



# Northern Gateway Strategic Development Vision

GM INVESTMENT ZONE

# Atom Valley Context

## Northern Gateway

- **Investment Zone Status:** Unrivalled opportunity for the city-region to create a vibrant, accessible and dynamic employment cluster for a range of sectors, including dedicated advanced manufacturing zones.
- **Giga-Scale Potential:** Site can accommodate 13 million sq ft and deliver a wide range of building sizes, including the potential for a giga investment.
- **Advanced Manufacturing:** Opportunity to deliver ambitious growth in advanced manufacturing and materials.
- **Strategic Location:** Situated at the junction of M60, M66, and M62, offering excellent highways connectivity that will be attractive to manufacturing and distribution businesses.
- **Transport Infrastructure and Services:** Planned new Metrolink stops, bus rapid transit, tram train, bus services and active travel connections to enhance accessibility.
- **Residential Component:** Includes 2,750 new homes, a primary school, park, retail, sports, and community facilities, with new homes already under construction.
- **Green Ambitions:** Emphasising sustainability with a focus on achieving net-zero carbon emissions, use of green energy across the site and encouraging sustainable travel.

## Stakehill

- **Established Industrial Estate:** spanning 200 acres and offering over 2.5 million square feet of industrial and distribution floorspace.
- **Strategic Location:** Adjacent to the A627(M) providing direct access to M62 and M60 motorways.
- **Future Expansion:** Land allocated for around 1650 new homes and 231 acres of new employment space for industrial, distribution and advanced manufacturing uses.
- **Sustainability:** A Local Industrial Decarbonisation Plan (LIDP) is underway, led by Rochdale Development Agency, aiming to achieve net-zero emissions by 2038.
- **Business Community:** The Stakehill Business Improvement District (BID), established in 2021, fosters collaboration among stakeholders to enhance the estate's infrastructure, security, and community vibrancy.
- **Transport Infrastructure and Services:** Proposed Slattocks Railway Station nearby, enhanced bus connections and active travel improvements to enhance connectivity.

## Kingsway

- **Premium business park:** adjacent to the M62 J21 and close to the border with West Yorkshire, Kingsway Business Park spans 420 acres.
- **Metrolink Connectivity:** Opened in 2013, Kingsway Business Park has a dedicated metrolink station, connecting the park to Oldham, Rochdale and Rochdale Railway station for onward connections in Manchester City Centre and West Yorkshire.
- **Investment Hotspot:** Home to major occupiers including ASDA, JD Sports, Takechi, WCCTV and recently joined by Danish Crown's £150 million investment. The Greater Manchester Pension Fund (GMPPF) and property REITs including Urban Logistics have been major investors into the park.
- **Innovation Potential:** The Atom Valley Innovation Centre at Kingsway Business Park provides a short term opportunity to deliver a landmark facility that will co-locate a series of manufacturing and advanced materials research technology organisations into one place.

# Atom Valley Ambition

Northern Gateway | Stakehill | Kingsway

- ▶ **Goal:** Covering sites across Bury, Oldham and Rochdale, this vast employment opportunity will play a pivotal role in making Greater Manchester one of the best places in the world to grow up, get on and grow old.
- ▶ **Scope:** Spanning 1.6 million square metres of employment land and creating 7,000 low carbon homes, Atom Valley prioritises sustainable development and the creation of a lasting legacy of high-quality employment sites that will benefit local communities for years to come.
- ▶ **Impact:** Generating 20,000 high-quality jobs, fostering a skilled workforce to drive economic growth and innovation in advanced sustainable materials and providing flexible employment opportunity for a wide variety of other sectors and industries. Beyond sites, it transforms the fabric of the region, enhancing liveability and prosperity.
- ▶ **Objective:** Establish a nationally significant industry hub for levelling up, prioritising sustainability, innovation, and collaboration between manufacturing and logistics, with an Advanced Sustainable Materials Translational Research facility and Advanced Manufacturing Park.
- ▶ **Approach:** To develop a strong private-public partnership that will provide the necessary infrastructure to accommodate a diverse range of employment uses.
- ▶ **Outcome:** Atom Valley pioneers large-scale employment investment, fostering innovation and prosperity across the north of the Greater Manchester conurbation and beyond. As a nationally significant industry hub, Atom Valley accelerates national prosperity and champions the levelling up agenda, securing a legacy of holistic progress in economy, society, and environment.

# Northern Gateway Investment Zone – 12 key principles

- 1. Catalyst for Transformation:** Northern Gateway provides a significant opportunity for economic growth across various employment sectors, boosting the productivity and prosperity of the north of the city region.
- 2. Strategic Location:** Strategically positioned as a central driver of regional progress, leveraging its connectivity to become a focal point of economic activity within Greater Manchester. Its strategic location has the ability to attract national and inward investment from a multitude of sectors including advanced manufacturing, distribution and logistics.
- 3. Advanced Manufacturing:** Spearheading investment and innovation in advanced materials and manufacturing, building on Greater Manchester's world leading strengths in this area and creating a leading hub for innovation and sustainable industry growth.
- 4. Scalability and Adaptability:** Over 700 hectares providing unparalleled scalability and adaptability to meet the diverse needs of a range of industries and evolving market dynamics, ensuring flexibility and responsiveness to market demand.
- 5. Strategic Partnerships:** Collaboration between private investors, developers, funders, universities and agencies will cultivate innovation at Northern Gateway, driving inclusive growth and enhanced productivity across a multitude of sectors. Collaboration with Universities will be integral to enabling commercialisation of innovation at scale.
- 6. Focal Point & Hub:** Fostering collaboration and innovation among businesses, creating a vibrant ecosystem that attracts and nurtures talent, enhancing Greater Manchester's competitiveness, focused on a sustainable materials catapult.



# Northern Gateway Investment Zone – 12 key principles

7. **Integrated Sustainability Approach:** Sustainability will be embedded across all aspects, from infrastructure to operations, demonstrating a commitment to environmental responsibility and BREEAM / Well / LEED-certified initiatives.
8. **Job Creation and Skills Development:** Focus on creating job opportunities and empowering local communities through skills development initiatives, fostering inclusive growth and building a skills legacy for businesses and communities.
9. **Integrated Transport Solutions:** Integrated public transport solutions will be implemented at Northern Gateway to improve accessibility and connectivity, offering efficient and sustainable transportation options for residents and workers and connecting to nearby communities.
10. **Promotion of Active Travel:** Northern Gateway will deliver pedestrian-friendly pathways, cycling lanes, and green and blue spaces to promote active mobility, link surrounding communities and enhance connectivity, providing health and wellbeing benefits for local residents, future residents and workers.
11. **Flexible Approach:** Northern Gateway will embrace a flexible approach, allowing for adaptable adjustments to meet the evolving needs and opportunities of Greater Manchester's dynamic landscape and to reflect the sheer scale of the site.
12. **Maximising opportunities for existing communities:** Significant opportunity to deliver new jobs and economic growth in one of the regions most deprived areas through strategic partnerships, investment in skills and training and sustainable transport and active travel connectivity.

# Northern Gateway Strategic Development Vision

- ▶ Northern Gateway will be a world-class business community that will help to drive inclusive growth and economic prosperity for Atom Valley and Greater Manchester by becoming the largest and most accessible employment opportunity in the region, delivering:
  - ▶ significant investment into a range of industry sectors at both scale and pace, supporting the region's economy and resilience;
  - ▶ a dynamic and thriving innovation hub for advanced materials and manufacturing, building on Greater Manchester's world leading strengths in this area;
  - ▶ a vibrant and dynamic employment ecosystem where businesses and communities thrive, supported by sustainable transport connectivity and green and blue infrastructure networks;
  - ▶ flexibility and responsiveness to market demands and opportunities; and
  - ▶ a truly integrated approach to partnership working with industry, universities, research partners and institutions, that will develop and harness the skills for the local workforce, establishing a lasting legacy of excellence in training and skills, empowering existing communities as well as attracting and retaining top industry talent.

# Northern Gateway pillars

## Innovation

Northern Gateway provides a significant opportunity for a range of industries and employment sectors, including the creation of a nationally significant industrial mega cluster capitalising on strengths in advanced manufacturing, materials, and machinery, enhancing national prosperity and delivering levelling up.

## Sustainability

Northern Gateway will contribute to our commitment to be net zero carbon by 2038. The future of our planet needs climate change resilience at its heart, with enhanced biodiversity, green and blue infrastructure networks, sustainable resource use and minimising and repurposing waste.

## Inclusive Communities

Creating a new and inclusive community with 2750 homes, including low carbon and affordable homes.

Empowering local communities through skills development initiatives, fostering economic inclusivity and social mobility, helping to address national and regional inequalities,

## Business and industry

Northern Gateway will attract UK and international firms investing in new distribution and manufacturing premises, and SMEs scaling-up into modern premises, supply chains providing resilience to drive economic growth and spinouts and start-ups ready to move from the lab to the factory to benefit from international standard R&D and skills facilities.

## Collaboration

Partnerships with Government, developers, industry, colleges and institutions will attract, retain and develop top talent. We will create a long-term legacy, driving skills and nurturing talent to deliver transformational change to the conurbation.

## Connected Places

A modern, affordable and reliable public transport service, with active travel provision and enhancement, will provide a sustainable, connected network of travel routes, linking existing residential areas with new business premises and facilities, providing access to jobs and health and wellbeing benefits.