

# GREATER MANCHESTER SPATIAL FRAMEWORK

**GMCA**

**BOLTON**  
**BURY**

**MANCHESTER**  
**OLDHAM**

**ROCHDALE**  
**SALFORD**

**STOCKPORT**  
**TAMESIDE**

**TRAFFORD**  
**WIGAN**



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## EXECUTIVE SUMMARY

PLANNING FOR AN EVEN  
GREATER MANCHESTER

# WELCOME

Welcome to this summary of our consultation draft of the Greater Manchester Spatial Framework. This important plan for our growth needs your input and feedback to make it stronger and better for the future.

On the pages that follow you'll read about the main ideas and themes that have shaped the plan, the big strategic areas around which we want to focus growth, and the sites we've identified for possible new development across Greater Manchester.

Even though we have over 70% of our housing allocations for the future already outlined in urban areas, we still need the additional sites identified in this plan to make sure we have all the good quality, flexible homes and employment land we're going to need in the next 20 years.

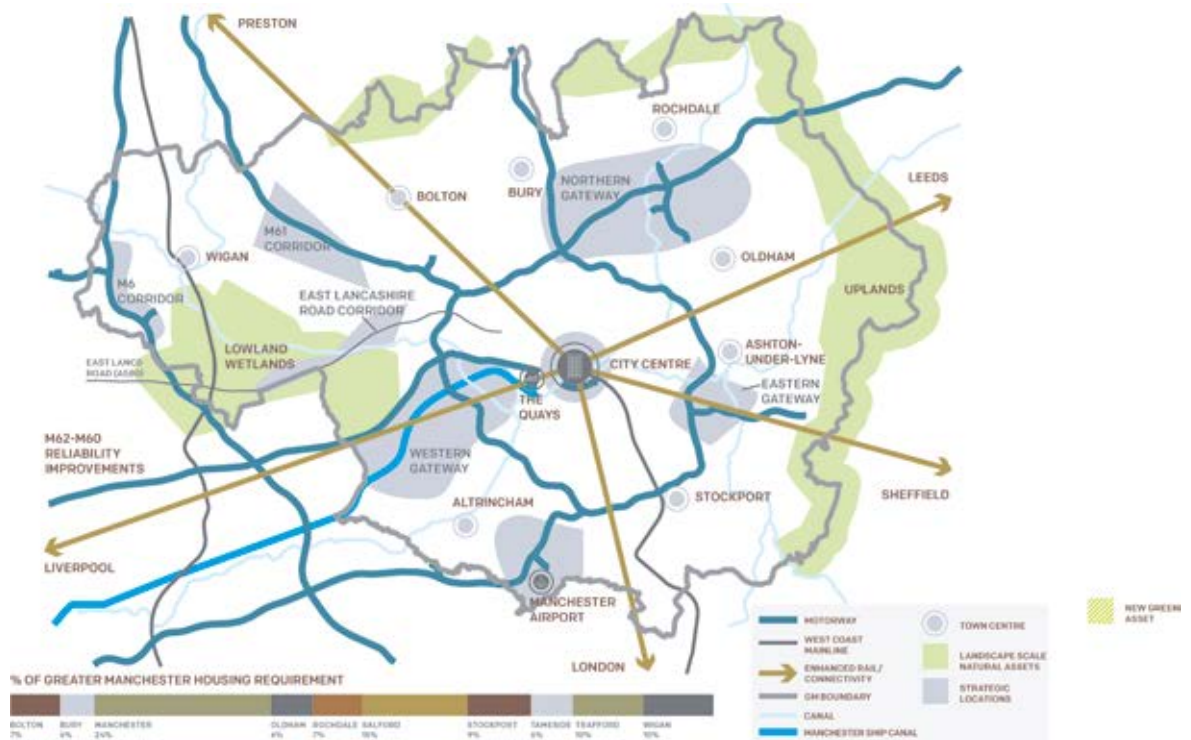
This plan is all about collaboration and offers the chance to consider how to drive prosperity and make the area as a whole work better, both socially and economically, while safeguarding and enhancing our important environmental assets.

Greater Manchester is growing and our aim with this plan is to make sure that growth is sustainable, equitable, shared across the whole region and recognised globally.

After all, a place with a plan is a place with a future.



**Cllr Richard Farnell**  
 Portfolio Lead for Planning and Housing



## VISION

Greater Manchester is already a thriving and vibrant city region, and our vision for the future is to be even more successful. We're looking towards a Greater Manchester that can compete on a global stage to attract investment, businesses, workers and tourists.

To make this happen, we need a plan.

That's why Greater Manchester's ten local authorities have been working together on a spatial framework for our conurbation, which will guide how we develop our homes, workplaces and transport over the next 20 years.

We will simultaneously deliver major economic, social and environmental improvements. To enable all residents to benefit, it's also crucial to support improvements in health, skills and quality of life, enhance green infrastructure, transport networks and combat climate change.

It's all about growing the region sustainably and making places where people want to live, work and visit.

That means more job opportunities for local people, improved infrastructure and a diverse range of homes. And as we create our new homes, we need to deliver a cleaner, greener and better-connected conurbation.

We want to take control of our future and make sure that prosperity reaches everyone in every part of Greater Manchester.





## KEY THEMES

Throughout the framework, there is a strong focus on regeneration and delivering high-quality infrastructure, facilities, services and environmental features for new and existing neighbourhoods across Greater Manchester. This focus has been guided by some important key themes.

### Garden city suburbs

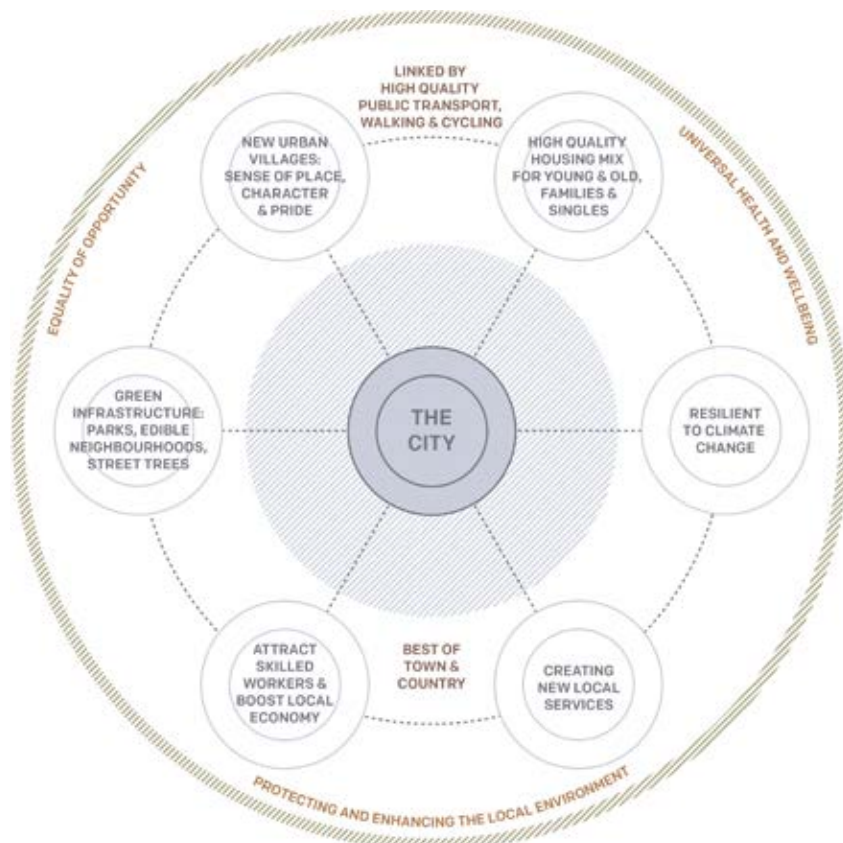
Our green belt allocations have been carefully selected to allow us to create new 'garden city' neighbourhoods that meet high environmental and social standards. To do this we've selected a few larger sites that have the scale needed to set that higher standard. We want to take a strong hand and guide development in a progressive direction, taking into account green space, community benefit, great transport links, affordability and fantastic local services.

### Greener growth

We're planning for a greener Greater Manchester by protecting our natural areas, improving the environmental credentials of new developments and making sure we're more resilient in the face of climate change.

There's a critical difference between green belt and green space. We're releasing some limited areas of green belt but still protecting our most important environmental assets from development or damage.

Greener development is about more than trees and wildlife. We also want to see more sustainable transport options, more energy efficient buildings, reduced flood risk and a cut in carbon emissions.



## Opportunity for all

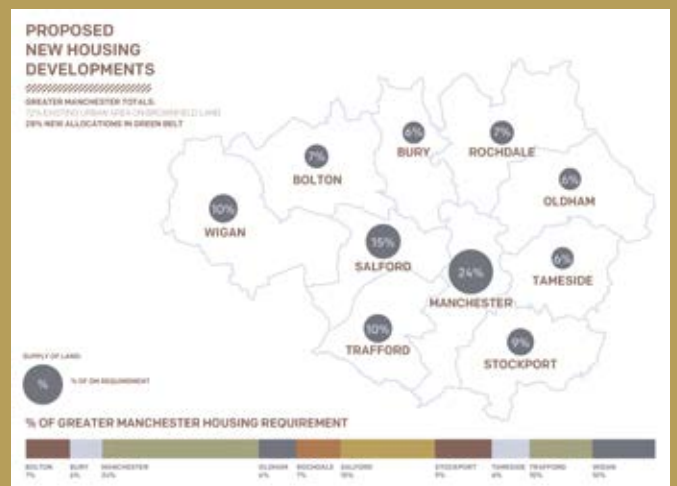
We forecast 200,000 new jobs for the people of Greater Manchester in the next two decades and we need a spatial plan that meets that level of ambition. The Greater Manchester Spatial Framework is all about creating places for prosperity and the continued success of the region.

By planning for growth across the whole of Greater Manchester, we can make sure that opportunities and prosperity can be shared more equally between our different districts and neighbourhoods and showcase our city region to a global audience.



## Homes you can afford

Greater Manchester is growing fast. With 300,000 more people expected to be living here by 2035, we need to plan for new, high quality homes that people can afford, from those just starting out and families who need a bit more room, to older people who want to be able to retire comfortably. New homes should embrace innovation too, with greater levels of flexibility as our lives change and high standards of design and sustainability.



## Local benefits

As we build new homes for Greater Manchester, we'll also be planning for improved services and local amenities in communities. We also want to see less congestion. By having a strong plan for sustainable development we can make sure local areas aren't overwhelmed by demand but actually see new local benefits unlocked through new developments.

By working to ensure these are new, signature developments at scale, we can work with developers to create the health centres, schools and local centres so urgently needed in many parts of Greater Manchester.



## STRATEGIC LOCATIONS

All parts of Greater Manchester will make a contribution towards growth and prosperity, but a small number of locations will be strategically significant in terms of their economic importance and role in meeting future development needs.

### City centre

The city centre will continue to provide the primary focus for business, retail, leisure, culture and tourism activity, and will be a priority for investment in development and infrastructure improvements.

Key locations for development are:

- Piccadilly/Mayfield (including HS2 proposals)
- Spinningfields, St Johns and the Civic Quarter
- Corridor Manchester
- Salford Central and Greengate
- Greater Jackson Street and NOMA/Ancoats, providing key residential-based development opportunities.

### Main town centres

The main town centres in Greater Manchester are: Altrincham, Ashton-Under-Lyne, Bolton, Bury, Oldham, Rochdale, Stockport and Wigan.

The role of these main town centres as local economic drivers will continue to be developed, providing the primary focus for economic, retail, leisure and cultural activity in their surrounding areas.

### The Quays

The Quays, consisting of Salford Quays and Trafford Wharfside, will be characterised by a wide mix of uses, and its business, housing and tourism/leisure roles will all be significantly expanded.

### Airport Gateway

The Airport Gateway provides a unique combination of outstanding international connections and excellent public transport access. The Manchester Airport City Enterprise Zone offers a range of high quality development opportunities in an area of high market demand.

### Western Gateway

The Western Gateway includes some of Greater Manchester’s most significant economic areas, such as Trafford Park and Trafford City. The scale of development across the area will make a big contribution to Greater Manchester’s economic and residential growth, with a small collection of sites delivering substantial numbers of new jobs and homes.

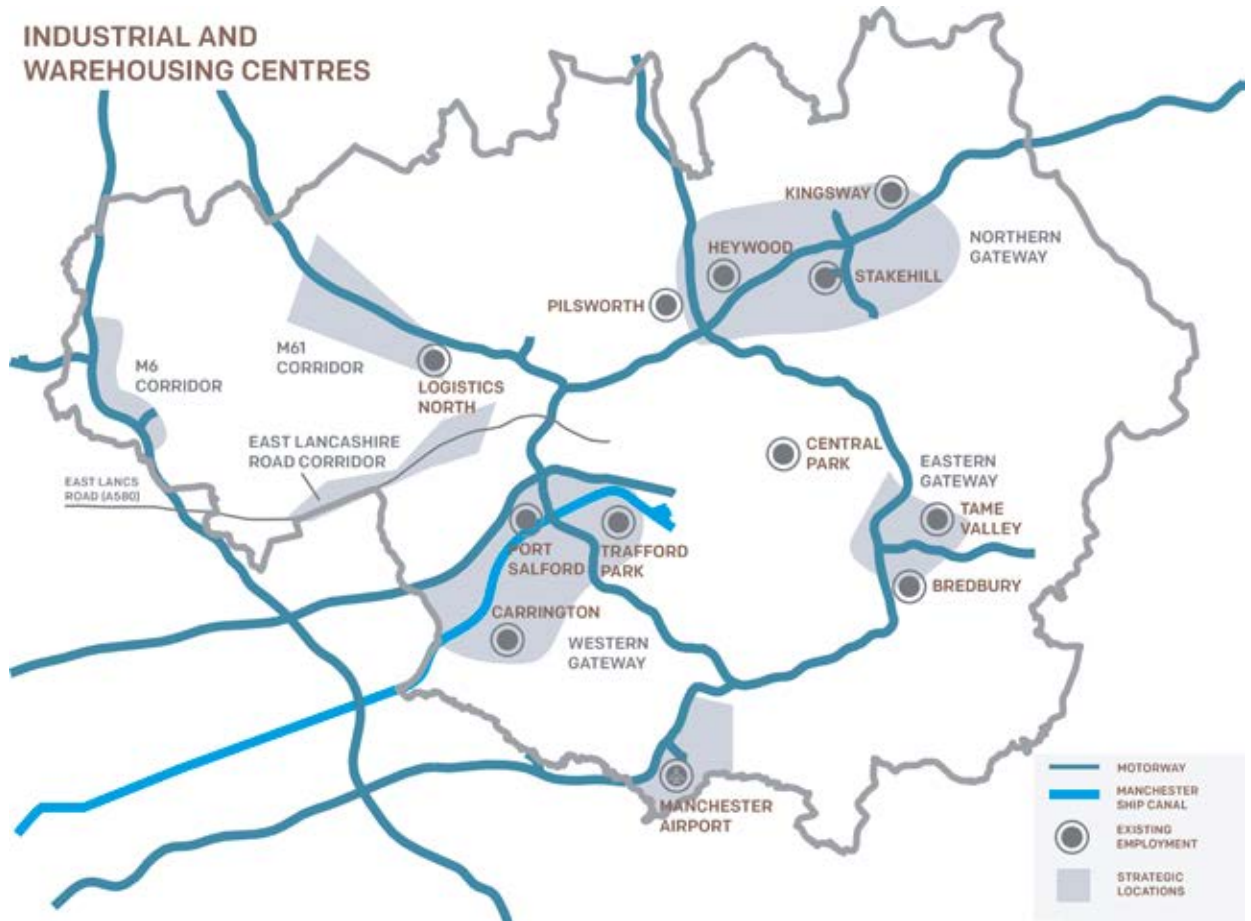
### Northern Gateway

The Northern Gateway covers a stretch of the M62 corridor around its intersection with the M66. It provides a unique opportunity to enhance the economic role of the northern and eastern parts of Greater Manchester and significantly increase the supply of new housing.





## INDUSTRIAL AND WAREHOUSING CENTRES



## OFFICES



## **Eastern Gateway**

The Eastern Gateway will help to drive Greater Manchester's economic growth from the eastern side of the region through a range of opportunities including further development of Ashton Moss, a new neighbourhood centre at Godley Green and expansion of Bredbury Park Industrial Estate.

## **Corridors**

To ensure a more balanced pattern of growth across Greater Manchester, the key strategic locations will be complemented by a series of corridors.

### **East Lancashire Road Corridor**

The East Lancashire Road will create an important growth corridor on the western side of Greater Manchester, linking through to Merseyside and offering opportunities for major development.

### **M61 Corridor**

The M61 Corridor provides a key economic location extending through the north west of Greater Manchester. It builds on the success of Logistics North by bringing forward major mixed use development around Horwich Loco Works and sustainable housing growth at Westhoughton.

### **M6 Motorway Corridor**

The M6 motorway is a significant growth corridor on the western side of Greater Manchester, on the primary north-south road from the south of England and Midlands through the north west to Scotland. It offers two major opportunities for significant economic development at Junctions 25 and 26 with a small amount of new housing associated with residential areas close by.





The strategic locations are complemented by a range of other sites.

### **Bolton**

North Bolton Strategic Opportunity Area

### **Bury**

Elton Reservoir Area

Walshaw

Holcombe Brook

Seedfield

Baldingstone

### **Manchester**

Southwick Park

### **Oldham**

Broadbent Moss

Cowlishaw

Hanging Chadder

Beal Valley

Robert Fletchers

### **Rochdale**

Bamford/Norden

Land in Roch Valley, Smallbridge/Littleborough

Trows Farm, Castleton

Land to the North East of Smithy Bridge

Land at Lane End, East of Heywood

### **Salford**

East Boothstown

Hazelhurst Farm

### **Stockport**

Woodford

High Lane

Land off A34

Heald Green

### **Tameside**

Sidebottom Fold

South Tameside

Mottram M67 North and South

North Ashton-under-Lyne Area

### **Wigan**

Liverpool Road, Hindley

North of New Springs

# ALLOCATIONS



# **GREATER**

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# **MANCHESTER**

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# **SPATIAL**

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# **FRAMEWORK**

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Find out more:

We want to hear from you. Get involved and have your say via our consultation portal:  
<https://gmsf-consult.objective.co.uk/portal/>

The full draft of the Greater Manchester Spatial Framework can be downloaded here:  
[gmsf.objective.co.uk/file/4216139](https://gmsf.objective.co.uk/file/4216139)

Follow us on Twitter [@GMSpatialFrame](https://twitter.com/GMSpatialFrame) and we'll keep you posted on our plans for an even Greater Manchester.