

Delivering Employment Floorspace

- 7.52 The delivery of high-quality employment floorspace is required to provide strong economic growth within the borough and support the PfE objective of boosting northern competitiveness. This policy sets out how requirements for new employment floorspace set out in PfE policies JP-J3 and JP-J4 will be met.

Policy PR6 – Delivering Employment Floorspace

We will ensure a sufficient supply of suitable land, buildings and infrastructure in the right places to support the delivery of at least 504,641 sq.m of industrial and warehousing floorspace and 70,803 sq.m of office floorspace up to 2039.

The requirement will be met by:

- a. The delivery of the strategic allocations in PfE – JPA 1.1 Northern Gateway (Heywood / Pilsworth) and JPA 2 Stakehill;
- b. The completion of Kingsway Business Park;
- c. Development within existing Employment Zones and on other suitable sites in accordance with policy PRE7; and
- d. In the case of offices, the delivery of suitable sites in accordance with policy PR8.

To support economic growth the Council will promote the delivery of infrastructure, such as improved transport, housing, education, energy (including decentralised energy networks), water and wastewater, and information and communications technology (including high speed broadband).

Places for Everyone Links:

Policy JP-J2 Employment Sites and Premises

Reasoned Justification

- 7.53 PfE policies JP-J3 and JP-J4 identify gross floorspace requirements for the whole plan area for offices and industry/warehousing development over the period 2022 to 2039. The requirements are for at least 3,513,000 sq.m. of industrial and warehousing floorspace and 2,019,000 sq.m. of office floorspace. These requirements are not broken down to district level, although tables 6.1 and 6.2 in PfE set out the distribution of the identified supply for offices and industry and warehousing.
- 7.54 To ensure that Rochdale makes a sufficient contribution to meeting the overall employment requirements identified in PfE, at least 504,641 sq.m of industrial and warehousing floorspace and at least 70,803 sq.m. of office floorspace and will be provided in Rochdale over the period 2022 to 2039. These requirements have determined by calculating Rochdale's proportion of the total supply of floorspace across the 9 districts as shown in PfE tables 6.1 and 6.2 and applying this proportion to the policy requirement figures in PfE policies JP-J3 and JP-J4.

- 7.55 The approach taken to disaggregating the overall employment requirements to a district level is that put forward by the 9 PfE districts through main modifications proposed during the examination of the Plan. The Inspectors determined that such modifications were not necessary to make the plan sound given there is no specific requirement in national policy to establish district level requirement figures as part of a joint plan. Notwithstanding this, the methodology is considered to remain appropriate for disaggregating the employment requirements set out in PfE for the purposes of the Local Plan.
- 7.56 A large proportion of the new employment development in the borough will be delivered on the strategic allocations at Northern Gateway and Stakehill along with the completion of Kingsway Business Park. Together these will provide a scale and type of development to drive economic growth through the Atom Valley Mayoral Development Zone (MDZ). This will be complemented by the delivery of employment development on other sites, including town centres, to provide a range of employment opportunities to help diversify the local economy and make it more resilient.
- 7.57 It is important that employment development is supported by good quality infrastructure. The provision or planned provision of infrastructure not only helps to attract investment but also ensures the timely delivery of sustainable growth.