

## Hierarchy of Centres

- 7.8 This policy identifies the hierarchy of centres in the borough and the roles they play in meeting the needs and priorities of the borough.

### Policy PR1 – Hierarchy of Centres

The borough's main town centre uses hierarchy is defined as:

#### Main Town Centres

**Rochdale Town Centre – Principal Town Centre & Sub-Regional Centre**

Will provide the focus for future retail growth in the borough and will accommodate the majority of new development.

**Middleton Town Centre**

Will play a supporting role in the sub-regional centre and will accommodate new development and growth to serve more localised catchments.

**Heywood Town Centre**

Will aim to improve the retail offer and promote a greater diversity of uses such as office, leisure, and cultural facilities.

**Littleborough Town Centre**

Will meet the basic needs of the local catchment and expand the role as a visitor, recreational and leisure location.

#### District Centres

**Milnrow District Centre**

**Castleton District Centre**

Will meet day to day shopping and service needs and serve a localised catchment.

#### Local Centres

See Appendix 1 for amended list of Local Centres

Will be maintained and tailored to serve purely local needs

### Places for Everyone Links:

Policy JP-P4 New Retail and Leisure Uses in Town Centres

### Reasoned Justification

- 7.9 Places for Everyone recognises the roles of main town centres as economic drivers which will continue to be developed, providing the primary focus for office, retail, leisure and cultural activity for their surrounding areas. Each town centre is accompanied by a collection of smaller centres and local centres which respond to unique local culture and

context. It is important that town centres promote environmental sustainability and economic resilience so they can adapt when required.

- 7.10 Much of the existing hierarchy of centres will be retained however, following review, the number of local centres has been amended. Considering their offering, size, location and catchment – there are now 32 local centres. All these different centres are identified and mapped on the policies map.

#### Main Town Centres

- 7.11 PfE policy JP-Strat-12 identifies Rochdale as a main town centre in the context of the Greater Manchester region in the PfE plan area. Vibrant town centres are essential to Rochdale's prosperity therefore it is essential to direct development, both public and private to the most sustainable areas, including those close to key public transport gateways, taking advantage of the services and facilities on offer.
- 7.12 Heywood, Middleton and Littleborough town centres have area-based masterplans and SPD's which assist in guiding development and building a case for investment. These tools set out a vision and strategy for each area reflective of the Council's aspirations and priorities.
- 7.13 Town centre living has become an increasingly central aim in Government policy, recognising that the higher density of people living in town centres, the more their attractiveness and vitality will improve, in turn encouraging more visitors and investment. To support an increased residential catchment in these centres, the Council is committed to improving the public realm, amenities, green spaces and infrastructure in these spaces to maintain an enhanced standard of living which compliments residential development to support green growth and climate conscious urban living. In addition, the Council will support schemes for residential development for edge of centre sites where they may be better suited.
- 7.14 Rochdale has a rich historic environment and therefore developments in the main town centres will be given careful consideration where it would be in the vicinity of both natural and historic assets.

#### District Centres

- 7.15 Rochdale's district centres are successful areas providing a dynamic mix of uses tailored to their local catchments such as health and dental services, post offices, local shops and takeaways, care homes, public houses and so on, thereby reducing the need to travel. They serve as social anchors that sustain vibrant centres and foster interaction which will be protected and enhanced. For reasons of viability, it is important these uses are grouped together near public transport gateways, ensuring they are accessible to all which supports successful communities.

#### Local Centres

- 7.16 Local centres are important to the vitality and vibrancy of smaller communities and local life. Typically anchored by a small supermarket and other day-to-day services, local centres provide easy access to essential amenities and help to minimise the need to travel. Rochdale has a network of 32 local centres. In addition, there are many small parades of shops that serve local areas, and other locations offering specialist retail

provision. The Council encourages investment in local centres which should be the focus for retail and service development. In time, the addition of new local centres will be required to support and serve larger population increases through the larger residential and employment development schemes.