight stays in the area.

Office and training facilities:

- Several respondents saw value in office spaces and co-working hubs, particularly for small businesses and startups.
- There was a strong demand for training facilities, with respondents highlighting the need for skills development and employment training to benefit local people.

Community & leisure facilities:

- Many respondents wanted community-focused spaces, such as gyms, leisure centres, or recreational areas.
- Some suggested that the Proposed Scheme should include meeting rooms or multi-use community halls for local groups and events.
- There were also calls for health services, such as GP surgeries or walk-in centres, to support the growing population and workforce.

Sustainable and green infrastructure:

- Some respondents suggested incorporating green outdoor spaces and outdoor seating areas, rather than solely commercial developments.
- There was interest in pedestrian-friendly areas, with spaces designed to encourage people to walk, cycle, or spend time outside.

Question 4: How do you think we can best ensure that the local community benefits from Northern Gateway?

Prioritising local employment & training:

- Respondents emphasized the need to prioritise local people for job opportunities created by the Proposed Scheme.

- Feedback asked for training programs, apprenticeships, and upskilling initiatives to ensure residents could access high-quality, skilled roles.
- Some suggested partnerships with local colleges and universities to create career pathways in key industries.

Improving transport & accessibility:

- Respondents stressed the importance of better public transport links, including bus and tram services to connect Heywood, Middleton, and Manchester.
- Some suggested subsidised or free transport for workers, particularly for those on lower incomes.
- There were concerns that without significant transport improvements many local people would struggle to access new jobs.

Ensuring affordable & accessible community facilities:

- Some respondents stated affordable retail and leisure options, rather than only high-end businesses catering to external visitors.
- There was interest in multi-use community spaces that could host events, training sessions, and local business support programs.
- Others called for childcare provisions to support working parents and enable broader participation in the workforce.

Balancing development with environmental considerations:

- Many respondents highlighted the importance of retaining green spaces and prioritizing sustainability to maintain a good quality of life for residents.
- There were calls for tree planting, green corridors, and biodiversity protections to ensure the Proposed Scheme enhances, rather than harms, the local environment.

Commitment to long-term community engagement:

- Some respondents expressed concern that promises made during the consultation would not be upheld, calling for clear accountability measures.
- Suggestions included ongoing community forums, regular progress updates, and a local oversight body to ensure the Proposed Scheme delivers on its commitments.

4.3 General enquiries

In addition to the questionnaire, several general enquiries were received via the community information line and enquiry email. The project team received several registers of interest in the employment proposals and 7 detailed emails were received.

The project inbox received the following detailed enquiries from local residents and landowners:

- 1 resident of Doctor Fold Lane asked for clarity around the map and impact on their home.
- 1 resident provided information on the following points:

- Local amenity: The smell from the landfill site at Pilsworth and the current suspension of activity.
 - Jobs, skills and employment: Ensuring the delivery of high-quality jobs, market demand for the new employment space within the local area.
 - Transport, road capacity and access: Commuter traffic on Moss Hall Road and HGVs using Heywood as a cut through. Questions were raised around numbers of those that currently cycle or walk to work at the nearby Distribution Park.
 - Environmental impact: Concerns about existing fauna in the the area.
 - Communication: Ensuring the tone of communication remains open and transparent.
- 1 local resident shared a copy of the Birch Masterplan, Option 2 (2023) and the Proposed South Heywood HGV routing strategy and location of supporting HGV restriction/traffic management corridors by Axis (2016). They expressed concerns from Whittle Lane residents about the general opening of Whittle Lane – except for buses and emergency vehicles which could be controlled by raised bollard type measures.
 - 1 attendee at the event at Pike Fold expressed thanks for the insights, but questioned the delivery of the job opportunities, and asked how the vacant units across Pilsworth will be utilised. A question was asked about incentivisation to attract companies.
 - 2 landowners contacted the project team (jointly) to ask further questions about the phasing of the Proposed Scheme and requesting further engagement with the NGDV.
 - 1 landowner contacted the information line to request a meeting.
 - 1 landowner contacted the project team to ask for more clarity about use of their land as shown on the masterplan.

Following the consultation events, follow up actions were also taken including:

- A large print out of the masterplan was issued to a ward councillor and to a local resident.
- A hard copy of the NGDF SPD was sent to one of the Application Site tenants.
- Information about the South Heywood Planning consent was issued to a resident requesting further information.
- Project newsletters and information were shared with Bury College for use in sessions with their construction students.

The residents of Dr Fold Lane and the landowners noted have been contacted and meetings offered with the NGDV to explore their questions in more detail.

The following section of the report provides a response to the feedback generally and the commonly recurring themes raised.

5. Applicant Response

All the comments received during the consultation have been carefully considered and where appropriate taken into account in the development of the planning application. This section of the report sets out how the applicant has responded to the issues raised during the consultation.

Theme	Response
Transport, road capacity and access	The NGDV has listened to feedback during the public consultation period regarding transport, road capacity and access. This was the most frequently reported theme that came through the consultation and further clarity is provided as follows. The SPD has further information about the strategic improvements that are being explored by TFGM and National Highways as the development comes forward in phases. Queen Elizabeth II Way has already been delivered. The NGDV is sympathetic to the current situation locally and has listened to how local people feel about traffic and transport issues. For the Proposed Scheme, a transport strategy is being prepared which includes a Travel Plan to promote sustainable travel to and from the Application Site. Ultimately the Local Highways & Transport authorities (Rochdale and Bury Councils, as well as TFGM and National Highways) will be the key determinators of the package of improvements that are required. The transport related assessments have been undertaken with the benefit of regular joint working discussions with National Highways, TfGM, Bury and Rochdale Councils. In terms of quantifying traffic impact, a very significant quantum of analysis has been carried out on both the Strategic and Local Road networks. Impacts have been determined arising from different development phases and road configurations. Highway improvements are being worked up to mitigate the impacts which are forecast to occur in each scenario. The Proposed Scheme seeks to promote active travel and public transport options to achieve sustainable travel levels in line with the GMCA 2040 strategy, i.e. far higher levels of sustainable travel than typically currently exists in GM. The Proposed Scheme also

	includes a Travel Plan to promote sustainable travel to and from the Application Site. From a pedestrian, cyclist and public transport perspective, TFGM are developing a JPA 1.1 Allocation Site site-wide transport framework ('the Northern Gateway Transport Framework') which analyses the future sustainable travel needs of the whole allocation and then identifies the necessary routes and services to meet those needs. The Proposed Scheme will deliver or contribute funding towards some of these measures. The TfGM involvement ensures that the public transport and cycle route measures delivered for the JPA 1.1 Allocation Site, including the Proposed Scheme, will integrate with other measures across North Manchester which will be being brought forward by TfGM and other developments. Given the outline nature of the application, the masterplan is illustrative at this stage and the precise location of the transport hub will be determined at a later stage. However, it is anticipated the main transport hub for the site will be located near to the Whittle Lane entrance to the south of the Site to reflect the aspirations for Whittle Lane to act as a key public transport/active travel route connecting the site to surrounding communities.
Jobs, skills and employment	With regard to jobs, skills and employment, Northern Gateway is part of a portfolio of sites that respond to long-term, strategic demand for employment and growth potential set out in the PfE plan to 2045. The Proposed Scheme is for 600,000 sqm of employment floorspace at a range of sizes whose location, size, design and environment will attract major UK and International employers from a variety of different business sectors. In terms of providing further clarity around types of future roles and interested employers, the Proposed Scheme will have the potential to attract businesses, from international firms to start ups, as well as offering existing local businesses the opportunity to upscale, thus releasing their existing premises for occupation by others or re-development. In terms of providing clarity on our current research on the employment opportunity, the majority of businesses would only seriously look at a site once it

	has planning consent. Also, any serious interest is likely to be subject to legally binding non-disclosure agreements. However, NGDV was in relatively advanced discussions with an international listed inward investor, wishing to relocate to the site, but they opted to extend a linked businesses site in eastern Europe instead. It is therefore envisaged that similar businesses will show interest in the Proposed Scheme, once it is further progressed. With regard to jobs, a range of high-quality jobs could be provided as part of the Proposed Scheme 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.
Landscape, recreation and green space	The feedback from the public consultation has provided the team with valuable feedback regarding balancing development with retaining green spaces and prioritising sustainability to maintain a good quality of life for residents. There were calls for tree planting, green corridors, and biodiversity protections to ensure the Proposed Scheme enhances, rather than harms, the local environment. The Proposed Scheme provides a huge opportunity to provide access to new green spaces which will be created through footpaths and cycleways. The opportunity for recreation and access is improved as the Application Site is currently largely restricted to public use. The Proposed Scheme incorporates a new community park, larger than 100 football pitches with 1000's of trees planted across the site to create vibrant, biodiverse parkland that will support local wildlife and ecosystems as well as providing space to place, exercise and have fun.
Community impact (traffic, infrastructure, construction impact, noise, pollution)	The NGDV has listened hard to the concerns from the community regarding potential impact as well as ideas that have come from the consultation feedback regarding supporting uses. This Proposed Scheme is related to an employment-led application, however, there will be supporting uses

	situated within the Proposed Scheme which could include uses such as retail, food & beverage and community uses (as set out in the Uses Schedule). There will also be a new local centre as part of the approved South Heywood Masterplan Area. These uses are intended to be ancillary and support the new proposed employment uses, providing services to the new employees. However, these uses will not adversely impact on the existing services provided in existing settlements (i.e. in Heywood, Pilsworth and Unsworth). These uses are identified as acceptable as part of the JPA1.1 Allocation in PfE and the impact of this was assessed as part of the PfE examination process. The majority of the supporting uses are anticipated to be located near to the key gateways to the site; the Moss Hall Rd/Pilsworth Rd entrance and/or the Whittle Lane access to the South. The precise nature of those uses is not known yet and will emerge through future applications. However, they are intended to be ancillary and support the employment uses. The Proposed Scheme will also contribute to a range of highway improvement measures and active travel works (including Public Transport) as part of the wider JPA1.1 Allocation Site. Construction phase impacts will be managed through a comprehensive Construction Environmental Management Plan which will also control construction traffic movements.
Environmental considerations (habitats, ecology and biodiversity, air quality, landscaping, sustainability, climate change)	The NGDV has captured feedback from the consultation in relation to environmental considerations. A significant amount of technical survey work has been undertaken to understand the Application Site and ensure that the environmental impacts of the Proposed Scheme are being fully considered. To ensure that all likely significant effects are identified and assessed, a full Environmental Impact Assessment (EIA) has been prepared by technical experts, informed by engagement with a range of statutory consultees, and is report in the Environmental Statement (ES). The ES includes a full assessment of the impacts of the Proposed Scheme on noise and vibration (ES Volume 1, Chapter 9), air quality (ES Volume 1, Chapter 10) and biodiversity (ES Volume 1, Chapter 11) and the proposed mitigation measures are

	summarised in the Environmental Management Plan (ES Volume 3). The Application is also supported by a Biodiversity Net Gain (BNG) Assessment, which sets out the approach to achieving the statutory 10% BNG. Against the context of these assessments, the Proposed Scheme will deliver clear opportunities for environmental enhancements through the creation of additional green infrastructure corridors which enhance habitat connectivity on site and to neighbouring habitats off site. There are also blue/green infrastructure opportunities along Whittle Brook and Brightley Brook for movement, recreation and enhanced biodiversity as well as sustainable drainage. There are opportunities to extend tree planting along the motorway corridors to serve a double purpose of enhancing landscape and visual amenity and promoting wildlife corridors. A series of air quality and noise assessments have been undertaken to understand the likely impacts of the proposal. Measures to manage air quality and noise include a comprehensive Dust Management Plan during construction, careful positioning of service yard/access routes away from residential properties, the use of screening such as bunds and fences and on-going monitoring surveys.
Site capacity and demand (for employment use)	The NGDV has listened to the feedback and the request for further information about site demand and capacity for employment use. Through engagement with landowners in the Whittle Lane area of the site there was a request for amends to the developable area and orientation of the buildings which has been reflected in the final masterplan. The JPA 1.1 Allocation Site (including the Proposed Scheme) 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, JPA 1.1 Allocation Site will deliver a long-term legacy, driving skills and creating high-quality jobs for generations to come. The assessment of the need for such development was undertaken as part of the preparation of the PfE Joint

	Development Plan, which has been adopted by both Councils. The potential job numbers have been calculated using employment density figures provided by the Government. They reflect that a range of jobs will be provided as part of the Proposed Scheme, reflective of the different types of businesses that are expected to locate here, including an element of advanced manufacturing and high-tech industries as well as existing local businesses. Refer to 'Jobs, Skills and Employment' theme response above for further information.
Principle of development (Masterplan design, green belt, greenspace)	The NGDV has listened to feedback around the principle of development of the Application Site and provide further clarification on the PfE allocation. Northern Gateway is featured in the PfE plan, meaning it is land that is already allocated to be developed to deliver new workplaces, jobs, homes and community facilities. The JPA 1.1 Allocation Site, including the Application Site, is no longer part of the Green Belt. In the PfE joint development 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. The JPA 1.1 Allocation Site has been recognised as a major, nationally important location for new employment-led development within the Northern Gateway opportunity area between Bury and Rochdale. The magnitude of this opportunity is expected to provide a substantial jobs boost to the broader northern and eastern regions of the conurbation, enhancing the area's economic output and contributing to the rebalancing of the Greater Manchester economy. Additionally, there is potential for delivering a significant amount of new housing at JPA 1.2 along with a suitable range of supporting and ancillary services and facilities. These factors were considered to demonstrate the exceptional circumstances required to justify the release of the JPA1.1 Allocation Site (including the Application Site) from the Green Belt.

	This employment-led planning application seeks outline planning permission, and therefore the detailed layout, scale, appearance, landscaping and means of access for the proposed scheme are ‘reserved’ for future approval. However, the Application is supported by a series of Parameters Plans and a Design Code, which will set out the key principles and parameters to guide the detailed design. This includes maximum height parameters for proposed buildings or structures.
Planning, consultation and communication	The NGDV thank all those who have taken the time to respond and provide feedback on the plans. This initial stage of public consultation on the outline application for the Proposed Scheme is the first step in the planning process. There will be further opportunity for the community and stakeholders to provide feedback and comment on the Application during the statutory consultation period following validation of the Application by Rochdale and Bury Councils. There will also be further opportunities to comment on the detail design and layout at reserved matters stage. We have listened to suggestions that the community have made regarding regular feedback and progress updates and the NGDV will continue to share information to those who have registered for updates and via the project website: www.northerngatewayconsultation.co.uk and via the project social media channels – Instagram and Facebook. The NGDV is committed to ongoing engagement with the local community. Through this first stage of public consultation, the NGDV has established an Economic and Social Value Group with membership from local stakeholders. They are in active contact and developing relationships with Bury College and looking to set up session in the future with Woodlands Community Primary and other schools and colleges in the area.

6. Conclusions & next steps

6.1 Consultation feedback and masterplan development

Throughout this Consultation Report, the NGDV has demonstrated that pre-application engagement and consultation has been inclusive and proportionate to the Proposed Scheme. This is in line with the guidance in the SCIs for both Rochdale and Bury Councils.

The Proposed Scheme is currently at outline planning stage and is subject to an allocation within PfE. The NGDV will continue to reflect and consider the feedback provided during the consultation period on the Proposed Scheme, including on matters of detail such as accessibility, and this will inform future reserved matters applications.

The following ongoing activities will be progressed:

- Ongoing discussions with landowners and tenants.
- Ongoing discussions with TFGM and National Highways on transport improvements and mitigation measures.
- Working with schools and colleges to share knowledge on potential future job opportunities to inspire the next generation of skilled workers in the area as well as training programs, apprenticeships, and upskilling initiatives.
- Developing partnerships with local colleges and universities to create career pathways in key industries.
- Considering feedback provided on potential supporting community uses and how they may come forward as the detail of the Proposed Scheme is developed at the reserved matters stage.
- Continuing the conversation on relevant community uses including ideas around affordable and accessible community facilities including retail, leisure, multi-use community spaces, and childcare provision to support the workforce
- Continuing to engage on landscape and green space opportunities, with further engagement on green spaces and prioritising sustainability to maintain a good quality of life for residents.
- Ongoing, long-term engagement through a community forum or similar to ensure the local community remains updated.

The communication channels used during the consultation period will continue to operate following submission of the Application, to ensure interested parties can keep up to date as the Proposed Scheme progresses. This will include updates to the established website; maintenance of communication channels including email address and information line; and proactive measures to update and inform stakeholders following submission and consideration of the Application.

6.2 Next steps

There will be a further opportunity for the community to provide feedback and comment on the Application during the statutory consultation period following validation of the Application by Rochdale and Bury Councils.

The NGDV is committed to ongoing future engagement with the local community. Through this first stage of public consultation, the NGDV has established an Economic and Social Value Group with membership from local stakeholders. They are in active

contact and developing relationships with Bury College and looking to set up session in the future with Woodlands Community Primary and other schools and colleges in the area.

7. Appendices.

Appendix 1 – Landowner/tenant mailing area



Appendix 2 – Landowner/tenant letter



16 January, 2025

Consultation launched on Northern Gateway employment site

Dear resident

I am writing regarding the Northern Gateway employment site located on the intersection around the M60, M62 and M66 motorways and straddling the districts of Bury and Rochdale.

Set within the Atom Valley Mayoral Development Zone, Northern Gateway is allocated in the Greater Manchester Places for Everyone (PTE) joint development plan and is set to create a dynamic and nationally significant employment destination. As one of the largest employment developments in the country it represents a transformational opportunity to deliver unprecedented investment, jobs and community benefits.

In the PTE joint development 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 intended to be residential-led (known as allocation JPA 1.2 Simister/Bowlee).

The Northern Gateway Development Vehicle (NGDV) – a joint venture between Harworth Group plc and Russell LDP – is bringing forward plans for around half of the proposed floorspace at the Northern Gateway employment site (JPA 1.1). This follows recent consultation by Bury and Rochdale Councils on a joint Supplementary Planning Document (SPD) which provides more detailed policy on what should be developed.

The plan enclosed shows the wider allocation boundary, and the area the NGDV are now preparing a planning application for.

We are proposing:

- Around 600,000 sq m of employment space in advanced manufacturing, industrial and logistics – from start-ups to international businesses
- Supporting uses potentially including retail, café/restaurants, a hotel, office space, conference and training facilities and community uses
- Landscaping and green, open space for recreation and to improve local biodiversity
- Active travel routes linking existing and new homes with jobs
- Sustainability at the heart of the design, contributing to Greater Manchester commitment to be net zero carbon by 2038.

The public consultation will be launching shortly. Over the next few weeks we will be consulting with local people about the plans.

We have identified that your property/land is located within/ adjacent to the planning application area and as such would like to offer to come and speak to you about the plans.

If you would like to arrange a meeting please contact the team on info@northerngatewayconsultation.co.uk or 0800 689 1095.

Yours sincerely,

Iain Griffin
Director, Russell LDP

Dan Needham
Senior Development Director, Harworth Group



Plan showing wider JPA 1.1 allocation boundary, and the area the NGDV are now preparing a planning application for indicated in red.

Appendix 3 – Terms of Reference- Northern Gateway Economic & Social Value Group

1. Introduction

Northern Gateway is the UK's most accessible large scale and flexible employment opportunity which is being developed by the Northern Gateway Development Vehicle (NGDV), comprised of Harworth Group and Russell LDP. Set within Atom Valley – Greater Manchester's Mayoral Development Zone – it will create a high quality, dynamic and nationally significant employment destination which will fundamentally re-balance the economy of Greater Manchester. It will drive positive transformational change in the northern boroughs, unlocking far-reaching growth, employment and social value benefits.

An Economic & Social Value Group has been established by the NGDV to help ensure that the economic benefits of the scheme are maximised locally. It will enable early conversations to take place with stakeholders to ensure that local people and businesses can take advantage of the economic and social value opportunities that the project will bring.

2. Purpose

The group has been set up to enable an ongoing and constructive dialogue to take place between the NGDV and the various regional stakeholders that are responsible for developing the region's skills base and driving economic growth.

The objectives of the group are:

- Maximise job opportunities for local people
- Maximise supply chain opportunities for local businesses
- Work with local training providers to ensure that local people have the right skills to take advantage of the opportunities the project presents, including reskilling people that are unemployed
- Raise awareness of the jobs offered by the project and support local people to take advantage of the opportunities being offered
- Maximise social value benefits locally

3. Membership

A representative from the following local organisations have been invited to take part in the group. Other relevant stakeholders may be invited to join the group in the future as appropriate:

Local authority

- Rochdale Borough Council – economic development team
- Bury Borough Council – economic development team
- GMCA Research Team

Education

- Bury College, James.Shuttleworth@BuryCollege.ac.uk
- Hopwood Hall College
- Local school headteacher
- University of Manchester
- Trevor Gregory, Innovator in Residence Further Education Innovation Fund

Economic, jobs and skills

- DWP / Job Centre
- Greater Manchester Chamber of Commerce
- Greater Manchester Local Enterprise Partnership
- Rochdale Training
- Bury Business Group
- Rochdale Development Agency
- Greater Manchester Business Growth Hub
- MIDAS
- Employment Links Partnership who work with jobseekers and businesses expanding or relocating to Rochdale.

Community

- Rochdale Community Champions
- Rochdale Action Together
- Bury Voluntary, Community & Faith Alliance
- Heywood Neighbourhood Network
- [Heywood Township](#)

4. Organisation

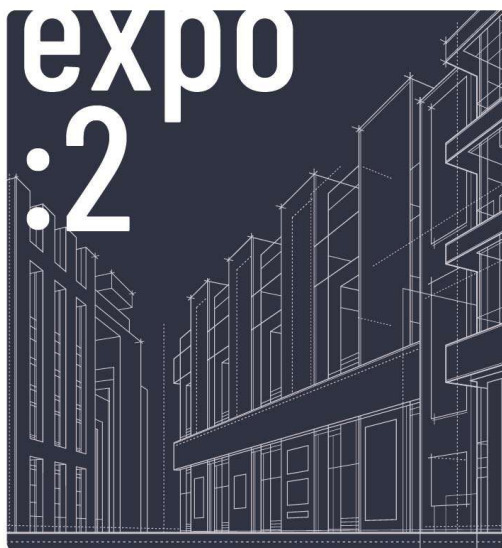
The group will meet on a quarterly basis (via Teams), which can be reviewed through the lifetime of the project.

Meetings will not be open to members of the general public.

Font Communications, acting for NGDV, will provide secretarial support for the group and chair the meetings.

Various sub-groups may be set up as appropriate to focus on specific work streams, which will report back to the main Economic & Social Value Group.

Appendix 4 – Business events – Bury Expo



Appendix 5 – Newsletter distribution area

Mailed and hand delivered addresses total: 2,630



Appendix 6 - Consultation newsletter



What is Northern Gateway?

In the Places for Everyone joint development 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 intended to be residential-led (known as allocation JPA 1.2 Simister/Bowlee). **This consultation relates to the JPA 1.1 Heywood/Pilsworth allocation only.**

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 city region.

Bury and Rochdale Councils recently consulted on a Joint Supplementary Planning Document (SPD) for Northern Gateway JPA 1.1 to provide more detailed policy on what should be developed.

The NGDV are now bringing forward a planning application for around half of the proposed floorspace in the employment-led allocation.

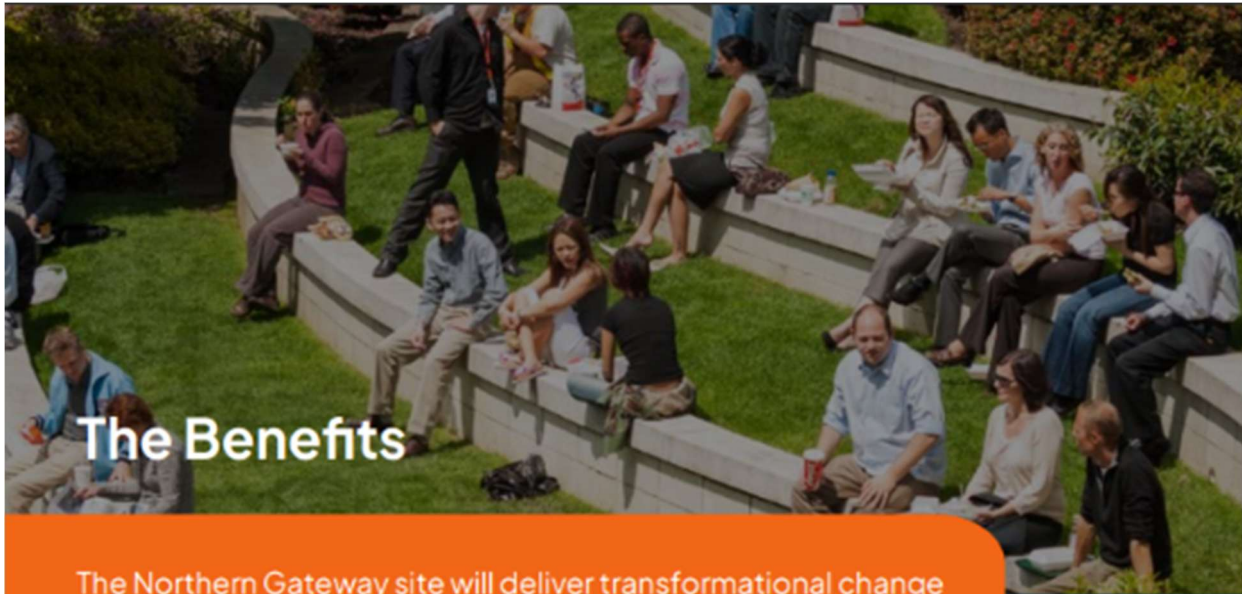
The plans

The site is located at a strategically important intersection around the M60, M62 and M66 motorways, straddling the Bury and Rochdale border. It lies adjacent to the approved South Heywood development which is currently being built.

We are proposing:

- Around 600,000 sq m of employment space in advanced manufacturing, industrial and logistics – from start-ups to international businesses
- Supporting uses potentially including retail, café/restaurants, a hotel, office space, conference and training facilities and community uses
- Landscaping and green, open space for recreation and to improve local biodiversity
- Active travel routes linking existing and new homes with jobs
- Sustainability at the heart of the design, contributing to Greater Manchester's commitment to be net zero carbon by 2038

We are preparing an outline planning application which will consider key principles of the development. If approved, further applications (known as Reserved Matters applications) will follow which will provide details on layout, access, scale, appearance and landscaping.



The 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.



£570 million GVA boost to Greater Manchester's economy each year



Around 9,900 high-quality jobs created for residents of Greater Manchester



Annual business rates of around £20 million supporting council services



Attracting national and international businesses



Hub for innovation and sustainability



Long term legacy of skills

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.





Have your say

We want to hear from you. The consultation runs until 17th February 2025 and there are a number of ways you can take part and find out more.

- Complete the questionnaire enclosed with this newsletter and send to Freepost HAVE YOUR SAY (no further address or stamp needed)
- Attend a drop-in:
 - Weds 29th January, 3–7pm: The Old Police Station Business Centre, Haywood, OL10 1AQ**
 - Tues 4th February, 3–7pm: Pike Fold Golf Club, Hills Lane, Unsworth, Bury, BL9 8QP**
- Visit our website www.northerngatewayconsultation.co.uk where you can also fill in the questionnaire
- Attend an online Q&A on Monday 3rd February, 6–7pm – sign up on the website
- Email info@northerngatewayconsultation.co.uk
- Call freephone 0800 689 1095 (9am–5.30pm Mon–Fri)
- Follow us on:

 Northern_Gateway_consult
 Northern Gateway



What happens next?

Alongside the consultation we are preparing a number of technical reports that cover issues such as transport, ecology, visual impact, drainage, heritage, noise and air quality. We will have more information on these reports at our drop-in sessions and on the website.

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.



Appendix 7 – Website

www.northerngatewayconsultation.co.uk





Northern Gateway

Northern Gateway will be Greater Manchester's biggest and most significant proposed employment development. It will drive jobs and investment in the

Watch our online Q&A from Monday 3rd February [here](#)



THE PLANS HAVE YOUR SAY NEWS FAQs TEAM

Latest Updates

The proposals for Northern Gateway, JPA 1.1 land allocation (Heywood/Pilsworth) have been out to public consultation, launching on the 20 January 2025.

Thanks to everyone that came down to our two in person events which took place in both Heywood and Bury and saw around 100 people attend. The public consultation has also involved local councillors from Bury and Rochdale and local MPs who have been briefed on the proposals and provided the opportunity to ask questions. An online Q&A event took place to provide an additional opportunity to hear about the plans and submit questions to the Northern Gateway Delivery Vehicle (NGDV) team.





THE PLANS HAVE YOUR SAY NEWS FAQs TEAM

Have Your Say

The public consultation on the proposals closed on 17th February 2025. The team are considering and reviewing the feedback submitted in advance of a planning application to Bury and Rochdale Councils.

- Download the consultation newsletter [here](#)
- Watch the video from our online Q&A on Monday 3rd February [here](#)

Get In Touch

General Enquiries

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

Email:
info@northerngatewayconsultation.co.uk

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

Follow us:



Appendix 8 - Questionnaire



Consultation Questionnaire

Please complete this questionnaire and put in the enclosed Freepost envelope. Then just pop it in the post – there is no need for a stamp.

Please ensure to submit your response by **17th February 2025** when the consultation closes.

Need more space? You can write to us using the contact details in this newsletter.

1. What do you think about the plans to deliver around 600,000 sq m of employment space at Northern Gateway?

2. What issues are of most importance to you? (Tick up to three)

- | | |
|---|---|
| ☐ Jobs and skills for local people | ☐ Protecting heritage assets |
| ☐ Transport and access | ☐ Ecology and biodiversity |
| ☐ Improving health and wellbeing | ☐ Noise |
| ☐ The design, height and layout of the buildings | ☐ Local air quality |
| ☐ Sustainability and climate change | ☐ Active travel, walking and cycling, leisure and commuting routes |
| ☐ Landscaping and green outdoor spaces | ☐ Other (please specify) |
| ☐ Community facilities | |

3. We are looking at a range of uses to support the employment including retail, café/restaurants, a hotel, office space, conference and training facilities and community uses. What would you like to see?

4. How do you think we can best ensure that the local community benefits from Northern Gateway?

About You

Name: _____

Postcode: _____

Age:

- ☐ Under 20 ☐ 51–64
☐ 20 – 35 ☐ Over 65
☐ 36 – 50

Would you like to be kept updated?

☐ Yes ☐ No

If yes, please provide your email

This information is optional but will help us to analyse the information you have provided more effectively and enable us to keep you updated on the project in the future.

Disclaimer: Providing your contact details allows Font Communications Ltd, on behalf of the Northern Gateway Development Vehicle, to assess the reach of the consultation and log responses. Should you select to be kept informed, your email address and telephone number will allow Font to keep you updated on plans for Northern Gateway only. Copies of the feedback received may be made available, in due course, to Bury Council and Rochdale Council. We will, however, request that your personal details are not placed on the public record. Your personal details will be held securely by Font Communications Ltd in accordance with the Data Protection Act 2018 and will not be passed to any additional third parties.

Appendix 9 – Exhibition banners



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 (INGDV), a joint venture between Harworth Group plc and Russell LDP.

We're bringing forward a planning application for around half of the proposed floorpace 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**

NORTHERNGATEWAY
ATOM VALLEY • GREATER MANCHESTER



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.



NORTHERNGATEWAY
ATOM VALLEY • GREATER MANCHESTER



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 be able to provide detail on the scheme layout, access, scale, appearance and landscaping.



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





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



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.



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 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 recreational areas 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.



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)

Follow us:



Northern_Gateway_consult

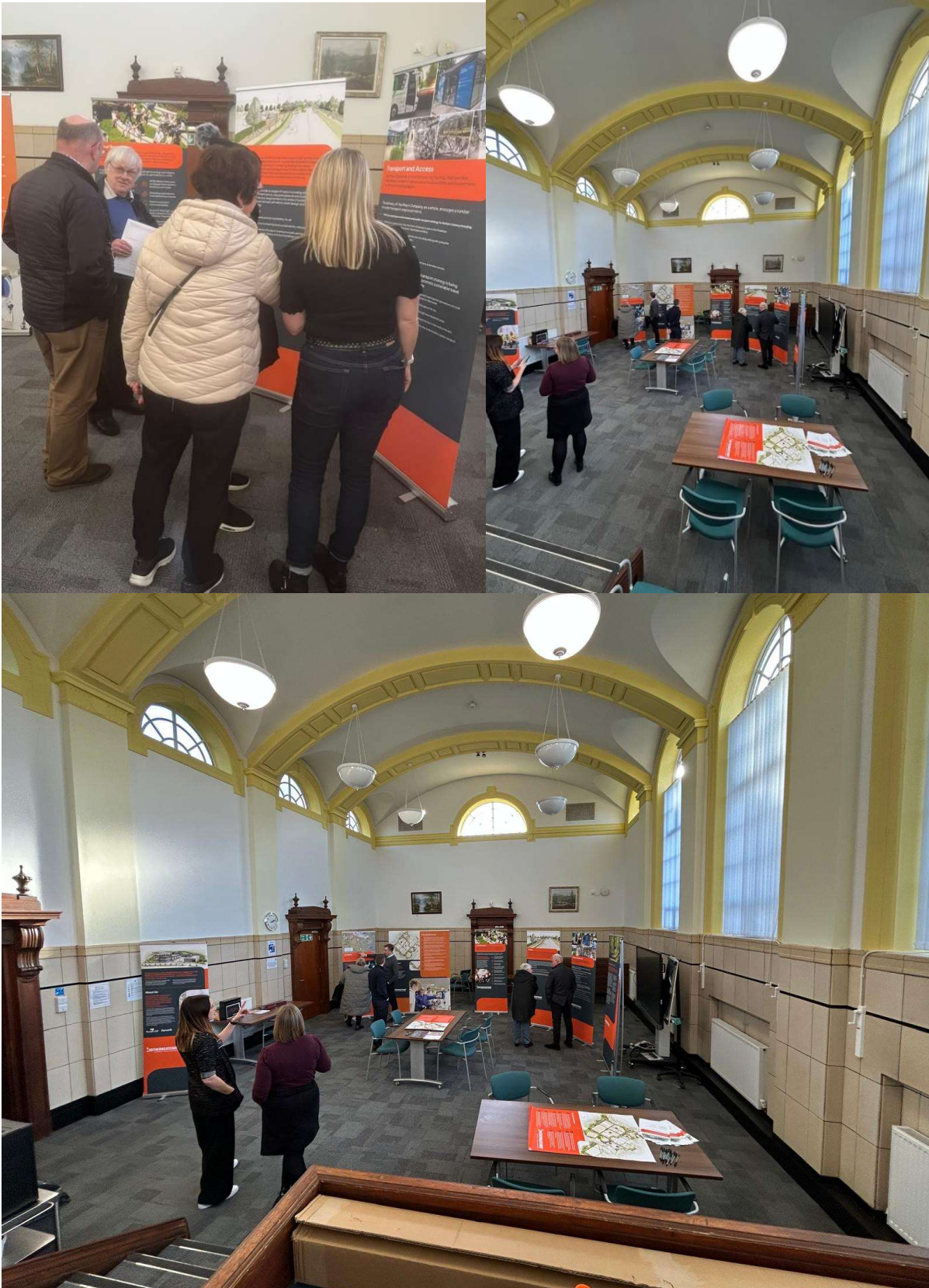


Northern Gateway



Appendix 10 – Exhibition photos

Old Police Station, Heywood



Pike Fold Golf Club, Unsworth



Appendix 11 – Press release and coverage

Press release

For immediate release – 20th January 2025

Consultation launched on Northern Gateway employment destination

Local people are being invited to have their say on plans for Greater Manchester's biggest and most significant proposed employment development.

Set within the Atom Valley Mayoral Development Zone, Northern Gateway will create a dynamic and nationally significant employment destination, driving jobs and investment in the northern boroughs and supporting a rebalancing of the city region's economy.

The site which was allocated in the Greater Manchester Places for Everyone (PfE) joint development plan is located at a strategically important intersection around the M60, M62 and M66 motorways, straddling the Bury and Rochdale border.

The Northern Gateway Development Vehicle (NGDV), a 50/50 partnership between Russell LDP and Harworth Group is bringing forward a planning application for an early phase of the Northern Gateway employment site which covers around half of the overall proposed floorspace.

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.

The first phase could see around 9,990 high-quality jobs created (with the wider employment site set to deliver around 20,000 jobs), a £570 million GVA boost to Greater Manchester's economy each year and annual business rates of around £20 million to support council services.

The plans include:

- Around 600,000 sq. m of employment space in advanced manufacturing, industrial and logistics – from start-ups to international businesses
- Around 5,000 sq. m of supporting uses potentially including retail, cafés/restaurants, a hotel, office space, conference and training facilities and community uses
- Landscaping and green, open space for recreation and to improve local biodiversity
- Active travel routes linking existing and new homes with jobs
- Sustainability at the heart of the design, contributing to Greater Manchester's commitment to be net zero carbon by 2038

A spokesperson for the Northern Gateway Development Vehicle said:

"Northern Gateway will be one of the largest, most significant employment destinations in the UK. By creating a hub for innovation it's set to attract national and international businesses and supercharge the Greater Manchester economy. The site will deliver opportunities for people living in Bury, Rochdale and beyond with thousands of high-quality jobs and a long-term legacy of skills. Alongside advanced

manufacturing jobs, from skilled trades to R&D, AI and robotics, the site could offer high-quality logistics jobs like project managers, IT operatives, sales teams and engineers.”

The consultation runs until 17th February 2025 and the NGDV team will be hosting two drop-in events on:

- **Weds 29th January, 3-7pm:** The Old Police Station Business Centre, Heywood, OL10 1AQ
- **Tues 4th February, 3-7pm:** Pike Fold Golf Club, Hills Lane, Unsworth, Bury, BL9 8QP

An online Q&A will be held on **Mon 3rd February, 6-7pm** and people can sign up on the website www.northerngatewayconsultation.co.uk where they can also find out more and fill in a questionnaire about the plans. Further information can be found by following social channels (Instagram: Northern_Gateway_consult and Facebook: Northern Gateway) or contacting the team at info@northerngatewayconsultation.co.uk.

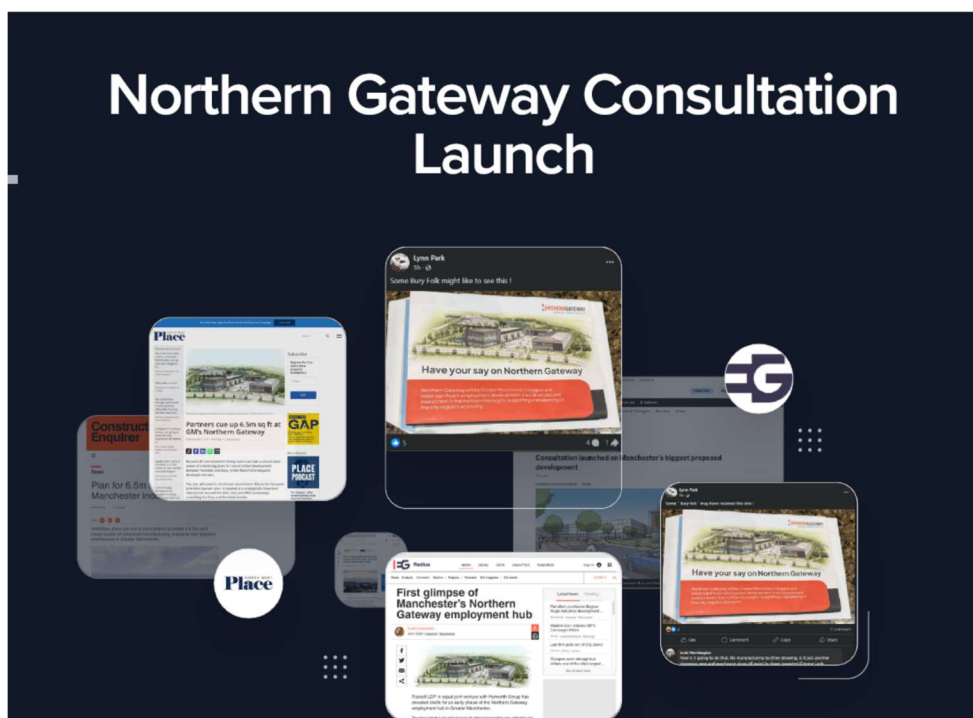
The NGDV plans to submit an outline planning application to both Rochdale and Bury Councils in the spring and expect a decision later in the year.

In Places for Everyone, the Northern Gateway allocation is made up of two development sites. The employment-led destination is referenced as JP Allocation 1.1: Heywood / Pilsworth, with a residential site referenced as JP Allocation 1.2: Simister and Bowlee. Bury and Rochdale Councils recently consulted on a Supplementary Planning Document (SPD) for the employment-led allocation (JPA 1.1) to provide more detailed policy on what should be developed.

The NGDV is also in the early stages of considering proposals for the 1.2 residential allocation, which will follow at a later date to the employment site and also be subject to an SPD and separate consultation.

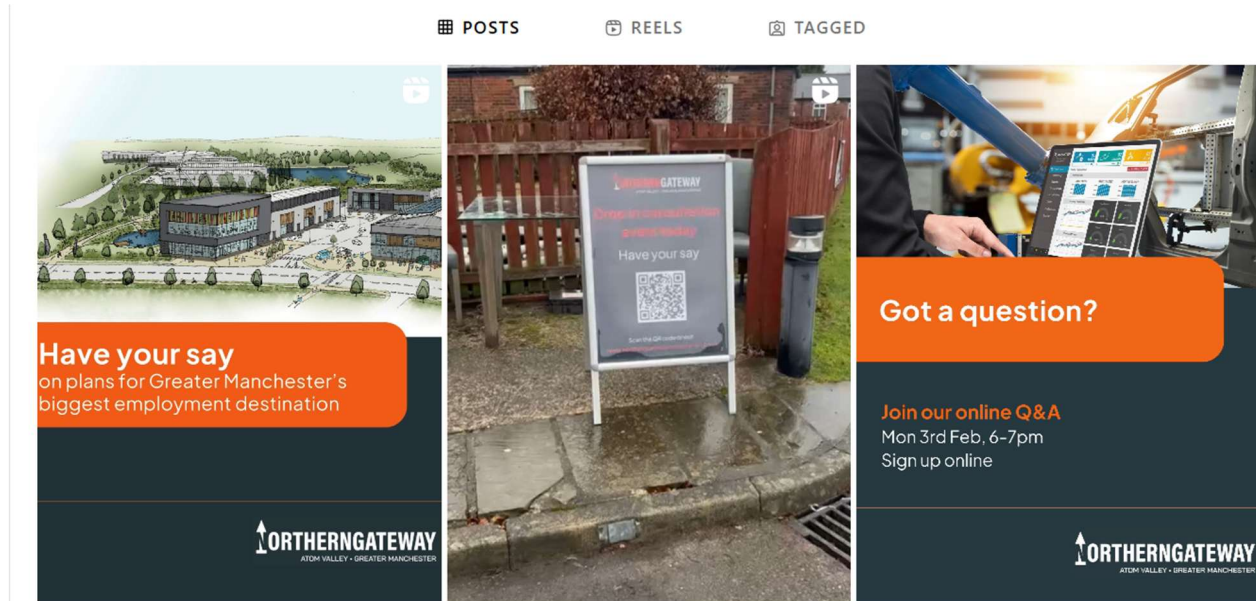
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Press release coverage

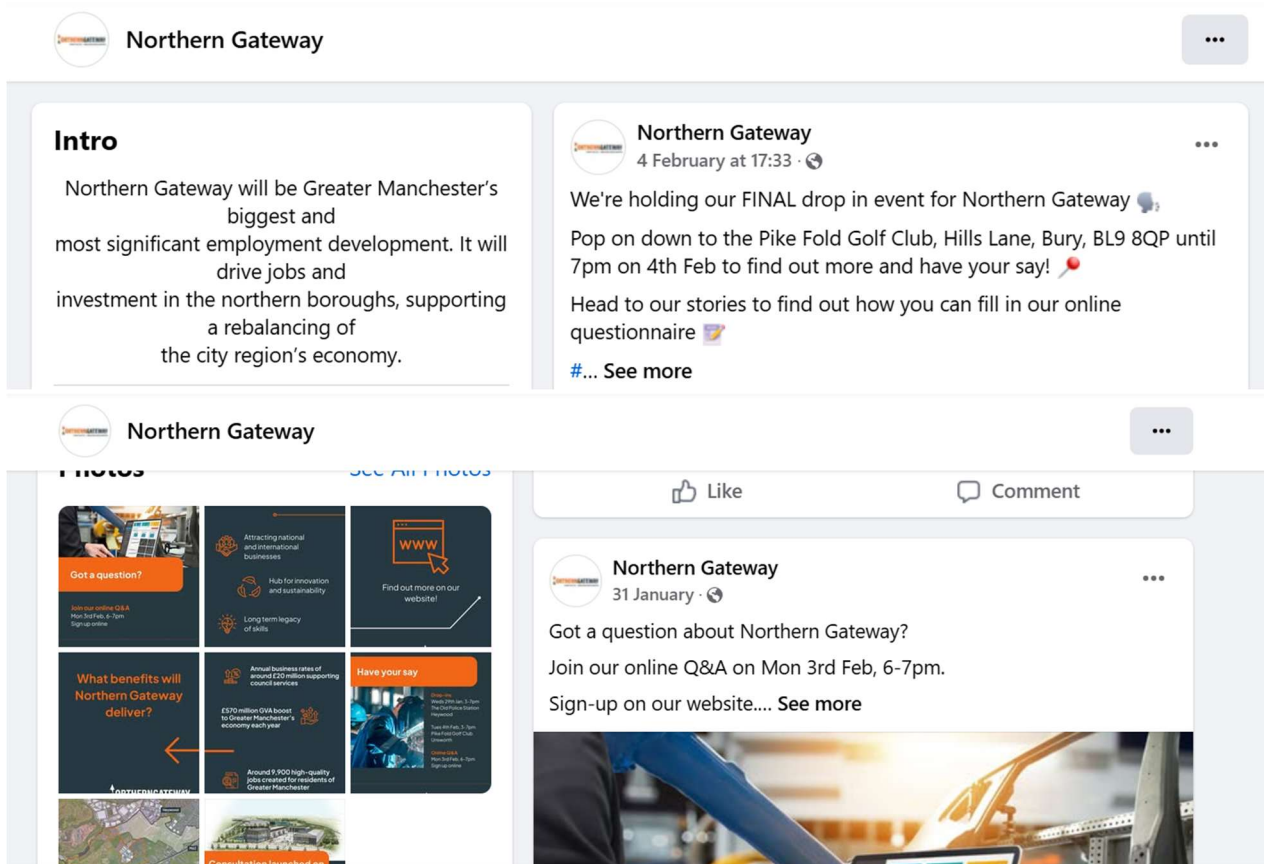


Appendix 12 – Social media posts

Instagram



Facebook



Appendix 13 – Email to local schools and colleges

Dear Headteacher,

I hope that this email finds you well.

As important local stakeholders and leaders at Unsworth Academy, we are emailing with an invitation to join a local Economic & Social Value Group for the Northern Gateway Employment Site. We are also getting in contact to provide you information about a public consultation which launched today and the opportunity for a careers-based or educational workshop with your students.

The email below provides you with further detail.

Set within the Atom Valley Mayoral Development Zone, Northern Gateway is allocated in the Places for Everyone (PfE) joint development plan and is set to create a dynamic and nationally significant employment destination. In the PfE joint development 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 intended to be residential-led (known as allocation JPA 1.2 Simister/Bowlee).

We wanted to get in touch with you about a recent public consultation launch on the employment led proposals. The employment-led site (JPA 1.1) is located at a strategically important intersection around the M60, M62 and M66 motorways, straddling the Bury and Rochdale border. The Northern Gateway Development Vehicle (NGDV) – a joint venture between Harworth Group plc and Russell LDP – is bringing forward plans for around half of the proposed floorspace at the Northern Gateway employment site (JPA 1.1 Heywood/Pilsworth).

Please see attached a project newsletter which contains information about the proposals, provides detail of the public consultation events and the project website where you can find out more. The consultation runs until the 17 February 2025 and we welcome your feedback.

As a local school, we would really value your input and engagement on the plans. The team would be very willing to visit the school in the form of a careers-based learning event or workshop on the plans to provide the opportunity for your young people to find out more and learn about the built environment in their area.

Should you wish to join the Economic and Social Value group or would be interested in an opportunity for us to visit the school to speak to your pupils, please don't hesitate to get in touch.

Yours sincerely,

Iain Griffin
Director, Russell LDP

Dan Needham
Senior Development Director, Harworth Group

