

# Royton Town Centre

Oldham Council is working together with Dransfield Properties Ltd to bring about the comprehensive regeneration of Royton Town Centre. Transforming the retail core with an investment of £22.5m and seeking to deliver an ambitious vision to transform the Civic Core. Building upon the £10m capital investment made by the PCT to provide state of the art health and wellbeing facilities, the Council is to replace the existing sports centre and refurbish Royton Town Hall to provide a vibrant neighbourhood hub.

## Catalyst

Oldham Council has been working for several years to secure improvements to Royton Town Centre, including;

- Redevelopment of the former Royton Assembly Hall,
- Improvements to the precinct and
- Re-use of vacant and redundant buildings, such as the former Health Centre (following the development of the new LIFT Centre) and Byron Street School (following its relocation to the new school at Royton Hall Primary School.)

## Location

Royton Town Centre lies two miles north of Oldham Town Centre on the A629 Rochdale Road, between Middleton Road/High Barn Street and Radcliffe Street.

## Site Size.

Royton Town Centre extends to a total of 8.2 ha.

## Site Condition

Area includes the Royton Precinct, former Assembly Hall and associated car parking, the Civic Core comprising the Town Hall, Library, Sports and Health and Wellbeing Centre, together with a mixture of retail, commercial, industrial, community and residential properties, landscaped areas, car parking and the redundant Byrom Street School and former Health Centre.



The site

## Key Ownerships

Predominantly public sector owned (Oldham Council) with Dransfield Properties Ltd and Brookwide Ltd being the major private sector owners.

## Opportunities

Comprehensive regeneration of the Town Centre to enhance the retail offer; create a vibrant neighbourhood hub with a wide range of community services.

## Planning

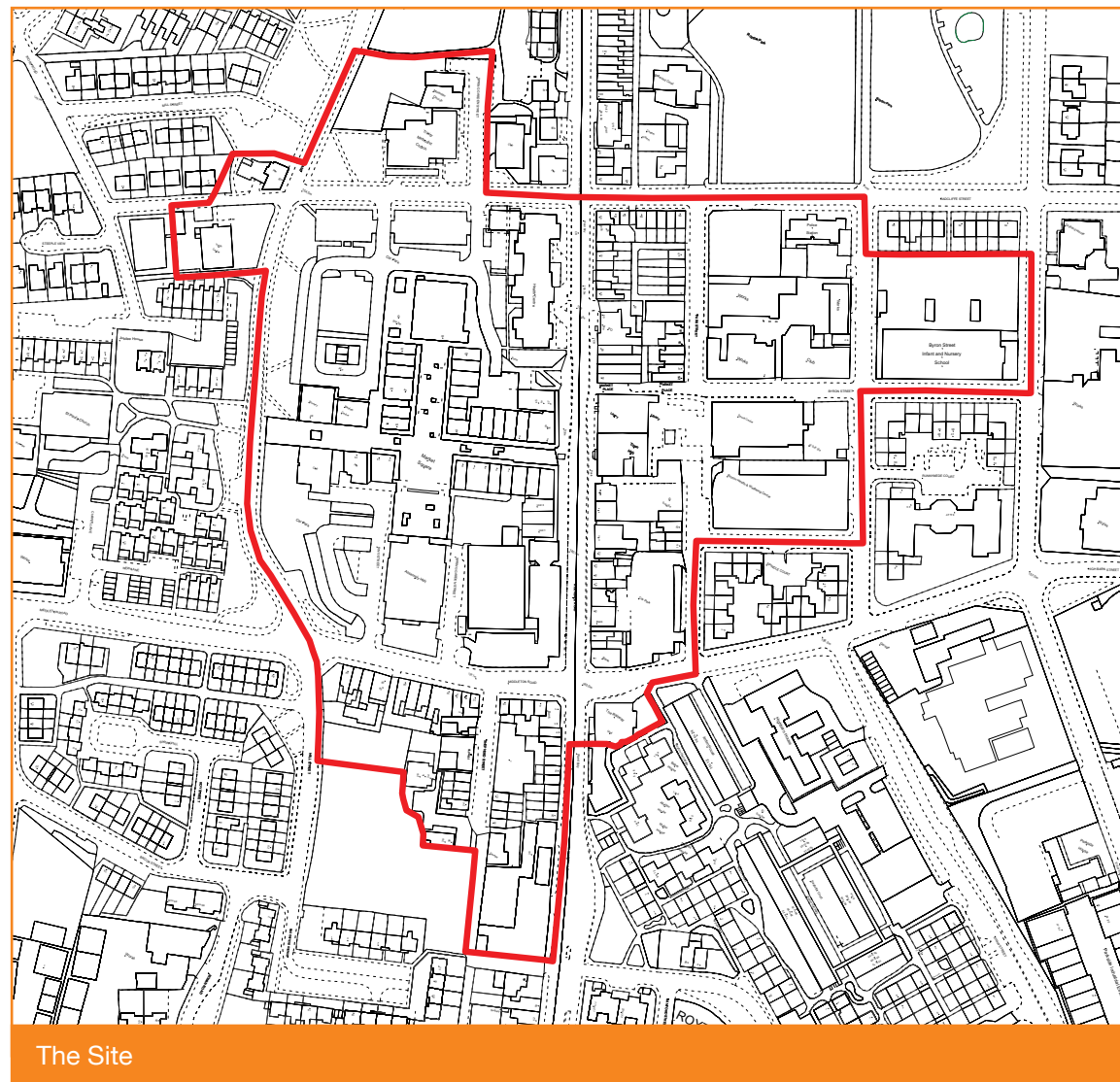
Royton Town Centre is a designated District Centre within the adopted Local Development Framework. There are a number of key heritage buildings within and around the Town Centre.

## Regeneration aims and objectives

Royton Town Centre is a small but busy market town that serves the local community. The opportunity exists to enhance its role and create a sustainable Town Centre that continues to serve the wider community.

## Specific Project objectives include:

- Extending and enhancing the retail offer, including upgrading of the existing precinct and outdoor market.
- Providing a new leisure centre
- Transforming the Town Hall to create a new neighbourhood hub delivering a comprehensive range of services to the local community.
- Creating a quality pedestrian friendly public realm throughout the Town Centre



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# Hollinwood Junction

Oldham Council are promoting significant development opportunities in and around Hollinwood Junction (J22 M60) to take full advantage of the sites strategic location within the Greater Manchester City Region. The Council have entered into a Strategic Partnering Agreement with Langtree Plc to bring forward 15 acres of council owned land for high quality business/employment led uses. Setting up The Hollinwood Partnership to work closely with other major land owners and co-ordinate development/marketing activity at this key location.

## **Catalyst:**

Significant public and private sector owned vacant development sites, with excellent transport links, providing an opportunity to establish a regionally strategic quality employment destination at a key gateway site into the Borough.

## **Location:**

One and a half miles to the South West of Oldham Town Centre on the main route into Manchester, Oldham Road (A62) and Junction 22 of the M60. The M62 is just two miles to the North with Hollinwood Metrolink station and park and ride facility at the Junction, due to open Summer 2012.

## **Site size:**

15 acres of purely Council owned land, plus other Private Sector led opportunities.

## **Site condition:**

Vacant cleared unencumbered site, suitable for immediate development (subject to detailed planning consent).

## **Key land ownerships:**

Oldham Council through an SPA with Langtree Plc and other key Private Sector land owners, via The Hollinwood Partnership.

## **Opportunities:**

Quality commercial and business/employment led development sites, taking full advantage of the unrivalled excellent transport links and strategic regional location.



The site

## Planning:

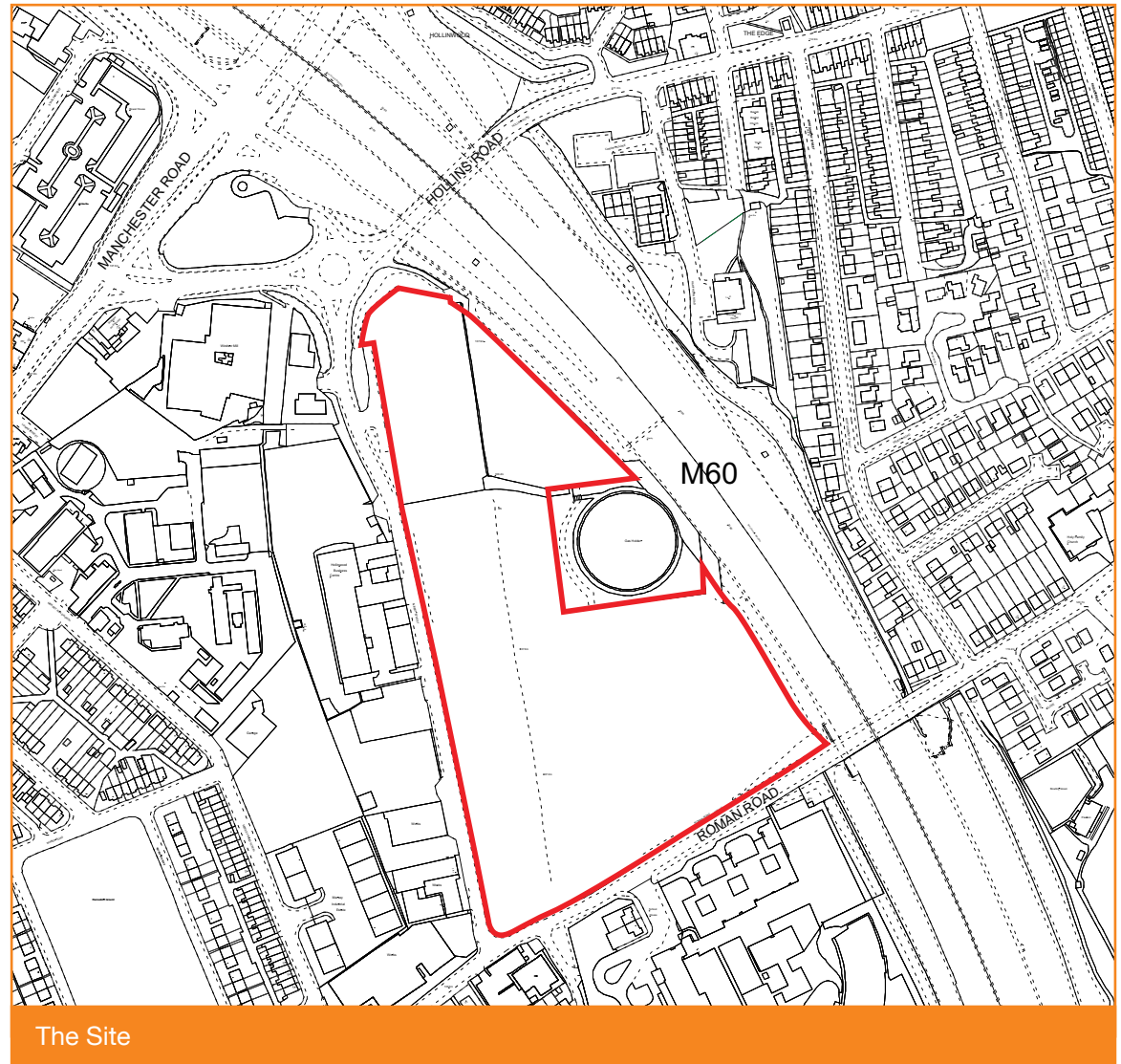
The site is allocated in the Local Development Framework for Business and Employment.

## Regeneration aims and objectives:

To see the development of high quality business floor space, along with the creation of a significant number of new jobs at this gateway location. To provide a range of business opportunities to make Oldham a location and destination of choice within the GM region.

## Specific project objectives include:-

- Developing employment sites that are currently vacant and under-utilised.
- Providing a range of new commercial development opportunities to establish Hollinwood Junction as a prime business destination of choice.
- To raise the profile and promote collaboration between all major land owners and occupiers at Hollinwood Junction, via the creation of The Hollinwood Partnership.
- To facilitate the removal of the existing redundant former Hollinwood gas holder.
- To take full advantage of the opening of the new Hollinwood Metrolink Station and Park and Ride Facility.
- To maximise job creation and to promote local employment, training and apprenticeship opportunities.
- To create and establish a unique iconic brand for Hollinwood Junction as a gateway into Oldham; including quality landmark buildings and structures, that provides a sense of place and identity within the region.
- To create a credible alternative business location to Manchester City Centre, based upon better value, with direct regional transport links via the Manchester – Oldham – Rochdale Metrolink line, the A62 Oldham to Manchester Road and both the M60 and M62 motorway network.



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# Lancaster Club

Oldham Council are acquiring the key gateway site into the Borough. The site will be used in conjunction with adjoining Council owned land to develop an attractive residential led scheme on the Manchester boundary.

**Catalyst:**

Public sector owned site with outline planning permission for residential-led mixed used development. Presenting opportunities to enhance a gateway site into the borough and subsequent regeneration of the Moston Brook Corridor.

**Location:**

South East corner of the Borough on the boundary with Manchester. Located on Broadway (A663) close to the junction with Oldham Road (A62). Metrolink directly to the South of the site.

**Site size:**

8.18ha in total.

**Site condition:**

Area includes former sports pitches and social club with naturalised area to the North.

**Key land ownerships:**

Land due to be acquired by the Council following satisfaction of contract conditions (anticipated Summer 2012). Land to the North of the Lancaster Club partially held within a charitable trust.

**Opportunities:**

Residential scheme taking advantage of the excellent transport links and adjoining area of open space. Commercial opportunity on Broadway (A663) frontage. Soccer Centre planned to be constructed in late-2012.



The site

## Planning:

The site is unallocated in the Local Development Framework.

The Council has secured outline planning permission for a residential-led mixed use scheme, comprising 144 residential properties, soccer centre and roadside commercial unit (A1, A2, A3, A4 or A5 uses).

Further information available via

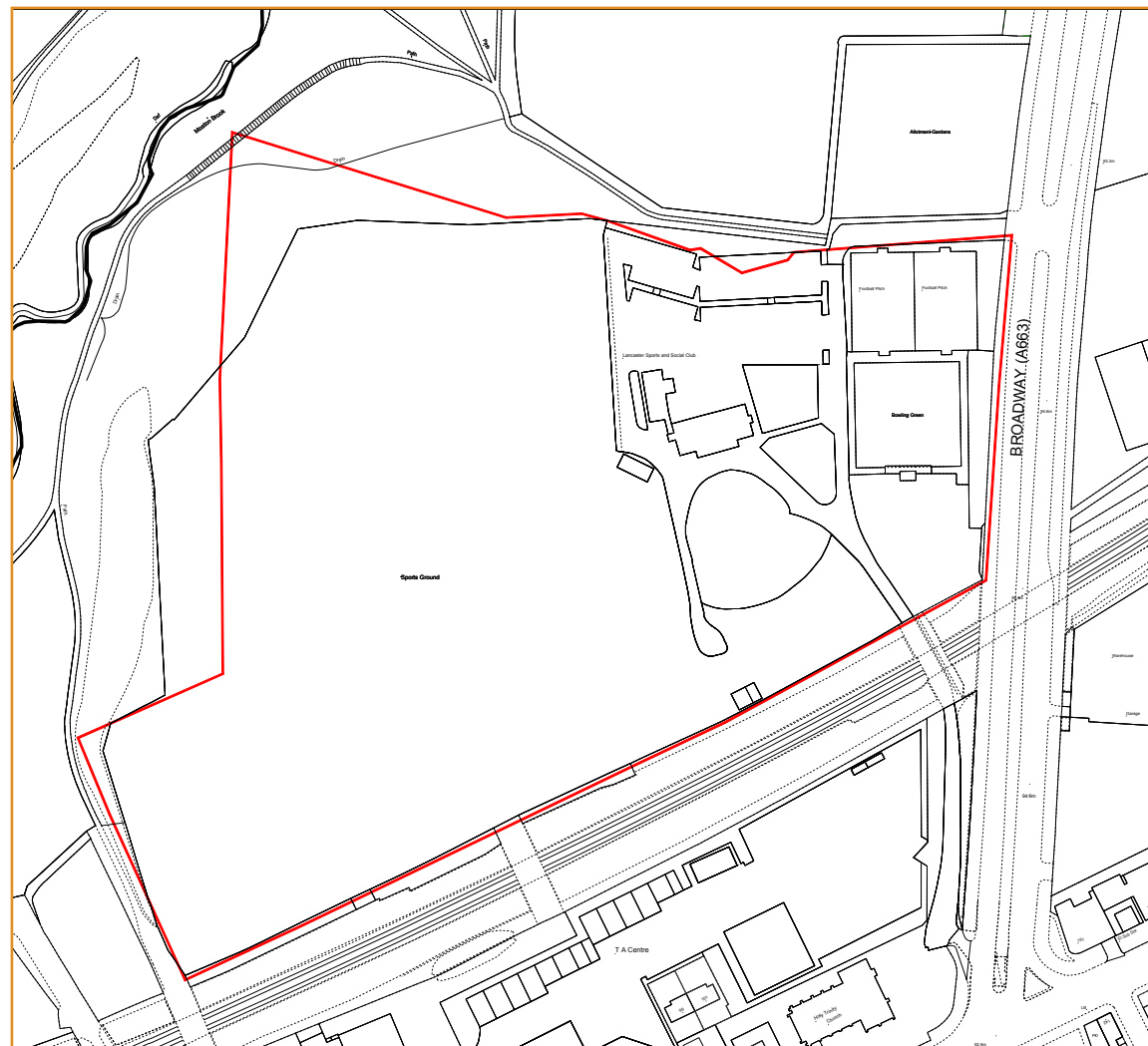
[www.oldham.gov.uk/planning-applications](http://www.oldham.gov.uk/planning-applications)

## Regeneration aims and objectives:

Support the existing owners of the Lancaster Club site. Promote an attractive site on the gateway into the Borough and provide a range of sustainable homes to make Oldham an address of choice.

Specific project objectives include:

- Developing a site which is currently under-utilised.
- Providing a range of sustainable residential properties that will help make Oldham an address of choice.
- Promoting links with the adjoining Moston Brook corridor – an area of open space which will be improved to provide a country park.
- Providing a Soccer Centre on the site with free community access promoting health, fitness and interaction.
- Relocation of existing sports facilities onto a site in Limehurst Village, devolving responsibility to a local sports club in accordance with the Council's Co-operative Agenda
- Relocated allotment gardens, providing more plots (taking into account existing demand) and a long term lease to the allotment society promoting the Council's Co-operative Agenda.



The Site

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# Foxdenton Employment Area

Oldham Council is working with the private sector to bring forward the development of 110 acres of land allocated in the recently adopted Local Development Framework. Creating a high quality Business Park on the only remaining large greenfield site available within the borough. The Foxdenton Employment Area is strategically located close to the M60 and M62 motorways forming part of the borough's M60 Arc of Opportunity.

## Catalyst

The site was brought forward in the Local Development Framework, adopted as Council policy in November 2011 for employment uses.

Foxdenton LLP is a joint venture between Grasscroft Property and Seddon.

## Location

Key site on the western side of the Oldham, between Broadway A663, Foxdenton Lane, Ferney Field Road and Hunt Lane

## Site Size

45ha (110 acres).

## Site condition

This predominantly greenfield site has been subject to some tipping and a former railway line bisects the site.

## Key ownerships

Foxdenton LLP has options on a substantial proportion of the site. Oldham Council has some ownership along the Broadway frontage.



The site

## Opportunities

Creation of a strategically located high quality business park on the only large predominantly greenfield site available within the borough. Forming part of Oldham's "M60 Arc of Opportunity" the site will attract new business investment to Greater Manchester by providing appropriate high quality premises that is exceptionally well served by sustainable modes of transport.

## Planning

The site is designated for employment uses and Oldham Council is seeking predominantly B1 and B2 uses. Some B8 use may be permissible. The planning policy recognises that the site infrastructure works may require some pump priming and up to 25% of the site could be developed for residential uses subject to that need being demonstrated via a viability study.

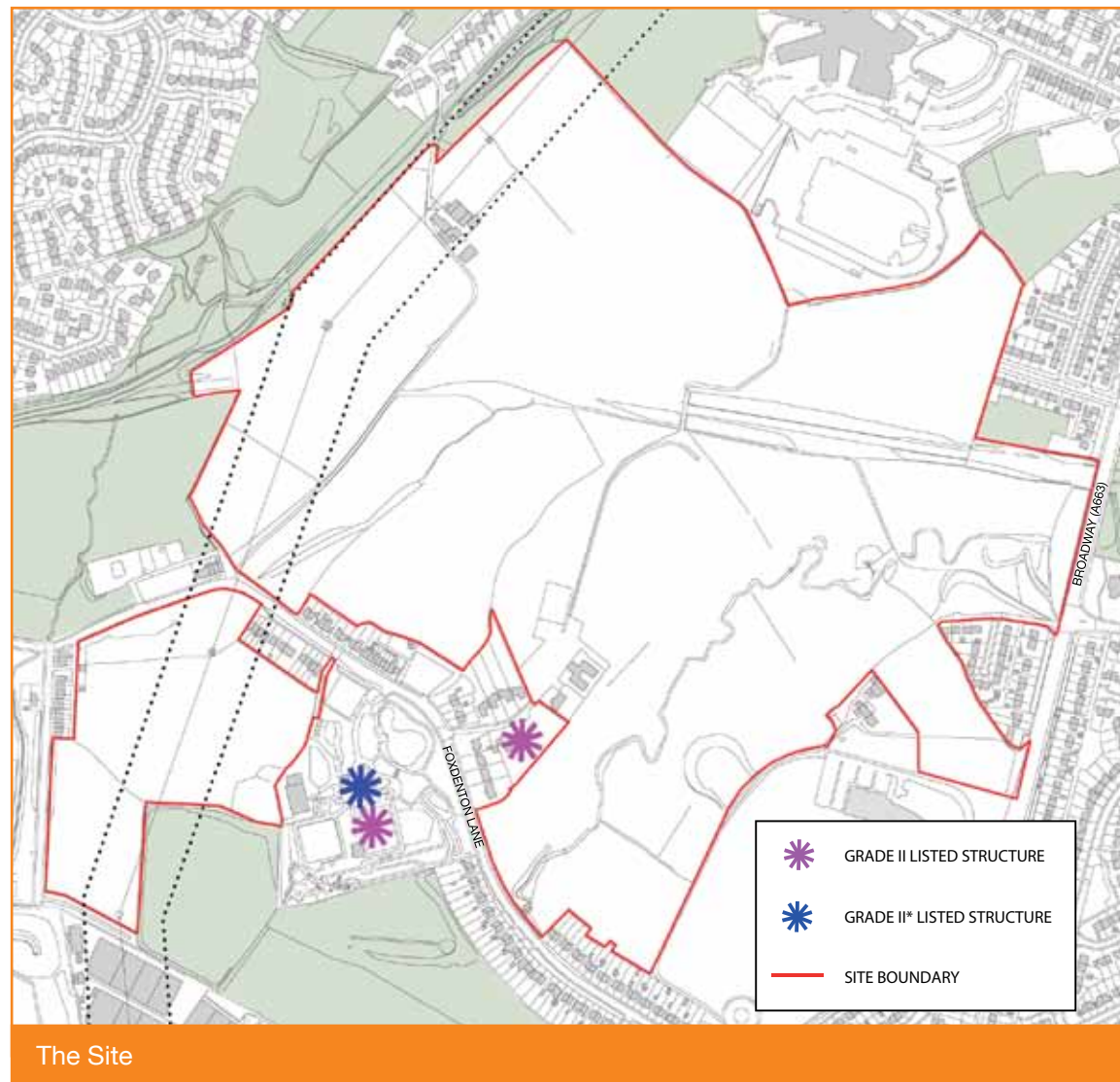
## Regeneration aims and objectives

The Foxdenton Employment Area is an attractive and accessible location on Broadway within one mile of the M60 Junction 20 and two miles of the M62 Junction 20.

The creation of a high quality business park creating in excess of 3,000 jobs. The scheme to include some residential development which will contribute to Oldham Council's aspirations to create a wider offer of housing opportunities.

Specific Project objectives include:

- Creation of a 30 hectare quality business park
- Development of 1 million sq ft of new industrial and business floor space
- 3,332 new FTE jobs created
- 1,073 construction jobs created
- Development of up to 380 residential units
- Reclamation of 11 hectares of derelict land



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