

Employment Zones and Existing Employment Sites

- 7.66 The borough contains a number of Employment Zones and employment sites. The protection of these areas is important to retain a range of employment types as well as providing opportunities for the growth and expansion of existing premises.

Policy PR9 – Employment Zones and Existing Employment Sites

The Council will protect those existing employment zones and employment (Use classes E (g) (ii) & (iii), B2 and B8) sites outside employment zones which are most suited to continued employment use. The identified Employment Zones are shown on the Policies Map.

Uses other than employment will only be permitted in Employment Zones (excluding Heywood Distribution Park and Stakehill Business Park) and on existing large employment sites outside employment zones (over 0.4 ha) where:

- a. There is a proven lack of demand for the site for a suitable employment use; or
- b. The site is no longer suited in land use terms to any employment use; or
- c. It will enable high-quality mixed-use employment development close to town centres or transport interchanges, or
- d. It will help support the delivery of the Council's regeneration priorities in the area; or
- e. Redevelopment of the site would enable reinvestment that will provide jobs in the borough; or
- f. Development would remove a severe environmental problem.

If, having regard to the above, an alternative use is considered acceptable in principle, it would need to be demonstrated that the alternative use proposed would not impact on the ability of existing businesses to operate satisfactorily.

Places for Everyone Links:

Policy JP-J2 Employment Sites and Premises

Reasoned Justification

- 7.67 In ensuring a high-quality employment offer in the borough it is important to retain employment generating areas alongside new provision. The borough contains a number of existing employment zones and employment sites that provide a range of job opportunities. Whilst the provision of new employment floorspace is necessary to grow the local economy it is important that this is complemented through the retention of existing business.
- 7.68 The table below sets out the employment zones within the borough and these are included on the Policies Map.

Employment Zones

Reference	Location
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EZ1	Kingsway Business Park
EZ2	Stakehill Industrial Estate
EZ3	Heywood Distribution Park
EZ4	Sandbrook Business Park
EZ5	Newhey
EZ6	Buckley Road
EZ7	White Lees Road
EZ8	Castleton West
EZ9	Castleton East
EZ10	Phoenix Industrial Estate
EZ11	Waterfold Business Park
EZ12	Hareshill Road
EZ13	Smallbridge Industrial Estate
EZ14	South of Kingsway Retail Park
EZ15	Rhodes Business Park
EZ16	Caldershaw Centre
EZ17	Spotland Bridge
EZ18	Mellor Street
EZ19	Sparth Bottoms East
EZ20	Rugby Road Industrial Estate
EZ21	Milnrow Industrial Estate
EZ22	Fieldhouse Industrial Estate
EZ23	Heap Bridge Industrial Estate
EZ24	Miller Street
EZ25	Todmorden Road
EZ26	John Street, Rochdale
EZ27	Grimshaw Lane
EZ28	Green Lane
EZ29	John Lee Fold
EZ30	Chichester Street
EZ31	Roeacre Business Park
EZ32	Oldham Road Canalside
EZ33	Queensway
EZ34	Sparthbottoms West
EZ35	South of Mills Hill Station
EZ36	South of Don Street

- 7.69 As well as these employment zones, there are a number of larger one-off employment sites that provide important opportunities.
- 7.70 The Employment Zones and larger employment sites also provide significant opportunities for re-development and intensification for employment generating uses. A significant proportion of the supply of employment floorspace comes from these

sources as identified in policy PR6. As a result, protecting such areas not only helps to retain existing businesses and jobs, but also provides opportunities for businesses and employment areas to expand and evolve over time.

- 7.71 Whilst the protection of existing businesses is important, there are occasions where premises become vacant or under-used. In these instances, alternative uses may be considered appropriate if it can be demonstrated that it is no longer possible to retain viable employment uses on the site or such a change would outweigh the need to retain a potential source of employment.
- 7.72 Where an alternative use is considered appropriate it is also necessary to ensure that introducing such a use will not adversely affect the ability of existing businesses to continue to operate effectively. This avoids a situation where an employment area is eroded over time and viable businesses put at risk.