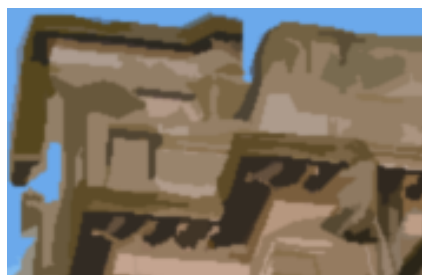
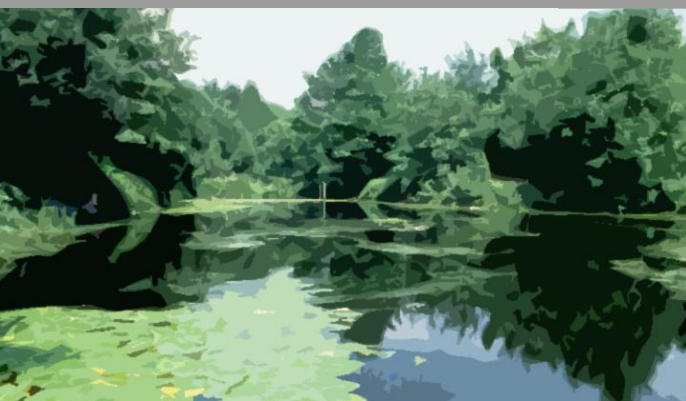




Bury Local Plan

Draft Statement of Common Ground

June 2026



Contents

1. Introduction	2
2. Duty to Co-operate Requirements.....	3
3. Who needs to Co-operate	6
4. Preparation of the Bury Local Plan Statement of Common Ground	11
5. Strategic Issues.....	16
6. Bury's Local Plan and the Strategic Issues	18
7. Timetable for agreement, review and update	27

1. Introduction

- 1.1. This statement is one of several background and technical documents that have been prepared to inform and support the preparation of Bury's Local Plan. To demonstrate how through the preparation of the Plan we have co-operated with our neighbouring authorities and other relevant public bodies on strategic priorities, including those that cross boundaries.
- 1.2. Going forward the Statement will be updated at each stage of the Local Plan review process, providing updates on cross-boundary matters, as we continue to work collaboratively with our neighbouring authorities and the relevant public bodies. This Statement of Common Ground is published alongside the Bury Local Plan: Publication Plan.
- 1.3. It specifically addresses the requirements set out in the Localism Act (2011), Section 33A (Part 2) of the Planning and Compulsory Purchase Act 2004, the National Planning Policy framework (NPPF) and national Planning Practice Guidance (PPG) for Local Plans to be prepared in a manner that meets the duty to cooperate.

2. Duty to Co-operate Requirements

- 2.1. The Duty to Co-operate has been a requirement of the planning system following its insertion into the Planning and Compulsory Purchase Act 2004 by the Localism Act 2011. The Duty requires local planning authorities to engage constructively, actively and on an on-going basis with neighbouring authorities, and other prescribed bodies, on strategic matters that cross administrative boundaries.
- 2.2. The new plan-making system provided by the Levelling Up and Regeneration Act 2023 does not include the Duty. Instead, the new system uses a new tier of strategic planning to ensure effective co-operation between plan-making authorities. The Regulations for the new system 'save' the current plan making system for a period to allow emerging plans to progress to examination by 31 December 2026 – this is the system under which Bury Council is progressing the Local Plan.
- 2.3. On 27 November 2025, the Minister of State for Housing and Planning wrote¹ to the Planning Inspectorate setting out Governments intention to revoke the Duty to Co-operate requirement under the current plan-making system. As such, the Duty now ceases to apply following the Regulations coming into force in March 2026.
- 2.4. Whilst the formal Duty to Co-operate no longer applies, there is still a need for local planning authorities to continue to collaborate across their boundaries, especially in relation to addressing unmet development needs from neighbouring areas, and in line with the policies in the [National Planning Policy Framework](#)² (NPPF) on 'maintaining effective co-operation'. In this regard NPPF (paragraphs 24 to 27) set out that:
- Strategic policy-making authorities should collaborate to identify the relevant strategic matters which they need to address in their plans. They should also engage with their local communities and relevant bodies, such as the Local Nature Partnership and infrastructure providers.

¹https://assets.publishing.service.gov.uk/media/69286415345e31ab14ecf67d/Local_Plans_letter_to_PINS.pdf

² The National Planning Policy Framework December 2024 can be found online at <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

- Joint working should help to determine where additional infrastructure is necessary, and whether development needs that cannot be met wholly within a particular plan area could be met elsewhere.
 - Strategic policy-making authorities should make sure that their plan policies align as fully as possible with those of other bodies where a strategic relationship exists on those matters requiring collaboration.
- 2.5. Strategic issues are those which require effective co-operation, have cross boundary implications and may include:
- The homes and jobs needed in the area.
 - Retail, leisure and other commercial developments.
 - Infrastructure for transport, telecommunications, security, water supply, wastewater, flood risk, and the provision of minerals and energy (including heat).
 - Community facilities; and
 - Conservation and enhancement of the natural, built and historic environment and climate change mitigation and adaptation.
- 2.6. Paragraph 28 of NPPF goes on to state that to demonstrate effective and ongoing joint working, strategic policy-making authorities should prepare and maintain one or more statements of common ground, documenting the cross-boundary matters being addressed and progress in cooperating to address these.
- 2.7. National planning guidance on plan-making sets out further guidance in relation to what statements of common ground should include and when they should be produced.
- 2.8. They need to be prepared and maintained on an on-going basis throughout the plan-making process. As a minimum, a statement needs to be published when the area it covers and the governance arrangements for the cooperation process have been defined, and the substantive matters to be addressed have been determined.
- 2.9. If all the information required is not available authorities can use the statements to identify the outstanding matters that need to be addressed, the process for reaching agreements on these and indicate, where possible, when the statement is likely to be updated. It should demonstrate effective co-operation from early plan-making stages with actions and outcomes identified as the plan progresses.
- 2.10. They should be made available by the time an authority publishes their draft plan, to provide communities and other stakeholders with a transparent picture of how they have collaborated.

- 2.11. Once published the statement should be updated as appropriate to reflect the current position in the preparation of the Plan.

3. Who needs to Co-operate

- 3.1. Co-operation should take place with public bodies and neighbouring authorities where there is an identified relevant strategic matter.

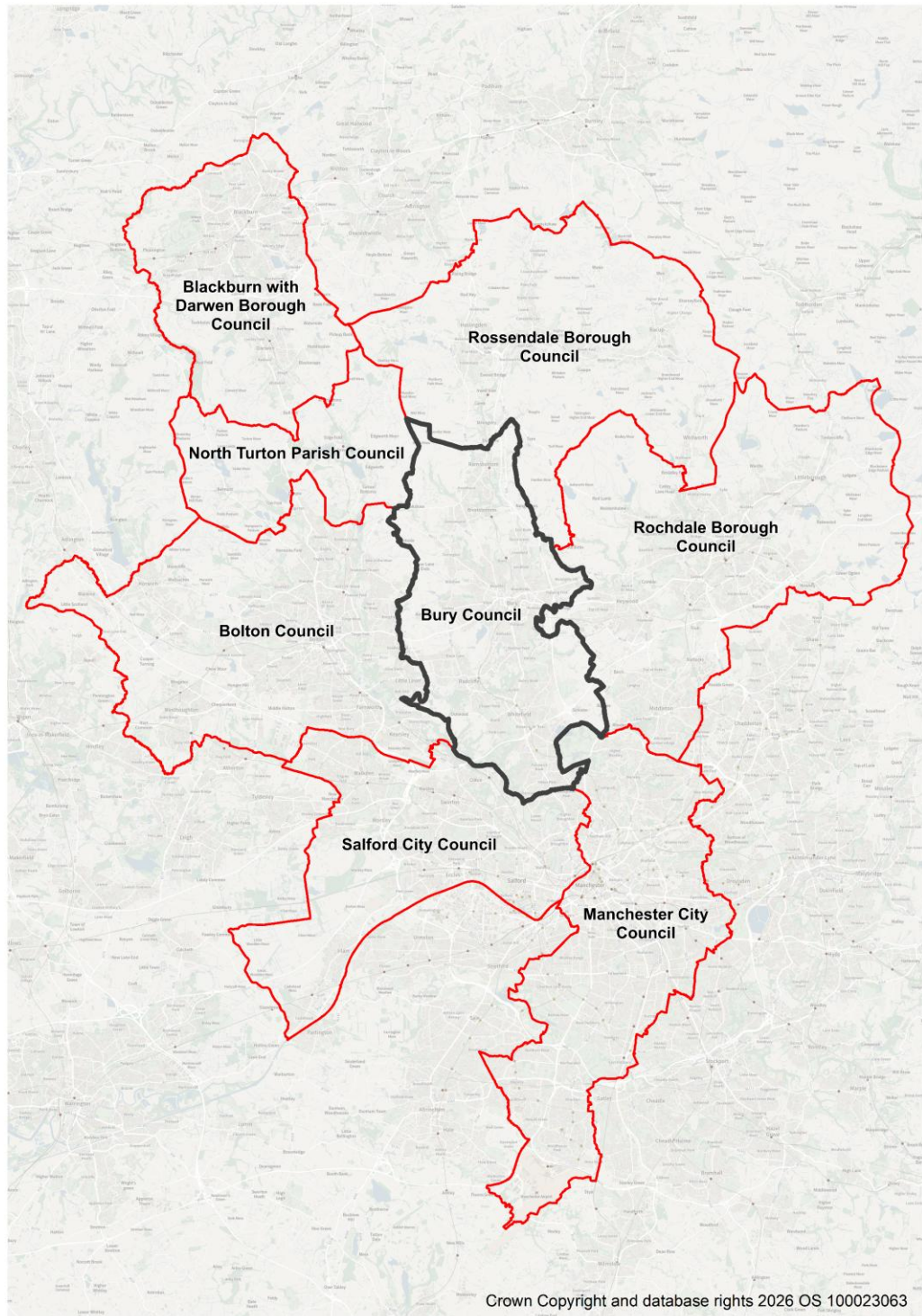
Duty to Co-operate Bodies

- 3.2. The Planning and Compulsory Purchase Act 2004 has identified those bodies who are covered by the "Duty to Co-operate" requirement. Those relevant to Bury's Local Plan are:
- The Environment Agency
 - Historic England
 - Natural England
 - The Civil Aviation Authority
 - Homes England
 - Clinical Commissioning Groups
 - National Health Service Commissioning Board
 - Transport for Greater Manchester
 - National Highways
 - The Office of Rail Regulation (Network Rail)
- 3.3. Bury Council is required to co-operate with these public bodies where relevant, and in return they are required to work with us.
- 3.4. The Council must also co-operate with the GM Local Enterprise Partnership (now part of GMCA) and GM Local Nature Partnership (Natural Capital Group) and have regard to their activities; however, they are not subject to the requirements of Duty to Co-operate.

Neighbouring Authorities

- 3.5. Effective co-operation on cross-boundary strategic issues covers those areas outside Bury but which share a border with the borough. Co-operation takes place with the relevant level / service area of local government depending on the issue at hand.
- 3.6. Bury's neighbouring authorities are:
- Rochdale Borough Council
 - Bolton Council
 - Salford City Council
 - Manchester City Council
 - Rossendale Borough Council
 - Blackburn with Darwen Borough Council
 - North Turton Parish Council

- 3.7. Whilst not neighbouring authorities, Bury Council will also co-operate and work collaboratively with the other Places of Everyone authorities (Oldham, Tameside, Trafford and Wigan), Stockport Metropolitan Borough Council and the Greater Manchester Combined Authority (GMCA).



Signatories

- 3.8. The Statement of Common Ground is a document that will be updated at each iteration of the review of Bury's Local Plan. It will accompany the updated Bury Local Plan at each key stage, setting out a record of collaboration from the earliest stages through to submission. This Statement of Common Ground is published alongside the Bury Local Plan: Publication Plan.
- 3.9. The Statement of Common Ground seeks to demonstrate to the Planning Inspectorate that neighbouring authorities and relevant public bodies (as outlined above) are satisfied that the proposals in the updated Bury Local Plan do not cause any significant concern and those organisations are satisfied with the Plan.
- 3.10. NPPF sets out that Local Plans will be examined to assess whether they have been prepared in accordance with legal and procedural requirements and whether they are sound. It sets out that plans will be found 'sound' if they have been positively prepared, are justified and effective and consistent with national policy.
- 3.11. In relation to being 'effective' plans should be deliverable over the plan period and based on effective working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the Statement of Common Ground.
- 3.12. As such, by demonstrating effective co-operation and collaboration using the Statement of Common Ground the Planning Inspector, at the Examination, will be able to determine whether the plan is 'effective'.
- 3.13. The Statement of Common Ground should be accompanied with signatures to demonstrate agreement with the Plan on key matters. Signatures will be sought from Publication Plan stage onwards, to allow the fullest collaboration to take place between the key parties.
- 3.14. Potential signatories, depending on the strategic matters identified and to be address, may include:
- Neighbouring authorities, other PfE authorities, Stockport Metropolitan Borough Council, and GMCA.
 - The public bodies listed at paragraph 3.2
 - Infrastructure providers such as United Utilities and Electricity North-West.

- 3.15. Relevant signatories will be asked to sign the Co-operation Statement below as recognition of their agreement to the Statement of Common Ground and their continuous collaborative working with Bury Council.

Co-operation Statement

I agree to sign the Statement of Common Ground accompanying the Bury Local Plan prepared by Bury Council.

I can confirm that Bury Council has collaborated effectively over the preparation of the Bury Local Plan and agree to continuous joint working as set out in this document.

My organisation has no unresolved matters which prevent me from signing the Bury Local Plan Statement of Common Ground.	
My organisation is unable to currently sign the Bury Local Plan Statement of Common Ground for the reasons set out in the accompanying statement	
Organisation	
Name	
Position	
Signature	
Date	

4. Preparation of the Bury Local Plan Statement of Common Ground Places for Everyone

- 4.1. Many of the strategic matters affecting Bury have been addressed through Places for Everyone (PfE) the Joint Development Plan Document of nine authorities (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan), which are the 'strategic policy making bodies'.
- 4.2. The Places for Everyone - Duty to Co-operate Statement and Log of Collaboration 2021³ details the activities undertaken in respect of these matters. Evidence gathering and co-operation between the nine authorities (for PfE) has been undertaken and this has enabled them to share cross-boundary concerns during the preparation of PfE.
- 4.3. Statements of Common Ground were also prepared for each of the allocations in PfE, including those in Bury⁴.
- 4.4. The Statement of Common Ground supporting PfE identified and addressed the strategic priorities relevant to the Joint Plan. Those relevant to Bury are outlined in Table 1 below.

Table 1: PfE Statement of Common Ground Strategic Priorities relevant to Bury

Flood Risk and the Water Environment	The PfE policies and proposals especially Policy JP-S5 Flood Risk and the Water Environment, A Green Places and relevant allocations have been informed by the SFRA Level 1 and 2 and provide a sound basis to deal with any river catchment issues which may affect flooding potential in the future within the PfE area and any cross-boundary issues. The PfE and supporting evidence provide the basis for the PfE districts to collaborate with relevant neighbouring lead local flood authorities, risk management authorities and public bodies including the Environment Agency, United Utilities and relevant cross boundary neighbouring councils on any river
---	--

³ [Places for Everyone - Duty to Co-Operate Statement and Log of Collaboration](#)

⁴ [1.3 Bury SoCG for Allocations.pdf](#)

	catchment issues which may affect flooding potential in the future. Relevant Duty to Co-operate requirements were met through the preparation of flood and water management policies in the PfE.
Minerals and Waste	The adopted GM Minerals Plan and GM Waste Plan form part of Bury's Development Plan⁵. The PfE districts will collaborate with adjoining neighbouring districts on any future revisions to the GM Joint Minerals and Waste Plans. Since adoption of PfE, each of the ten GM districts has agreed to the principle of the making of a joint development plan document with the other 9 Greater Manchester councils (Bolton, Oldham, Manchester, Rochdale, Salford, Stockport, Tameside, Trafford and Wigan), to cover planning for minerals and waste across GM. This will replace the existing GM Minerals and Waste Plans with a single, joint minerals and waste plan and will ensure efficient compliance with national planning policy.
Employment Distribution	The employment need and distribution for PfE and the nine authorities is set out in Table 6.1 and Table 6.2 of the Plan. Relevant Duty to Co-operate requirements were met through the preparation of PfE.
PfE Housing Distribution	The housing need and distribution for PfE and the nine authorities is set out in Table 7.1 of the Plan. All nine authorities agreed to meeting the combined housing need within PfE boundary. Relevant Duty to Co-operate requirements were met through the preparation of PfE.
Green Infrastructure	A collaborative approach to the development of the evidence base, understanding cross boundary issues and policy development informed preparation of policies in the A Greener Places chapter. Providing a sound basis for continued collaboration between PfE districts, the GM Natural Capital Group, Natural England and cross boundary neighbouring authorities.

⁵ [Greater Manchester Minerals and Waste Plans - Bury Council](#)

The Green Belt	Relevant Duty to Co-operate requirements were met through the preparation of Policy JP-G10 The Green Belt and relevant allocations (including those in Bury).
Habitats Regulation Assessment (HRA)	A HRA was prepared to support and inform PfE. Since adoption of PfE Bury Council has worked with the GMCA and relevant authorities to prepare two Supplementary Planning Documents relating to the Holcroft Moss. The need for this SPD was a result of the PfE HRA.
Heritage	The Historic Environment Background Paper, the Archaeological and Built Heritage Assessment and Screening and, where relevant, site level heritage assessments, were found to provide an appropriate level of evidence for PfE. Relevant Duty to Co-operate requirements were met through preparation of PfE. PfE districts will continue to work collaboratively with Historic England during the preparation of their local plans.
Connected Places and Cross-Boundary Transport	The evidence completed for PfE demonstrates that the nine PfE districts (including Bury Council) and TfGM are committed to fully understanding the impact of growth from PfE on the Strategic Road Network (SRN) and will continue working with National Highways to implement these proposals. A Memorandum of Understanding between National Highways and the nine PfE districts, agreed as part of the PfE, forms the mechanism for continued collaboration. Appropriate mitigation measures have also been identified in the allocations policies in PfE, including those in Bury. Relevant Duty to Co-operate requirements were met through the preparation of PfE and the relevant allocations and provide the basis for continued collaboration with National Highways. PfE also provides the basis for continued collaboration between, the nine PfE districts, neighbouring authorities, TfGM and National Highways, on transport improvements within PfE and across boundaries.

Infrastructure Implementation	PfE policy JP- D1 promotes collaboration and synchronisation of investment plans between the nine PfE districts and the main infrastructure providers: Clinical Commissioning Groups, the NHS, National Highways, Network Rail, Transport for Greater Manchester, United Utilities, the Environment Agency, National Grid, Cadent, United Utilities and digital / telecommunication providers.
--------------------------------------	--

Bury's Local Plan

- 4.5. PfE provides the strategic framework for planning in Bury. The purpose and role of the Bury Local Plan is to support delivery of PfE in Bury.
- 4.6. The Local Plan sets out a long-term framework to manage future growth and development in the Borough and covers the period of 2022 to 2043.
- 4.7. It comprises a series of strategic and non-strategic planning policies against which future development proposals will be considered.
- 4.8. The Bury Local Plan has been aligned with PfE and the level of growth required for employment and housing. It does not include allocations for future development, whether that be for new homes or employment. Instead, the Plan supports the delivery of our housing and employment land supply to address the borough's needs through the positive planning framework provided by the plan policies.

Duty to Co-operate and the Bury Local Plan

- 4.9. NPPF sets out the need for strategic policy-making authorities to collaborate and identify the relevant strategic matters which they need to address in their plans.
- 4.10. As outlined above, the Bury Local Plan focuses on policies that support the implementation and interpretation of PfE policies in Bury. Given the role and purpose of the Bury Local Plan there are therefore limited strategic matters of a cross-boundary nature to be considered, above and beyond those addressed through PfE.
- 4.11. Nevertheless, the opportunity has been taken, through this Statement of Common Ground, to identify those matters that may have cross-boundary implications and to outline Bury Council's commitment for continued collaboration with our neighbouring authorities, the other PfE districts and Stockport Metropolitan Borough Council, and other public bodies.

- 4.12. The Duty to Co-operate bodies have commented on various stages of the Plan as they have considered relevant. A summary of issues raised is provided in the Consultation Statement accompanying the Publication Local Plan.
- 4.13. Collaboration activities have taken place with neighbouring authorities and other relevant public bodies throughout the preparation of the Plan including attendance at various GM-level meetings, including GM Planning Officers Group and the GM Local Nature Recovery Group.
- 4.14. Meetings with various advisory bodies such as National Highways, Transport for Greater Manchester, Electricity North West, United Utilities and the Environment Agency have also taken place to discuss comments on the Draft Local Plan and work needed in preparation for the Publication Plan.

5. Strategic Issues

- 5.1. As stated in Chapter 4, PfE sets the strategic planning framework and direction for the borough, and the role and purpose of Bury's Local Plan is to interpret these strategic policies at a more detailed local level through a series of development management focused policies to reflect our priorities and support delivery of the Council's regeneration ambitions.
- 5.2. Nevertheless, the opportunity has been taken through this Statement of Common Ground to identify those matters that may still have cross-boundary implications and to outline Bury Council's commitment for continued collaboration with our neighbouring authorities, the other PfE districts and Stockport Metropolitan Borough Council, and other public bodies.

Collaboration with neighbouring authorities

- 5.3. Through engagement with neighbouring authorities during the Draft Local Plan Consultation (17th March to 12th May 2025) the following strategic matters were identified and discussed:
- Housing requirement (including Gypsies, Travellers and Travelling Show People)
 - Highways and Transport
- 5.4. In addition, emails were sent to all neighbouring authorities to establish whether they could accommodate any of Bury's unmet need for gypsies and travellers. The email also sought to establish if there were any other strategic cross-boundary issues that needed to be addressed.
- 5.5. Bury also actively work with the other GM authorities on a wide range of matters through the Greater Manchester Combined Authority and by attendance at regular Planning Officer Group and Joint Planning meetings.

Collaboration with other public bodies

- 5.6. A summary of comments received to the Draft Local Plan, including those from other public bodies has been published alongside the Publication Plan. The Council has continued to collaborate closely with public bodies such as those listed earlier and National Highways, TfGM and United Utilities (UU), in the preparation of the Publication Plan, to ensure that it provides a positive planning framework for the borough. This has included further evidence where required and the formulation of policies.

- 5.7. Discussions with EA and UU have informed preparation of the Publication Plan policies, particularly in relation to Policy LP-W1: Flood Risk and Water Management, Policy LP-W2: Sustainable Drainage and LP-W3: Water Resources
- 5.8. Discussions with TfGM and National Highways have informed preparation of the Publication Plan, in relation to the 'Promoting Sustainable Transport Chapter. Specifically, Policy LP-TR1: Sustainable Transport, LP-TR2: Walking, Wheeling and Cycling, LP-TR3: Public Transport and LP-TR4: Travel Hubs and LP-TR5: Highways.
- 5.9. Comments received from Natural England have informed preparation of the Publication Plan policies relating to the Natural Environment including Biodiversity Net Gain and alignment with the GM LNRS given its strategic significance.
- 5.10. Comments received from Historic England have informed policies relating to the historic environment specifically Policy LP-BE1: Conservation Areas, LP-BE2: Listed Buildings, LP-BE3 Scheduled Ancient Monuments, LP-BE4: Archaeological Features and LP-BE5: Local non-designated heritage assets.
- 5.11. Comments received from UU have informed preparation of policies relating to foul and surface water and Sustainable Urban Drainage Systems.

6. Bury's Local Plan and the Strategic Issues

- 6.1. This section sets how the Bury Local Plan: Publication Plan has considered and / or addressed those matters that may be considered of strategic importance and have cross-boundary implications. How these matters are dealt with will evolve as we continue to progress the Local Plan and work collaboratively with our neighbouring authorities, the other PfE authorities, Stockport Metropolitan Brough Council, GMCA, and other relevant public bodies.

Housing Requirement

- 6.2. Bury's housing requirement is established through PfE. The housing need set out within the Joint Plan has been derived using the standard methodology for calculating Local Housing Need (LHN) that was in place at the time and set out in national planning guidance. Considering the housing land supply position up to 2039 for Bury and the other eight constituent PfE authorities⁶, the Plan then distributes, and phases, the housing requirement having regard to its spatial strategy and the availability of suitable sites in each district. This position is set out in Policy JP-H1: Scale, Distribution and Phasing of New Housing Development.
- 6.3. The delivery rates in Table 7.2 of PfE are the minimum number of net additional dwellings each district is expected to identify a sufficient supply of sites for through their local plans. For Bury, PfE sets an annual and overall housing requirement of 452 homes a year and 7,678 homes over the period 2022-2039. This is then phased as follows:
- 246 homes a year from 2022-2025
 - 452 homes a year from 2025-2030 and
 - 520 from 2030-2039
- 6.4. Policy JP-H1 sets out that each local authority will monitor delivery rates within their area and will act as necessary to ensure that delivery rates are maintained as anticipated in the joint plan. If this regular monitoring reveals significant deviation from the phasing in PfE, the factors resulting in these changes will be determined and consideration will be given to what action would be appropriate, including development management action and review

⁶ See table 7.13 of <https://www.greatermanchester-ca.gov.uk/media/2drduk0t/places-for-everyone-joint-development-plan-dec24.pdf>

of the policies. This work will feed into the regular reviews of PfE, although individual authorities may wish to take specific local action outside the formal review process to ensure that they can maintain delivery rates. The ability for neighbouring authorities to accept any of GM's housing or employment provision was therefore established through the preparation of PfE, the details for which are set out in the accompanying Statement of Common Ground and evidence⁷.

- 6.5. Given the above it is not necessary to consider this strategic matter further through the Bury Local Plan Statement of Common Ground. Alongside the strategic policies in PfE, the Bury Local Plan: Publication Plan provides a positive planning policy framework that will support delivery of housing-related matters across the borough.
- 6.6. The Council recognises that the emerging planning reforms will require the preparation of a Spatial Development Strategy (SDS) covering the Greater Manchester Combined Authority area. Future housing need will be identified as part of this process. At an appropriate time, this will need to be supported by a new Bury Local Plan prepared under the new plan-making system. If needed, allocations will be considered as part of this future reiteration of the Local Plan to support the SDS for Greater Manchester.

Gypsies, Travellers and Travelling Showpeople

- 6.7. The latest evidence (set out in the Greater Manchester Gypsy and Traveller Accommodation Assessments of 2024 and the Bury Housing Need and Demand Assessment 2025) suggests a need for five additional pitches for gypsies and travellers and three plots for travelling show people.
- 6.8. Local Plan policy LP-H8: Gypsies, Travellers and Travelling Showpeople sets out the key locational criteria that will be used to help identify appropriate sites and determine applications across the Borough. Gypsy and Traveller plots have been delivered on windfall sites in the past and may come forward as such over the plan period. A call for sites has been carried out but no sites have been put forward for Gypsy and Traveller or Travelling Showpersons provision. The policy will be used to help identify sites for accommodation for travelling communities as well as to assess planning applications on sites that are not specifically identified for that purpose.
- 6.9. The policy reflects the need to ensure that sites are in sustainable locations where the occupants can access the range of facilities and services that

⁷ [Places For Everyone - Greater Manchester Combined Authority](#)

would normally be enjoyed by members of the settled community. The health and safety of the occupants is also an important consideration, and sites will need to be located in areas where the quality of the environment is at the same acceptable standard as other residential sites.

- 6.10. Given the current evidence, it is considered that the Bury Local Plan: Publication Plan provides a positive planning policy framework with regards to development proposals for Gypsies, Travellers and Travelling Showpeople in the borough. The Council will continue to work collaboratively with the other nine GM districts, and GMCA, to ensure that the needs of these communities are met in a fair, effective, and sustainable manner across the wider sub-region.

Transport

- 6.11. The GM Transport Strategy 2040 aims to work with partners across GM to improve access to public transport, including enhanced park-and-ride provision and the evolution of park-and-ride towards multi-modal travel hubs that improve access and integration. TfGM is in the process of reviewing their Transport Strategy 2040. The Council will continue to work collaboratively with TfGM to support the preparation of the new strategy.
- 6.12. Bury's Transport Strategy and Delivery Plan⁸ sets the strategic direction for travel and mobility within Bury, identifying transport requirements that align with our future growth needs and in response to changing travel technologies. It reflects the Greater Manchester Transport Strategy 2040⁹ which sets out the long-term vision for how the transport system needs to change across GM and the key priorities for achieving this.
- 6.13. The Bury Local Plan: Publication Plan seeks to support delivery of the GM 2040 Transport Strategy and Bury's Local Transport Strategy through several policies relating to transport and improving connectivity.
- 6.14. Policy LP-TR1 and Policy TP-TR3 set out that the Council will support improvements to our public transport network and facilities to promote more sustainable transport choices and reduce reliance on private motor vehicles.
- 6.15. Alongside the strategic policies in PfE, the Bury Local Plan: Publication Plan provides a positive planning policy framework that will support delivery of transport-related matters across the borough. The Council will continue to work collaboratively with TfGM and National Highways on the preparation of the Bury Local Plan and in its implementation.

⁸ [Bury Local Transport Strategy - Bury Council](#)

⁹ [Greater Manchester Transport Strategy | Bee Network | Powered by TfGM](#)

Education

- 6.16. Ensuring that there are sufficient school places in the right locations and at the right times to meet the needs of existing and new residents is a key challenge and priority when delivering the growth proposed through PfE. Policy JP-P5 promotes the enhancement of education, skills and knowledge, specifically ensuring the delivery of sufficient school places to respond to the demands from new housing through:
- Working with education providers to forecast likely changes in the demand for school places; and
 - Where appropriate, requiring housing developments to make a financial contribution to the provision of additional school places and/or set aside land for a new school, proportionate to the additional demand that they would generate.
- 6.17. Supplementary Planning Document 17- Developer Contributions for Education provides further detail as to how this will be implemented across Bury.
- 6.18. Where proposals for new housing coming forward that may have cross boundary implications for education provision, the Council will work collaboratively with neighbouring authorities to agree an appropriate mechanism for meeting the needs generated by the proposed development.

Renewable and Low Carbon Energy

- 6.19. Creating a carbon neutral city region by 2038 where all citizens have access to affordable renewable energy and warm climate resilient homes is part of the vision outlined in the Greater Manchester Five-Year Environment Plan¹⁰. It sets out aims for the GM energy infrastructure to be smart, flexible and fit for a low carbon future; our buildings to be sustainable and energy efficient and our city region to be better adapted and more resilient to the increasing impacts of climate change.
- 6.20. PfE policies JP-S2: Carbon and Energy and JP-S3: Heat and Energy Networks set out how development can help achieve the drive to carbon neutrality. In addition, the Greater Manchester Net Zero Design guidance¹¹

¹⁰ [Five-Year Environment Plan - Greater Manchester Combined Authority](#)

¹¹ [Net Zero Design Guidance - Greater Manchester Combined Authority](#)

has been produced to support the implementation of these adopted PfE policies.

- 6.21. Climate change is a cross-cutting theme within the Local Plan, with the majority of chapters contributing to mitigating and adapting to climate change. The Local Plan seeks to supplement climate change-related policies in Places for Everyone with a range of policies, including those associated with flood risk and water management, green infrastructure, design, air quality and transport infrastructure whilst seeking to promote development in sustainable locations that encourage active travel and the use of public transport.
- 6.22. Recognising the climate emergency, national net zero commitments and the need to translate the strategic vision to an implementable plan of action, GMCA has supported each district in the development of a Local Area Energy Plan (LAEP). The purpose of the LAEP is to define the extent of the transformation needed across each district and provides a robust evidence base and plan to help engage businesses and citizens in accelerating towards the carbon neutral goal.
- 6.23. The Bury LAEP identifies the 'First Step Priority Areas' and 'Long Term Deployment Areas' for different areas across the borough. First Step Priority Areas are the focus for early action and initial deployment of low-carbon energy measures, such as retrofitting, home electric vehicle charging and district heating. Long-term Deployment Areas are the focus for wider-scale implementation of energy technologies and infrastructure, such as hydrogen for heat opportunity areas and district heat prevalent zones.
- 6.24. Alongside the strategic policies in PfE the Bury Local Plan: Publication Plan provides a positive planning policy framework for supporting delivery of renewable and low carbon energy. The Council will continue to work collaboratively GMCA, Electricity North West and other partners.

Habitat Regulations Assessment (HRA)

Holcroft Moss

- 6.25. The HRA prepared to support PfE identified the Manchester Mosses Special Area of Conservation (SAC), particularly Holcroft Moss, as being at risk of harm from increased air pollution caused by traffic. To mitigate against this harm, there is a need for the delivery of long-term ecological resilience works, involving hydrological restoration measures to benefit Holcroft Moss.

- 6.26. PfE Policy JP-C8 Transport Requirements of New Development requires qualifying developments, resulting in increased traffic flows on the M62 past Holcroft Moss of more than 100 vehicles per day or 20 Heavy Goods Vehicles (HGVs) per day, to make a proportionate contribution towards restoration measures at Holcroft Moss. Contributions will be sought on commencement of development to ensure the mitigation measures can be provided in a timely manner to offset the impacts. Individual legal agreements will specify timeframes for financial contributions to be spent.
- 6.27. To support implementation of JP-C8 the nine PfE districts have prepared, and adopted, a SPD to provide further guidance. This SPD has been prepared since adoption of PfE and its purpose is to:
- Ensure that advice is consistent with the latest Government regulations and associated Planning Practice Guidance;
 - Ensure that new development is consistent with the provisions of the recently adopted PfE Plan;
 - Provide a robust basis upon which the nine PfE authorities can secure contributions from developers to ensure that the impacts of schemes on Holcroft Moss are appropriately mitigated; and
 - Provide clear advice to developers as to what is expected in applications to ensure an efficient process for consultation and determination.

Bury Local Plan HRA

- 6.28. A HRA of the Publication Plan has also been carried out, to inform preparation of the Plan.
- 6.29. The following European designated sites have been identified as having some potential to be affected by development proposed and planned for within the Bury Local Plan:
- Rochdale Canal SAC
 - South Pennine Moors SAC
 - Dark Peak Moors (South Pennine Moors Phase 1) SPA
 - South Pennine Moors Phase 2 SPA
 - Manchester Mosses SAC
- 6.30. Other European sites in the UK are essentially considered too distant from Bury for harmful effects to occur from the implementation of the Plan.

- 6.31. A number of policies within the Plan were initially ‘screened in’ as potentially having a damaging effect on European Sites due to increased recreational use and air pollution effects. Following further assessment, including consideration of available mitigation measures, it is concluded that, providing that the available mitigation is implemented appropriately, there will be no effects on the integrity of European designated sites arising from the operation of the Bury Local Plan either alone or in combination.
- 6.32. The HRA concluded that appropriate mitigation for the identified ‘likely significant effects’ is available in the form of:
- Publication Plan policies LP-G12 and LP-AP1 and
 - Holcroft Moss SPD

Biodiversity Net Gain

- 6.33. Achieving a major net enhancement of biodiversity value and improving access to nature are key priorities in PfE and are central components to the wider approach to green infrastructure and the natural environment. Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity sets out how, through local planning and associated activities, a net enhancement of biodiversity resources will be sought.
- 6.34. Supporting PfE, the Bury Local Plan: Publication Plan Policy LP-G13: Biodiversity net gains from new development sets out that a net increase in biodiversity will be achieved in accordance with JP-G8 and the circumstances in which off-site biodiversity will be secured.
- 6.35. Since adoption of PfE the GM districts have worked collaboratively with GMCA to prepare the GM Local Nature Recovery Strategy¹⁹. The LNRS sets out a shared vision for nature recovery across GM; identifying shared priorities, targets and actions for different habitats and species we can all work towards to help deliver them. The Publication Plan supports delivery of the strategy’s priorities and actions through Policy G13, including the opportunity areas that have been strategically identified to develop a coherent nature recovery network across GM, through expanding or joining up core local nature sites.
- 6.36. To support the implementation of the LNRS and delivery of nature recovery and biodiversity across GM, officers attend a GM Nature Recovery Group which enables further collaboration. This group is also the mechanism for monitoring delivery against the LNRS aims and objectives. The Council is also proactively working to ensure that there are options for off-site net gain to be delivered within Bury close to where developments may be taking

place, and which may contribute towards the implementation of the Local Nature Recovery Network and enhancement of the Green Belt.

- 6.37. Alongside the strategic policies in PfE the Bury Local Plan: Publication Plan provides a positive planning policy framework for biodiversity and delivering BNG across the borough. The Council will continue to work collaboratively with GMCA and GM districts through the GM Local Nature Recovery Group.

Landscape, Green Infrastructure and Recreation

- 6.38. As stated above, since consultation took place on the Bury Local Plan: Draft Plan and adoption of PfE, the GM districts have worked collaboratively with GMCA to prepare the GM LNRS.
- 6.39. The strategy outlines the core areas for nature recovery, priorities for nature recovery, priority species and opportunity areas for nature recovery, along with a mapped Local Nature Recovery Network.
- 6.40. Bury's core areas for nature recovery are areas which are already of particular importance for biodiversity, including all the statutorily protected and selected areas for nature in Greater Manchester (including all of our Sites of Special Scientific Interest; Local Nature Reserves, and Sites of Biological Interest) and irreplaceable habitats as defined by the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024.
- 6.41. The LNRS opportunity areas are strategically identified areas that are crucial to developing a coherent nature recovery network across Greater Manchester, through expanding or joining up our core areas. These opportunity areas have no existing statutory protection and have significant potential to become of particular importance for biodiversity. They represent the best areas to connect-up spaces for nature across Greater Manchester and are where effort should be concentrated to achieve the most for biodiversity.
- 6.42. These opportunity areas have no existing statutory protection but have significant potential to become of particular importance for biodiversity. They represent the best areas to connect-up spaces for nature across GM and are where effort should be concentrated to achieve the most for biodiversity. Developments within opportunity areas should be ambitious for nature recovery.
- 6.43. The Bury Local Plan: Publication Plan supports delivery of the strategy's priorities and actions through Policy LP-G14: Local nature recovery network, including the opportunity areas, and how through the implementation of

statutory BNG these areas identified in the GM LNRS could become of particular importance for biodiversity.

- 6.44. Alongside the strategic policies in PfE the Bury Local Plan: Publication Plan provides a positive planning policy framework for supporting delivery of the LNRS. The Council will continue to work collaboratively GMCA and GM districts through the GM Local Nature Recovery Group.

7. Timetable for agreement, review and update

- 7.1. This Statement of Common Ground for the Bury Local Plan: Publication Plan will continue to be updated at each stage of the Local Plan review process, providing updates on cross-boundary matters, as we continue to work collaboratively with our neighbouring authorities and the relevant public bodies.
- 7.2. Signatures to the Statement of Common Ground, demonstrating agreement with the Plan on key matters, will be sought from this point onwards, to allow the fullest collaboration to take place between the key parties. Alongside the Bury Local Plan: Publication Plan, a copy of the Publication Plan Statement of Common Ground will be provided and signatures sought.
- 7.3. The need to review the Statement of Common Ground will be informed by the on-going monitoring of PfE and, upon adoption, by the Bury Local Plan. Both PfE and the Local Plan set out a monitoring framework for assessing whether we are achieving our strategic objectives and whether our policies remain relevant, or whether they need to be updated.

Bury
Council