

Authority Monitoring Report 2023-2024

December 2024

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1. Introduction

- 1.1. Bury's Annual Monitoring Report covers the period 1 April 2023 to 31 March 2024. The requirement to produce monitoring reports is contained within Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended by paragraph 113 of the Localism Act 2011). The Town and Country Planning (Local Planning) (England) Regulations 2012 - Part 8 Regulation 34 also outlines what should be included within a Monitoring Report.
- 1.2. This Authority's Monitoring Report has been principally prepared in order to:
- Monitor progress with Local Plan preparation;
 - Report any activity relating to the duty to cooperate;
 - Set out any information which relates to indicators in the plan; and
 - Identify any policies which are not being implemented.
- 1.3. The Council is in the process of replacing the current Unitary Development Plan with a two-tiered development plan that will consist of:
- The Places for Everyone Plan – which includes strategic policies and site allocations that are of sub-regional significance; and
 - The Bury Local Plan – which will deal with local issues and policies.

Context

- 1.4. Bury lies in the northern sector of Greater Manchester on the edge of the western Pennines. The borough has a mix high density urban areas, suburbs and semi-rural locations in the south just four miles from Manchester City Centre. To the north, there are several rural villages and areas of open countryside. Bury Town Centre itself is located at a pivotal location between Bolton, Rochdale, Manchester and the Lancashire Counties. The town has a proud military history and has always had a military connection with the Lancashire Fusiliers Regiment. The world famous and award winning Bury Market has been in operation for over 500 years and attracts visitors from across the UK. The town has a rich cultural offering, with museums and arts venues to explore. Bury was the Greater Manchester Town of Culture in 2021.

- 1.5. Bury consists of six towns – Bury, Ramsbottom, Tottington, Radcliffe, Whitefield and Prestwich, and is one of ten councils that make up the Greater Manchester Combined Authority.
- 1.6. Bury Council has ambitious plans to transform the borough as outlined in the Bury 2030 Strategy, which aims to achieve ‘Faster economic growth than the national average, with lower than national average levels of deprivation’ The Let’s Do It Strategy sets out four clear principles which will guide our work – Local, Enterprise, Together and Strength. The Council has introduced a number of measures to further these aims; we have received Government funding through Levelling Up programme to help transform the borough.

2. Monitoring Methodology

2.1. This report will outline the following:

- **At Section 3: Implementation of the Local Development Scheme**
 - Review actual progress against the Local Development Scheme (LDS) timetable; and
 - List any adopted or approved Local Plan or Supplementary Planning Documents (SPDs) that were listed in the LDS.
- **At Section 4: Implementation of Local Policy**
 - Where policies are not being implemented, explain why and set out the steps (if any) to be taken to implement the policy;
- **At Section 5: Other monitoring matters**
 - Specify the number of net additional dwellings (including affordable dwellings) delivered during the reporting period and since the policy began, in any part of the area as relevant;
 - Specify the number of employment completions and floorspace;
 - Details of approvals and appeals (particularly those relating to Green Belt and Listed Buildings);
 - Details of the sites of scientific interest and sites of biological importance in the borough;
 - Detail action taken under Duty to Co-operate requirements during the reporting period;
 - Detail any Neighbourhood Development Orders (NDO) or Neighbourhood Development Plans (NDP) made; and
 - Report on financial information relating to Community Infrastructure Levy (CIL) receipts as required under Reg 62(4) CIL Regulations 2012.

3. Implementation of the Local Development Scheme

- 3.1. The Planning and Compulsory Purchase Act 2004 (“the Act”) requires Local Planning Authorities (LPAs) to prepare and publish a Local Development Scheme (LDS), which is a project plan listing all the planning documents that the council proposes to prepare and details their content and timescale for production.
- 3.2. This section of the Monitoring Report, therefore, examines the progress that the council has made in preparing the Local Plan documents as set out in the LDS project plan covering the monitoring period from 1 April 2022 to 31 March 2023 inclusive. It addresses the questions:
- Have the timetables and milestones for Local Development Document (LDDs) preparation set out in the LDS been met?
 - Is progress being made towards them?
 - If not, what are the reasons and what action is being taken to address them?

Performance in Preparing Local Development Documents (1 April 2023 to 31 March 2024)

- 3.3. Local Development Scheme
- 3.4. The Local Development Scheme in place for this monitoring period was published in February 2022 and can be viewed on the Council's website¹. The LDS reflected the latest Places for Everyone timescales at the time, however the Examination in Public took two years following submission in early 2022 which subsequently impacted the expected date of adoption.
- 3.5. Places for Everyone Joint Development Plan

¹ <https://www.bury.gov.uk/planning-building-control/policy-and-projects/planning-policy/local-development-scheme>

- 3.6. The Places for Everyone (PfE) Joint Development Plan 2022 - 2039 is the strategic spatial plan for nine Greater Manchester local authorities (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan), and as such sets out a collective planning policy framework across the nine PfE local authorities. The PfE was adopted with effect from 21 March 2024.
- 3.7. The PfE Plan forms the Part 1 Plan of the Development Plan for each of the nine PfE local authorities, including Bury Council, and is used to assess individual planning applications. Local plans need to be consistent with the PfE and neighbourhood plans need to be in general conformity with the plan's strategic policies. The PfE Plan provides an appropriate strategic policy framework for local plans to be produced in the nine PfE local authorities. A separate annual monitoring report for PfE will be prepared.
- 3.8. Emerging Bury Local Plan
- 3.9. The timescales for the emerging Bury Local Plan within the LDS were subject to progress on the Places for Everyone joint plan and the timetable of the inspectorate. As such, the timescales for consultation on the first draft plan was delayed during the reporting period 1 April 2023 to 31 March 2024. In March 2024, Regulation 18 Notification stage of the Local Plan was reached, which included a call for sites and consultation on the Integrated Appraisal Scoping.
- 3.10. The updated LDS, which was published outside of the reporting period in February 2025, provides the latest indication of timescales.

Table 1 Bury Local Plan Timetable (February 2025)

Stage of production	Milestone
Regulation 18 Notification /Call for Sites/consultation on Integrated Appraisal scoping	March 2024
Consultation on draft plan	March 2025
Publication of Proposed Submission Documents	November 2025
Submission	April 2026
Examination in Public*	September 2026
Adoption*	December 2026

* Subject to the timetable of the Planning Inspectorate

- 3.11. In accordance with this schedule, the Draft Bury Local Plan was consulted on in March 2025 and responses are now being considered, with publication expected later in 2025.
- 3.12. Neighbourhood Plans
- 3.13. The Prestwich Neighbourhood Forum is in the process of preparing their own neighbourhood plan.
- 3.14. Community Infrastructure Levy
- 3.15. The Council has not adopted a CIL.
- 3.16. Supplementary Planning Documents
- 3.17. Supplementary Planning Documents (SPDs) provide further guidance and information relating to one or more specific policies or proposals set out in the Local Plan and once adopted they are material considerations when determining planning applications. A full list of adopted Supplementary Planning Documents can be found on the council website². The Supplementary Planning Documents all form part of the objective of creating quality places.
- 3.18. Joint Minerals and Waste DPD
- 3.19. The Waste Plan was formally adopted by all the Greater Manchester authorities on 1st April 2012.
- 3.20. The Greater Manchester Joint Minerals Plan was adopted by all 10 Authorities in April 2013. This sets out policies to guide future minerals development and identifies Areas of Search and Mineral Safeguarding Areas in order to meet aggregate requirements and to protect minerals resources across Greater Manchester to 2028.

² <https://www.bury.gov.uk/planning-building-control/policy-and-projects/planning-policy/supplementary-planning-advice>

4. Implementation of Local Policy

- 4.1. The Bury Unitary Development Plan (UDP) acts as a guide for the future development or protection of land in the Borough and together with other adopted Development Plan Documents its policies and proposals form the basis for the Council's decisions on planning applications.
- 4.2. The current Bury UDP was adopted by the Council on 29th August 1997. The Council is now working to replace the adopted UDP with a new document called the Bury Local Plan. Until the new Local Plan is produced the UDP will continue be used to make planning decisions.
- 4.3. In 2007 the Council had to decide which policies they wanted to keep until the new Local Plan was adopted. The Secretary of State agreed that all policies should be saved apart from Policy OL7/1 (East Lancashire Paper Mill Water Catchment Area). This means that this policy is no longer used to make planning decisions.
- 4.4. Since then, a number of other policies have now been replaced by policies in the Places for Everyone development plan document as of 21 March 2024.
- 4.5. As such, all of the saved policies of the unitary development plan were being implemented during the 2023 to 2024 monitoring year, except for those policies listed in the tables below. The tables also identifies reasons why, and what steps if any are being taken to secure their future implementation.

Economy and employment

- 4.6. The following policies are not being implemented. The reasons why and what steps are being taken to secure their future implementation are provided where relevant.

Table 2. Employment policies not implemented in 2023-2024 monitoring year.

Unitary Development Plan Policy	Why the policy is not being implemented	What steps (if any) are being taken to secure that the policy is implemented
EC1 Employment Land Provision	This policy was replaced by Places for Everyone Policy JP-J1 for Supporting Long-Term Economic Growth as of 21 March 2024.	Not applicable.
EC2 Existing Industrial Areas and Premises	This policy was replaced by Places for Everyone Policy JP-J2 for Employment Sites and Premises and Policy JP-J4 Industry and Warehousing Development as of 21 March 2024.	Not applicable.
EC3 Improvement of Older Industrial Areas and Premises	This policy was replaced by Places for Everyone Policy JP-J2 for Employment Sites as of 21 March 2024.	Not applicable.
EC3/1 Measures to Improve Industrial Areas	This policy was replaced by Places for Everyone Policy JP-J2 for Employment Sites as of 21 March 2024.	Not applicable.
EC5 Offices	This policy was replaced by Places for Everyone Policy JP-J3 for Office Development as of 21 March 2024.	Not applicable.

Housing

- 4.7. The following policies are not being implemented. The reasons why and what steps are being taken to secure their future implementation are provided where relevant.

Table 3. Housing policies not implemented in 2023-2024 monitoring year.

Unitary Development Plan Policy	Why the policy is not being implemented	What steps (if any) are being taken to secure that the policy is implemented
H1 Housing Land Provision	This policy was replaced by Places for Everyone Policy JP-H1 for Scale, Distribution and Phasing of New Housing Development as of 21 March 2024.	Not applicable.
H2 Housing Environment and Design	This policy was replaced by Places for Everyone Policy JP-H3 for Type, Size and Design of New Housing as of 21 March 2024.	Not applicable.

Unitary Development Plan Policy	Why the policy is not being implemented	What steps (if any) are being taken to secure that the policy is implemented
H4 Housing Need	This policy was replaced by Places for Everyone Policy JP-P1 Sustainable Places as of 21 March 2024.	Not applicable.

Green and Blue Infrastructure, Flood Risk and Environment

- 4.8. The following policies are not being implemented. The reasons why and what steps are being taken to secure their future implementation are provided where relevant.

Table 4. Environment policies not implemented in 2023-2024 monitoring year.

Unitary Development Plan Policy	Why the policy is not being implemented	What steps (if any) are being taken to secure that the policy is implemented
EN1 Environment	This policy was replaced by Places for Everyone Policy JP-P1 Sustainable Places as of 21 March 2024.	Not applicable.
EN1/1 Visual Amenity	This policy was replaced by Places for Everyone Policy JP-P1 Sustainable Places as of 21 March 2024.	Not applicable.
EN1/3 Landscaping Provision	This policy was replaced by Places for Everyone Policy JP-P1 Sustainable Places as of 21 March 2024.	Not applicable.
EN1/11 Public Utility Infrastructure	This policy was replaced by Places for Everyone Policy JP-P1 Sustainable Places as of 21 March 2024.	Not applicable.
EN2 Conservation and Listed Buildings	This policy was replaced by Places for Everyone Policy JP-P2 Heritage as of 21 March 2024.	Not applicable.
EN4 Energy Conservation	This policy was replaced by Places for Everyone Policy JP-S2 Carbon and Energy and JP-S3 Heat and Energy Networks as of 21 March 2024.	Not applicable.
EN4/1 Renewable Energy	This policy was replaced by Places for Everyone Policy JP-S2 Carbon and Energy	Not applicable.

Unitary Development Plan Policy	Why the policy is not being implemented	What steps (if any) are being taken to secure that the policy is implemented
	and JP-S3 Heat and Energy Networks as of 21 March 2024.	
EN4/2 Energy Efficiency	This policy was replaced by Places for Everyone Policy JP-S2 Carbon and Energy and JP-S3 Heat and Energy Networks as of 21 March 2024.	Not applicable.
EN5 Flood Protection and Defence	This policy was replaced by Places for Everyone Policy JP-S4 Flood Risk and the Water Environment as of 21 March 2024.	Not applicable.
EN5/1 New Development and Flood Risk	This policy was replaced by Places for Everyone Policy JP-S4 Flood Risk and the Water Environment as of 21 March 2024.	Not applicable.
EN6 Conservation of the Natural Environment	This policy was replaced by Places for Everyone Policy JP-G8 A Net Enhancement of Biodiversity and Geodiversity as of 21 March 2024.	Not applicable.
EN6/5 Sites of Geological Interest	This policy was replaced by Places for Everyone Policy JP-G8 A Net Enhancement of Biodiversity and Geodiversity as of 21 March 2024.	Not applicable.
EN7 Pollution Control	This policy was replaced by Places for Everyone Policy JP-P1 Sustainable Places as of 21 March 2024.	Not applicable.
EN7/1 Atmospheric Pollution	This policy was replaced by Places for Everyone Policy JP-S5 Clean Air as of 21 March 2024.	Not applicable.
EN8 Woodland and Trees	This policy was replaced by Places for Everyone Policy JP-G7 Trees and Woodland as of 21 March 2024.	Not applicable.
EN9 Landscape	This policy was replaced by Places for Everyone Policy JP-G1 Landscape Character as of 21 March 2024.	Not applicable.
EN9/1 Special Landscape Area	This policy was replaced by Places for Everyone Policy JP-G1 Landscape Character as of 21 March 2024.	Not applicable.

Recreation

- 4.9. The following policies are not being implemented. The reasons why and what steps are being taken to secure their future implementation are provided where relevant.

Table 5. Recreation policies not implemented in 2023-2024 monitoring year.

Unitary Development Plan Policy	Why the policy is not being implemented	What steps (if any) are being taken to secure that the policy is implemented
RT1 – Existing Provision for Recreation in the Urban Area	This policy was replaced by Places for Everyone Policy JP-P7 Sport and Recreation as of 21 March 2024.	Not applicable.
RT2/3 Education Recreation Facilities	This policy was replaced by Places for Everyone Policy JP-P7 Sport and Recreation as of 21 March 2024.	Not applicable.
RT2/4 Dual-Use of Education Facilities	This policy was replaced by Places for Everyone Policy JP-P7 Sport and Recreation as of 21 March 2024.	Not applicable.
RT3 Recreation In The Countryside	This policy was replaced by Places for Everyone Policy JP-G2 Green Infrastructure Network, JP-G3 River Valleys and Waterways and JP-G5 Uplands as of 21 March 2024.	Not applicable.

Green Belt and Open Land

- 4.10. The following policies are not being implemented. The reasons why and what steps are being taken to secure their future implementation are provided where relevant.

Table 6. Green Belt and Open Land policies not implemented in 2023-2024 monitoring year.

Unitary Development Plan Policy	Why the policy is not being implemented	What steps (if any) are being taken to secure that the policy is implemented
OL1 Green Belt	This policy was replaced by Places for Everyone Policy JP-G9 Green Belt as of 21 March 2024.	Not applicable.
OL1/1 Designation of Green Belt	This policy was replaced by Places for Everyone Policy JP-G9 Green Belt as of 21 March 2024.	Not applicable.
OL3 Urban Open Space	This policy was replaced by Places for Everyone Policy JP-G6 Urban Green Space as of 21 March 2024.	Not applicable.

Unitary Development Plan Policy	Why the policy is not being implemented	What steps (if any) are being taken to secure that the policy is implemented
OL3/1 Protection of Urban Open Space	This policy was replaced by Places for Everyone Policy JP-G6 Urban Green Space as of 21 March 2024.	Not applicable.
OL5 River Valleys	This policy was replaced by Places for Everyone Policy JP-G2 Green Infrastructure Network and JP-G3 River Valleys and Waterways as of 21 March 2024.	Not applicable.

Transport

- 4.11. The following policies are not being implemented. The reasons why and what steps are being taken to secure their future implementation are provided where relevant.

Table 7. Transport policies not implemented in 2023-2024 monitoring year.

Unitary Development Plan Policy	Why the policy is not being implemented	What steps (if any) are being taken to secure that the policy is implemented
HT1 A Balanced Transportation Strategy	This policy was replaced by Places for Everyone Policy JP-C1 An Integrated Network, JP-P1 Sustainable Places and JP-C5 Streets for All.	Not applicable.
HT2/6 – Replacement Car Parking	This policy was replaced by Places for Everyone Policy JP-C8 Transport Requirements of New Development as of 21 March 2024.	Not applicable.
HT2/10 – Development Affecting Trunk Roads	This policy was replaced by Places for Everyone Policy JP-C8 Transport Requirements of New Development as of 21 March 2024.	Not applicable.
HT3 Public Transport	This policy was replaced by Places for Everyone Policy JP-C1 An Integrated Network and JP-C3 Public Transport as of 21 March 2024.	Not applicable.
HT4 New Development	This policy was replaced by Places for Everyone Policy JP-C8 Transport Requirements of New Development as of 21 March 2024.	Not applicable.
HT6 Pedestrians and Cyclists	This policy was replaced by Places for Everyone Policy JP-C1 An Integrated	Not applicable.

Unitary Development Plan Policy	Why the policy is not being implemented	What steps (if any) are being taken to secure that the policy is implemented
	Network, JP-C5 Streets for All and JP-C6 Walking and Cycling as of 21 March 2024.	
HT6/2 – Pedestrian/Vehicular Conflict	This policy was replaced by Places for Everyone Policy JP-C5 Streets for All and JP-C6 Walking and Cycling as of 21 March 2024.	Not applicable.
HT7 Freight	This policy was replaced by Places for Everyone Policy JP-C7 Freight and Logistics as of 21 March 2024.	Not applicable.

Community Facilities

- 4.12. The following policies are not being implemented. The reasons why and what steps are being taken to secure their future implementation are provided where relevant.

Table 8. Community Facilities policies not implemented in 2023-2024 monitoring year.

Unitary Development Plan Policy	Why the policy is not being implemented	What steps (if any) are being taken to secure that the policy is implemented
CF1 Proposals for New and Improved Community Facilities	This policy was replaced by Places for Everyone Policy JP-P1 Sustainable Places and JP-P3 Cultural Facilities as of 21 March 2024.	Not applicable.
CF2 Education Land and Buildings	This policy was replaced by Places for Everyone Policy JP-P5 Education, Skills and Knowledge as of 21 March 2024.	Not applicable.
CF4 Healthcare Facilities	This policy was replaced by Places for Everyone Policy JP-P6 Health as of 21 March 2024.	Not applicable.
CF5 Childcare Facilities	This policy was replaced by Places for Everyone Policy JP-P5 Education, Skills and Knowledge as of 21 March 2024.	Not applicable.

Minerals and Waste

- 4.13. The following policies are not being implemented. The reasons why and what steps are being taken to secure their future implementation are provided where relevant.

Table 9. Minerals and Waste policies not implemented in 2023-2024 monitoring year.

Unitary Development Plan Policy	Why the policy is not being implemented	What steps (if any) are being taken to secure that the policy is implemented
MW1 Protection Of Mineral Resources	This policy was replaced by Places for Everyone Policy JP-S6 for Resource Efficiency as of 21 March 2024.	Not applicable.
MW2 Environmental Considerations For Mineral Workings	This policy was replaced by Places for Everyone Policy JP-S6 for Resource Efficiency as of 21 March 2024.	Not applicable.
MW3 Waste Disposal Facilities	This policy was replaced by Places for Everyone Policy JP-S6 for Resource Efficiency as of 21 March 2024.	Not applicable.
MW3/1 Derelict or Degraded Land (Waste)	This policy was replaced by Places for Everyone Policy JP-S6 for Resource Efficiency as of 21 March 2024.	Not applicable.
MW3/2 Waste Recycling and Bulk Reduction	This policy was replaced by Places for Everyone Policy JP-S6 for Resource Efficiency as of 21 March 2024.	Not applicable.

5.Other Monitoring Matters

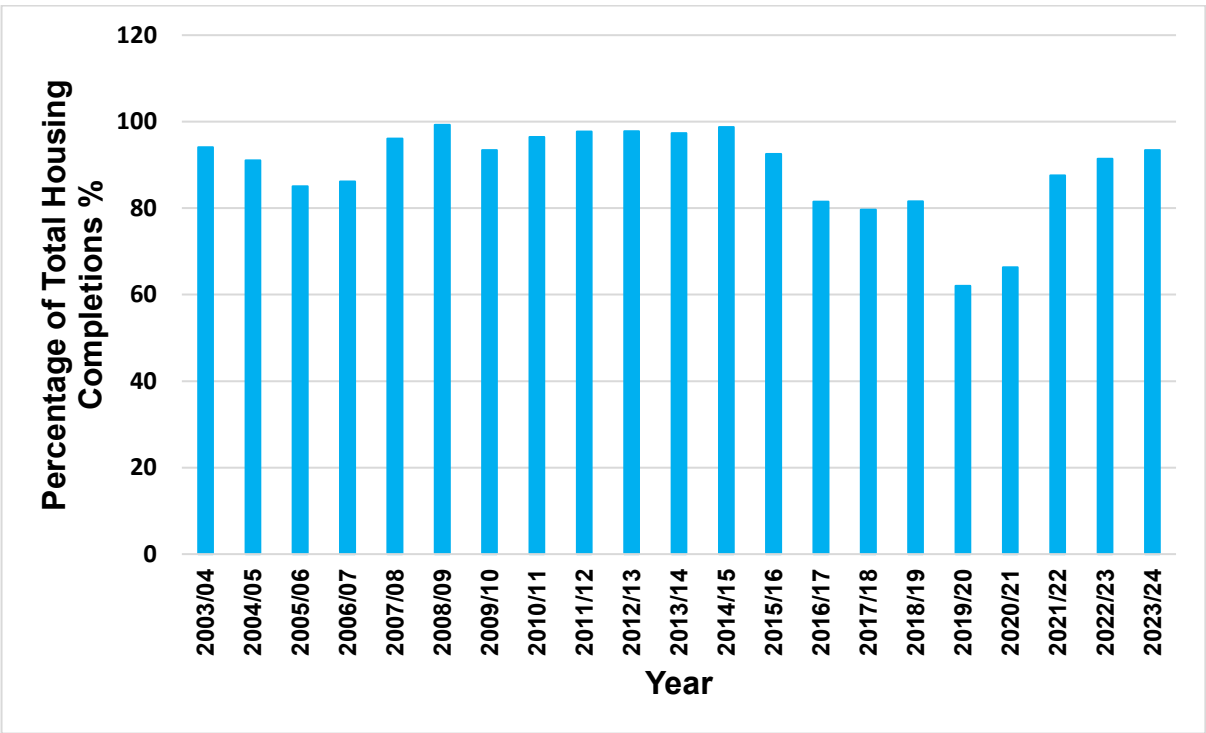
Net additional dwellings

- 5.1. Housing completions
- 5.2. Table 9 shows the net additional dwellings completed in the Borough between 1 April 2023 and 31 March 2024.

Table 10. Summary of completions between 1 April 2023 and 31 March 2024

Type	Units
Gross conversions and completions	260
Gross clearances / conversion losses	16
Net conversions and completions	244

- 5.3. Brownfield Land completions



- 5.4. **Figure 1. Brownfield land completions**
- 5.5. Figure 1 above shows that over the past 20 years, a high proportion of residential completions have been on previously developed land, supporting sustainable development objectives.
- 5.6. Efficient use of land

- 5.7. Table 10 below shows the density of new housing completions from 1 April 2023 and 31 March 2024.

Table 11. Density of new dwellings 1 April 2023 and 31 March 2024

Density	Number of completions	Percentage
Less than 30 dwellings per hectare	14	5%
Between 30 and 50 dwellings per hectare	108	42%
Above 50 dwellings per hectare	138	53%

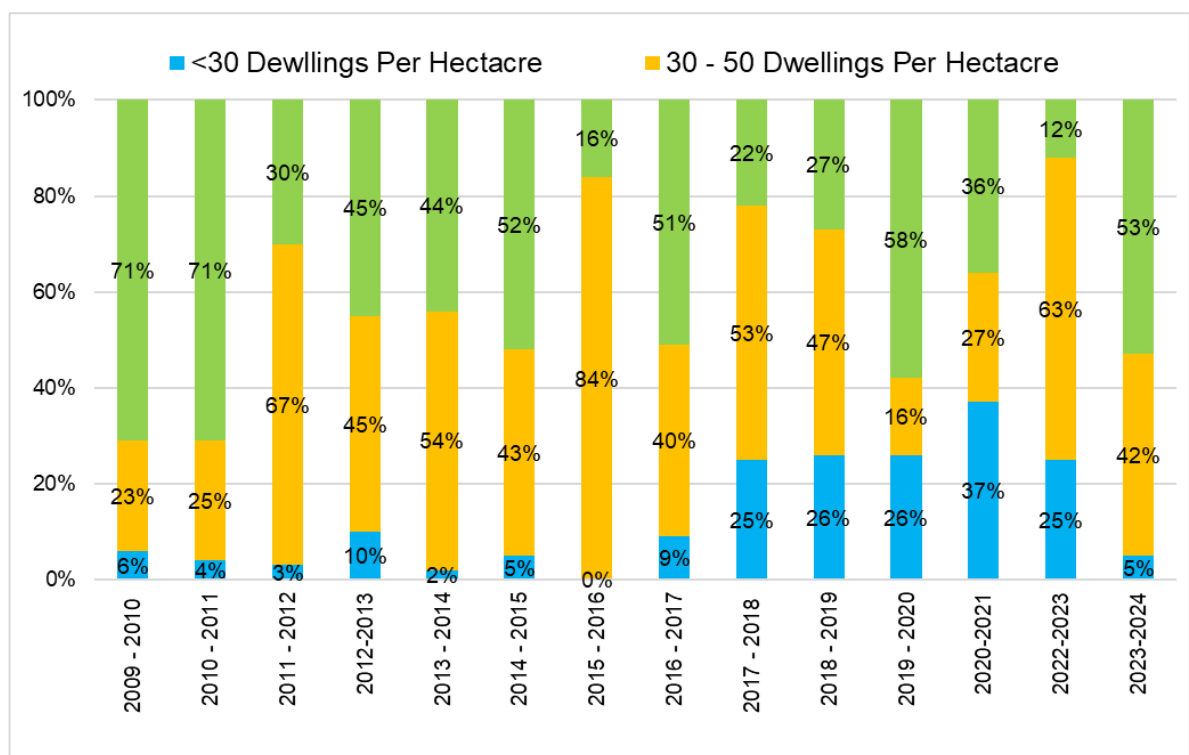


Figure 2. Density of new dwellings

- 5.8. Development at higher densities will reduce the amount of land required to meet housing needs and develop more sustainable urban areas. In 2023/24, 95% of all completions were at densities of 30 or more dwellings.
- 5.9. Affordable Housing
- 5.10. In terms of the provision of new affordable housing, Table 9 below shows the number of completions in 2023/24. The intermediate affordable homes were all provided through housing association schemes.

Table 12. Gross affordable housing completions

Type	Number of dwellings	Percentage of total gross completions (260 dwellings)
Discounted Market Housing	0	0%
Shared Ownership	0	0%
Affordable rent	7	3%
Social rent	15	6%
Total development by Registered Providers	22	8%
S106 on site provision	0	0%
Affordable homes total	22	8%

- 5.11. Table 9 shows that against the total number of annual housing completions, the percentage of affordable housing was 8% from 1st April 2023 to 31st March 2024.
- 5.12. Gypsies and Travellers
- 5.13. In 2023/24 the redevelopment of the Fernhill caravan site was completed to deliver improvements to the site. This site now accommodates 12 pitches. This means that there are currently a total of 29 pitches for gypsies and travellers and 10 plots for travelling show people in the Borough.
- 5.14. The Greater Manchester Gypsy and Traveller Accommodation Assessment (GTAA) 2024 provides the latest available evidence to identify the accommodation needs of Gypsies and Travellers across the 10 Greater Manchester Local Authority areas, and identifies a need for 5 pitches in Bury from 2023-2042. Evidence of the need for travelling show people is based on the 2018 GM GTAA which demonstrates a need for 4 additional plots from 2017-2036.
- 5.15. Self-build and custom housebuilding
- 5.16. The Self-build and Custom Housebuilding Act requires Bury to keep a register of individuals and associations of individuals who are seeking to acquire serviced plots of land in Bury in order to build houses for those individuals to occupy as

homes. The register gives an indication of the extent of demand for self-build and custom housebuilding in Bury.

- 5.17. Section 2(1) of the Self-build and Custom Housebuilding Act 2015 places a duty on the Council to have regard to the self-build and custom housebuilding register when carrying out their planning functions.
- 5.18. From 31st October 2022 to 31st October 2023, 14 applicants to the self-build and custom housebuilding register were determined to be eligible for self-build and custom housebuilding in Bury.
- 5.19. Also during this time period, 16 planning applications were approved which were confirmed to be for self-build and custom housebuilding developments.

Employment completions

- 5.20. Table 9 below looks at changes in the amount of employment floorspace in Bury from 1st April 2023 through to 31st March 2024. The figures include:
- Gross employment floorspace: Calculated as new floorspace completions, plus any gains through change of use and conversions.
 - Net additional employment floorspace: Calculated as new employment floorspace completions, minus demolitions, plus any gains through change of use and conversions.

Table 13. Total Amount of additional employment floorspace

Use Class	Gross employment floorspace (square metres)	Employment floorspace losses (square metres)	Net additional employment floorspace (square metres)
Industrial and Warehousing	166	-566sq.m	-400
Offices	214	-3,371	-3,157
Total	380	-3937	-3557

- 5.21. During the 12 month period to 31st March 2024, 4 employment related developments were completed (380sq.m). Three were small scale residential to office conversions in Prestwich which totalled 214sq.m of additional floorspace. There was also one industrial building completed in Tottington.

- 5.22. A total of 3,937 square metres of employment floorspace was lost on 15 sites, 12 were office to residential conversions.
- 5.23. Overall there was a net loss of 3,557 square metres of employment floorspace.

Natural Environment

5.24. Sites of special scientific interest

- 5.25. There are two Sites of Special Scientific Interest (SSSI) in the Borough:
- Ashclough on the south bank of the River Irwell between Outwood and Prestolee, which is listed for its geological features. It is of unfavourable condition to the encroachment of vegetation.
 - The West Pennine Moors to the west of Ramsbottom is of special interest for the nationally important features that occur within and are supported by the wider habitat mosaic. The section of the SSSI that is in Bury is of an unfavourable condition because of agriculture along with public access and disturbance.

5.26. Sites of biological importance

- 5.27. The latest data available for Sites of Biological Importance (SBIs) is from the SBI review in 2021 and is set out in Table 15 below.

Table 14. SBI changes in 1984-2021

	1984	2020	2021	Net change 2020-2021	Percentage Change 2020-2021
Sites of Biological Importance Grade A	9	20	20	-	-
Total Area of Grade A SBIs (ha)	554.4	780.1	780.0	-0.1	<-0.1
Sites of Biological Importance Grade B	10	18	18	-	-
Total Area of Grade B SBIs (ha)	65.0	89.1	89.2	+0.1	+0.1

	1984	2020	2021	Net change 2020-2021	Percentage Change 2020-2021
Sites of Biological Importance Grade C	8	12	12		
Total Area of Grade C SBIs (ha)	71.9	47.8	47.8	-	-
Total area of SBIs (ha)	691.3	917.0	917.0	-	-
Total number of SBIs	27	50	50	-	-

5.28. During the review period no sites were added or removed from the Register.

5.29. The following changes to SBIs to the extent of the SBIs were recorded:

- Daisyfield lost 0.1ha to development but gained 0.5ha of additional grassland and for technical reasons (see below), resulting in an overall gain of 0.4ha.
- Wetlands & Meadows Near Coggra Fold lost 0.1ha for technical reasons (see below).
- Swan Lodge lost 0.3ha due to the infilling of part of Bealeys Goit.
- Gorse Quarry lost 0.1ha to the neighbouring golf course but gain 0.1ha due to habitat continuity, resulting in no overall gain.

5.30. Technical gains and losses are often due to the increasing accuracy used to draw boundaries and measure areas. Techniques used include orthorectified aerial photographs, which can be overlaid on the GIS system with the OS map base. This enables boundaries to be drawn to the edges of habitats where a clearly definable ground feature (e.g. fences, walls, streams etc.) is not appropriate to use. In addition, site areas are automatically calculated by the GIS system and a new OS base was acquired in 2021.

5.31. Local Nature Reserves

5.32. There are 7 Local Nature Reserves in Bury:

- Chapelfield;
- Chesham Woods
- Hollins Vale;
- Kirklees Valley;
- Phillips Park;
- Redisher Wood; and
- Springwater Park

5.33. Springwater Park is the borough's latest LNR and was declared a such on 7 September 2023.

Green belt

5.34. Table 18 below shows the planning permissions granted in the Green Belt from 1st April 2023 to 31st March 2024.

Table 15. Planning permissions in the Green Belt 1 April 2023 and 31 March 2024

Type of development	Number of applications approved/allowed on appeal	Number of applications refused
Major - Residential	1	1
Major – Other	2	0
Minor - Residential	16	10
Minor - Other	27	2
Changes of use	5	3
Householder	69	9
Other	0	0
Total	121	25

5.35. One major residential application was approved in the Green Belt as follows:

- **69079 Land off Parkinson Street, Bury, BL9 6NY** – This application for the demolition of existing buildings (former Seedfield Centre) and erection of 84no. dwellings with associated parking and landscaping; formation of a car park in association with the existing recreation field was approved with conditions in October 2023. This area has now been removed from the Green Belt through the adoption of Places for Everyone.

5.36. There were 2 other major applications approved in the Green Belt. These were:

- **67658 Land to west of Radcliffe Moor Road/Bury New Road, Radcliffe** – The application was for a change of use of the land to use as outdoor sports pitches, including engineering operations, the construction of a clubhouse, ancillary storage structures, creation of access, parking, landscaping, drainage and associated works. The appeal was against non-determination. The Inspector considered that the proposal would cause moderate harm to the openness of the Green Belt and encroachment into the countryside however, that that the other considerations in this case clearly outweigh this identified harm. Looking at the case as a whole, they considered that very special circumstances existed which justify the proposed and therefore the appeal was allowed.
- **66947 Land to east of M66 motorway, connecting Rochdale Road, Edenfield to Woodgate Hill WTW Compound, Bury** - This application was for proposed works and use of replacement section of aqueduct, including earthworks and ancillary infrastructure. It was approved with conditions.

Listed Buildings

5.37. Table 19 below shows the listed building applications that were determined between 1st April 2023 and 31st March 2024.

Table 16. Applications for listed buildings 1 April 2023 and 31 March 2024

Type of development	Number of applications approved/allowed on appeal	Split decision	Number of applications refused	Total
Listed Building Consent	5	0	0	5

Planning Appeals

5.38. Appeal decisions are a useful way of assessing the performance of policies in the Unitary Development Plan. If large numbers of appeals are being allowed because Planning Inspectors do not support a particular policy, this gives an

indication that the policy is failing or inconsistent with new national policies and should be revised. Similarly if appeals are being dismissed and policies are being supported by Inspectors it is a sign that the policies are successful.

- 5.39. From 1st April 2023 to 31st March 2024, 29 appeals were determined by the Planning Inspectorate. Of these, 20 were dismissed and 9 were allowed.

Table 17. Planning Appeals in Bury 1 April 2023 and 31 March 2024

Type	Allowed	Split decision	Withdrawn	Dismissed	Total
Major - Residential	0 (x)	0	0 (x)	0	0
Major – Other	1	0	0	0	1
Minor - Residential	0	0	0	4	4
Minor - Other	4	0	0	3	7
Changes of use	0	0	0	1	1
Householder	1	0	0	6	7
Advertisement	2	0	0	2	4
Other	1	0	0	4	5
Total	9	0	0	20	29

- 5.40. The reasons why the appeal for major development was allowed are described below:

- 67658 Land to west of Radcliffe Moor Road/Bury New Road, Radcliffe** – The application was for a change of use of the land to use as outdoor sports pitches, including engineering operations, the construction of a clubhouse, ancillary storage structures, creation of access, parking, landscaping, drainage and associated works. The appeal was against non-determination. The Inspector considered that the proposal would cause moderate harm to the openness of the Green Belt and encroachment into the countryside however, that the other considerations in this case clearly outweigh this identified harm. Looking at the case as a whole, they considered that very special circumstances existed which justify the proposed and therefore the appeal was allowed.

Neighbourhood Development Plans

- 5.41. Neighbourhood planning was introduced in the Localism Act 2011 and enables communities to play a much stronger role in shaping the areas in which they live and work and in supporting new development proposals.
- 5.42. It provides a powerful set of tools for local people to plan for the types of development to meet their community's needs where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.
- 5.43. Local communities can choose to:
- set planning policies through a neighbourhood plan that forms part of the development plan used in determining planning applications
 - grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.
- 5.44. On 7th June 2023, the Council's Cabinet approved applications for the designation of a Neighbourhood Area and Neighbourhood Forum for Prestwich Village. The Forum is in the process of preparing their own neighbourhood plan

Community Infrastructure Levy

- 5.45. The Council has not adopted a CIL. The council publishes its annual Infrastructure Funding Statement³ (IFS) which identifies the monetary sums, the council has received from developers through the planning application process to fund infrastructure improvements. It also sets out how this money has been spent or is proposed to be spent.

Duty to cooperate

³ <https://www.bury.gov.uk/planning-building-control/policy-and-projects/planning-policy/evidence-and-monitoring/infrastructure-funding-statement>

- 5.46. The Duty to Co-operate (DtC) is set out in section 110 of the Localism Act 2011 and section 33A of the Planning and Compulsory Purchase Act 2004.
- 5.47. The Localism Act and the National Planning Policy Framework places a requirement on local authorities to co-operate with a range of local authorities, government agencies, advisory bodies and specialists in gathering evidence and sharing information to address strategic planning issues in the area.
- 5.48. The revised NPPF also places a requirement on local planning authorities to prepare a Statement of Common Ground to set out how they will work together to meet housing requirements and other issues that cut across authority boundaries.
- 5.49. Bury has a long history of joint working and has been actively involved in a number of cross boundary and joint working arrangements. Bury is one of the ten constituent authorities that make up the Greater Manchester Combined Authority. The GMCA was formed in 2011 to represent the collective interests of the ten Greater Manchester authorities. This marks an evolution from the Association of Greater Manchester Authorities that was formed in 1986.
- 5.50. Other cross boundary authorities that Bury is involved in include:
- Transport for Greater Manchester
 - Greater Manchester Local Enterprise Partnership
 - Greater Manchester Local Nature Partnership
 - AGMA Wider Leadership Team
 - Greater Manchester Planning Officers Group
 - Greater Manchester Flood Risk Officers Group
 - Greater Manchester Housing Officers Group
 - Greater Manchester Local Nature Recovery Officers Group
 - South Pennines Group
- 5.51. The Local Authorities sharing a boundary with Bury are:
- Manchester;

- Rochdale;
- Rossendale;
- Bolton; and
- Salford

5.52. At the GMSF level, the (DtC) was a key element in the preparation of the Places for Everyone plan on cross-boundary strategic issues affecting districts outside Greater Manchester.

5.53. The council continues to attend regular meetings and work with adjoining authorities and other public bodies to discuss strategic cross-boundary issues. The council is also committed to ongoing DtC discussions through the plan making processes.

Bury
Council