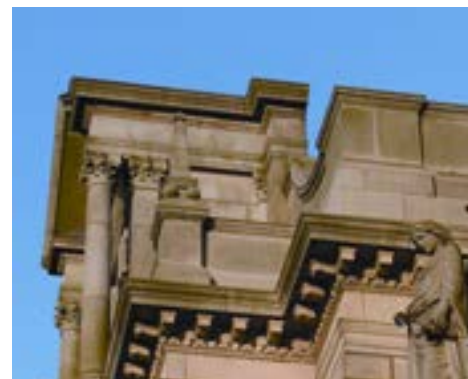


Bury Local Plan

Key Issues and Policy Framework



August 2017

Foreword

The new Bury Local Plan will set out a long-term framework to guide and control future growth and development and help to shape what the Borough will look like in the future. The Plan will comprise a series of planning policies against which future development proposals will be considered and it will also allocate sites for various types of development as well as identifying areas where development will be restricted. This report sets out the key issues and the proposed policy approach for the Plan and represents a key early stage in its preparation.

These are exciting times for Bury. As an integral part of Greater Manchester, Bury has a key role to play in supporting the conurbation's role as the key driver in the delivery of the Northern Powerhouse and in securing the economic growth that is central to the recent Devolution Agreement for Greater Manchester.

The ten Greater Manchester districts have agreed to prepare the Greater Manchester Spatial Framework which, once adopted, will set out a strategic planning framework for Greater Manchester. In addition to this sub-regional plan, there is a need for a Local Plan to provide more detailed policies to address more localised issues. Both documents will be statutory plans and will need to be consistent with one another.

The GMSF will provide the strategic basis for development up to 2035 including:

- The amount of employment land and new homes that will be needed;
- The strategic locations for this development;
- The infrastructure required to support development (including transport investment and public services); and
- The areas of land that will be protected from development.

Despite its recent success stories, Bury still faces some difficult challenges. At the forefront of these is the need for continued regeneration in the areas where we have pockets of deprivation, primarily in East Bury and Inner Radcliffe. We are also striving to attract good quality jobs, ensure sufficient provision of good quality affordable homes and introduce measures which will enable us to address climate change in a positive manner. We are also eager to prioritise the redevelopment of previously-developed brownfield sites.



Together we will seek to build on the existing qualities and strengths of each community to truly realise our ambitions to make Bury a great place and I look forward to your comments on this report which highlights the key issues that we think Bury is facing, a proposed Vision for the Borough and broad framework as to how the Local Plan can seek to address these.

Councillor Eamonn O'Brien
Cabinet Member for Finance and Housing

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1 Introduction

What is a Local Plan?

- 1.1 A Local Plan is a document containing planning policies that will be used as the basis for determining planning applications. It will also identify sites where development should be built as well as areas where development should be restricted or controlled.
- 1.2 Bury's Local Plan has to be drawn up within the context of national planning policies. The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and it provides the framework within which more detailed Local Plans are produced.
- 1.3 Likewise, Bury's Local Plan will need to reflect plans and strategies at the Greater Manchester level. This includes the joint plans on Minerals and Waste and also the emerging Greater Manchester Spatial Framework (GMSF).
- 1.4 It is important to recognise that, in developing Bury's Local Plan, we are not starting with a 'blank canvas'. Many of the policies contained in Bury's current Unitary Development Plan are still relevant and will be taken forward in the new Local Plan. This will include many of the areas that are currently protected from development.

Why do we need a Local Plan for Bury?

- 1.5 The Town and Country Planning (Local Planning) (England) Regulations 2012 requires all local authorities to produce a Local Plan and national planning policy states that these should be kept up-to-date. The current statutory plan for Bury is the Unitary Development Plan (UDP) which was adopted in 1997, so many of its policies need updated.
- 1.6 In addition to the statutory requirements, it is important to get an updated Local Plan in place to manage future growth and development within the Borough. An up-to-date Local Plan is also important to clearly identify areas of land within the Borough that will be protected from development.
- 1.7 The GMSF will do some of this by identifying strategic areas for residential and employment development. However, it will not include locally-specific planning policies or identify non-strategic sites for residential or employment development. Nor will it identify land that will need to be identified for other forms of development / protection within the urban area, such as retail or local parks.
- 1.8 Therefore, in addition to the strategic GMSF plan, it is equally important to get an up-to-date Local Plan in place to allow the Council to manage growth and

direct development to preferred locations. It will also allow the Council to update local policies that can extract planning gain from new developments, including updated affordable housing and recreation requirement policies.

About this Report

- 1.9 This report sets out the Key Issues that the Local Plan will need to address. Some of these issues will be common to most areas, whilst others are more specific to Bury.
- 1.10 In order to address the identified issues, the report also sets out a policy framework indicating the proposed scope and broad direction of Local Plan policies, whether this be through new/updated policy or the identification of sites. It should be noted that this early stage of the Local Plan process is only flagging up potential policy areas and the need for potential new sites to address certain issues. Further details of what these will look like will be consulted on in the next stage of the plan (i.e. the draft Local Plan).
- 1.11 The Issues and Policy Framework are structured around a number of key themes, which are likely to form the basis for the different chapters in the emerging draft Local Plan. Topic Papers are available on the Council's web site at www.bury.gov.uk/localplan for each of these themes, providing much more detail and evidence around the key issues and these are also the subject of this consultation. The key themes are:
- Housing;
 - Economy and Employment;
 - Town Centres and Main Town Centre Uses;
 - Health and Wellbeing;
 - Energy and Physical Infrastructure;
 - Flood Risk;
 - Natural Environment;
 - Open Land;
 - Built Environment;
 - Transport; and
 - Community Facilities.
- 1.12 Some of the evidence contained within the Topic Papers has been drawn from evidence that has been developed to support the draft Greater Manchester Spatial Framework (GMSF). Any subsequent amendments to the GMSF and/or its supporting evidence, will be reflected in the evidence supporting Bury's Local Plan.

Call for Sites

- 1.13 In addition to setting out the broad issues that will need to be addressed in the Local Plan, the Council is also undertaking a Call for Sites exercise, as required

in national planning policy. The purpose of the Call for Sites is to try and identify land that is suitable for a range of developments and/or for protection. In particular, the Council is keen to **gather local evidence on any brownfield sites that it may not be aware of that could be used for development** (in preference to releasing greenfield land).

- 1.14 A 'Call for Sites' exercise has already been undertaken on a similar basis across Greater Manchester, as part of the GMSF. However, this was focussed entirely on potential housing and employment land.
- 1.15 The local Call for Sites is more extensive and, whilst we are seeking potential new housing and employment sites, we are also seeking views on sites that are felt to be suitable for other types of development, such as retail or leisure. Similarly, we are inviting suggestions in terms of sites that you feel should be protected from development.
- 1.16 However, it is important to note that the GMSF will cover strategic sites that involve proposed amendments to the boundary of the Greater Manchester Green Belt. **Consequently, any comments relating to these sites cannot be dealt with through the Local Plan and should instead be made in response to future consultation on the GMSF.**

Commenting on the Key Issues and Policy Framework

- 1.17 Comments are invited on the Key Issues and Policy Framework outlined, along with any comments relating to the Topic Papers. The period for making comments is from **Monday 7 August 2017 to Monday 2 October 2017**.
- 1.18 The consultation process is seeking to determine whether:
- the Key Issues are the right issues that the Local Plan should be seeking to address?;
 - there are any omissions from the Key Issues or amendments needed?;
 - the Vision is an appropriate reflection of how the Borough should be in 2035?; and
 - the proposed Policy Framework is appropriate?
- 1.19 **We are keen to promote the submission of comments electronically** and would encourage anyone with appropriate facilities to make their responses in this way. An electronic version of the official comment form can be found on our web site at www.bury.gov.uk/localplan. This form is in 'Word' format and you can type in your response and return it as an e-mail attachment to planning.policy@bury.gov.uk. Alternatively, completed comment forms can be returned by post to the following address by no later than **17:00 on Monday 2 October 2017**:

Development Plans Unit
Strategic Planning and Economic Development
Department for Resources and Regulation
3 Knowsley Place
Duke Street
Bury BL9 0EJ

- 1.20 You may also wish to accompany your representation with a request to be notified when:
- The Local Plan is submitted to the Secretary of State for independent examination;
 - The Inspector's recommendations following the examination are published; and
 - The Local Plan is formally adopted.
- 1.21 If you have access to email and wish to be kept informed of progress on the Bury Local Plan, please help the Council to save money by emailing us at planning.policy@bury.gov.uk . In doing so, we can retain your address and contact you via email at future stages.

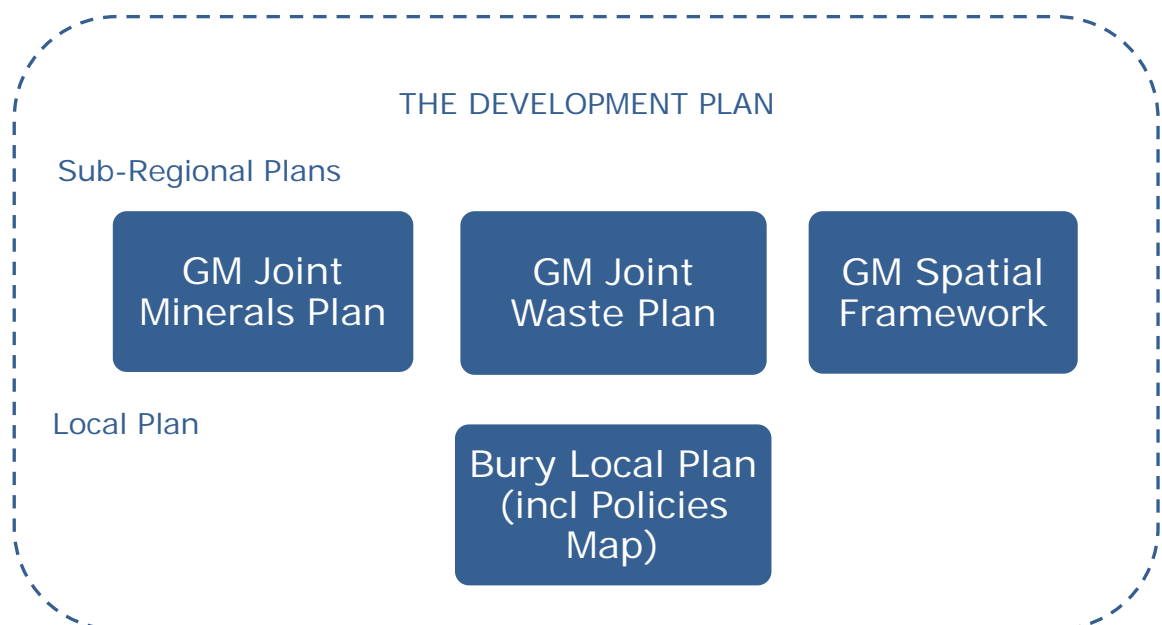
Next Steps

- 1.22 Following consultation on this Key Issues and Policy Framework report, we will give thorough consideration to all comments made. Where appropriate, we will use comments to inform the development of a draft Local Plan.
- 1.23 Following further consultation on a draft Local Plan, we will produce a Publication version that will be subject to further consultation before the Plan is formally submitted to the Secretary of State for Examination. There will be a public examination of the plan before an independent, Government-appointed Inspector makes recommendations. If found sound, the plan will subsequently be adopted as Bury's statutory Local Plan.

2 Bury's Local Plan in Context

- 2.1 It is important to set out where Bury's emerging Local Plan will sit alongside a range of other planning documents that will collectively make up Bury's overall statutory Development Plan. The term 'Development Plan' is used to describe all statutory planning documents relevant to a Borough and there clearly needs to be consistency between these.
- 2.2 As illustrated in Figure 1, Bury's Development Plan will include three documents that will cover the whole of Greater Manchester (10 districts, including Bury). Two of these documents are already adopted - the Minerals and Waste Plans. As the names suggest, these set out the policy framework and sites relating to issues around Minerals and Waste. The third GM plan is the Greater Manchester Spatial Framework (GMSF) which principally seeks to address strategic issues around housing and employment. Consultation recently took place on a draft GMSF.
- 2.3 Sitting below these plans, will be the Bury Local Plan. The Bury Local Plan will only need to address the issues that are not covered in the three joint GM plans. It should be noted that if the three GM Plans did not exist, then the Bury Local Plan would need to cover the strategic issues covered by or proposed by these plans (e.g. the Bury Local Plan would need to deal with strategic housing issues).

Figure 1 - Bury's Development Plan



Emerging GMSF

- 2.4 Alongside the other nine districts in Greater Manchester, Bury Council has been involved in the preparation of the GMSF and consultation on a draft GMSF ended in January 2017.
- 2.5 This attracted a significant number of responses (25,000). At this time, it is not clear how these responses and other factors such as changes to national planning policy will impact on the timescales or eventual content of the GMSF. As such, the Key Issues and Policy Framework set out in this report are subject to change as the process moves forward. Likewise, much of the evidence and discussion set out in the themed Topic Papers will evolve as new information/policy direction evolves.
- 2.6 Figure 2 sets out the scope of the draft GMSF. It is important to note that these matters will be dealt with through the GMSF process and are not matters to be considered through the Local Plan. If this position changes, then the Local Plan will be amended accordingly. Further information on the GMSF can be found at www.greatermanchester-ca.gov.uk/GMSF.

Figure 2 - Scope of the GMSF

- Identify the amount of new development that will come forward across the 10 districts, in terms of housing, offices, and industry and warehousing;
- Support the delivery of key infrastructure, such as transport and utilities;
- Allocate sites for employment and housing outside of the urban area; and
- Define a new Green Belt boundary for Greater Manchester.

- 2.7 In effect, what this means is that any release of Green Belt land in Bury to meet development needs will be done through the strategic GMSF process rather than the Bury Local Plan. Appendix 1 provides an overview of the key matters that will be addressed by the GMSF and those that will be address through the Local Plan.

Emerging Bury Local Plan

- 2.8 Whereas the GMSF deals with strategic planning matters that are of significance at the Greater Manchester level, Bury's Local Plan will, within the context of the GMSF, guide and manage future growth and development (such as housing, offices, industry, warehousing and retail) at the local level.
- 2.9 It will contain local planning policies that, together with the policies and proposals contained within the Greater Manchester plans, will be used as the basis for determining planning applications. It will also identify sites where development should take place as well as areas where development should be

restricted or controlled. These local, non-strategic allocations and other designations will be identified on an accompanying Policies Map.

- 2.10 The NPPF specifies that Local Plans should be drawn up over an appropriate time scale, preferably a 15-year time horizon and it is intended that Bury's Local Plan is aligned with the proposed timeframe of the GMSF.

Local Plan Preparation and Timescales

- 2.11 In March 2017, we commenced early engagement with key stakeholders and local communities by issuing a notice of our intention to commence work on a new Local Plan for Bury and seeking comments on what the Plan ought to contain. Comments received at that stage have been fully considered in drawing up this Key Issues and Policy Framework Report which is the first key stage in the preparation of a new Local Plan for Bury. Table 1 sets out the preparation process for the Local Plan as well as the intended timescales (please note that the progress of Bury's Local Plan through the various stages will be programmed alongside the GMSF timetable to allow for consistency).

Table 1 – The Local Plan Timetable

Stage	Process	Timescale
1	<ul style="list-style-type: none"> ▪ Notification of intention to prepare a new Local Plan ▪ Request for comments on what the Local Plan ought to contain 	March - April 2017
2	<ul style="list-style-type: none"> ▪ Consultation on key issues, vision and policy framework ▪ Call for Sites 	August - October 2017
3	<ul style="list-style-type: none"> ▪ Consultation on Draft Plan (policies and site allocations) 	Early 2018
4	<ul style="list-style-type: none"> ▪ Consult on 'Publication Plan' (intended final policies and site allocations) 	Spring/Summer 2018
5	<ul style="list-style-type: none"> ▪ Submit Local Plan to the Secretary of State for examination 	Winter 2018
6	<ul style="list-style-type: none"> ▪ Public Examination to consider draft plan and unresolved objections 	Spring 2019
7	<ul style="list-style-type: none"> ▪ Adopt Local Plan (together with any agreed amendments to it) 	Autumn/Winter 2019

Other Supporting Documents

- 2.12 A number of other documents will accompany the Local Plan and GMSF work, namely:
- The **Statement of Community Involvement** – which sets out how the Council will engage with the community during the preparation of development plans and when processing planning applications;
 - The **Local Development Scheme** – which sets out the proposed programme and timescales for the production of Bury's Local Plan;
 - The **Authority's Monitoring Report** – which provides information about developments within the Borough, key issues affecting the Borough and progress that has been made in producing the new Local Plan; and
 - **Supplementary Planning Documents** – which will provide more detailed guidance on the interpretation and implementation of Local Plan policies.

Evidence Base

- 2.13 In support of the Local Plan we have developed, and will continue to develop, a comprehensive evidence base to support the approach being taken. This evidence base includes work undertaken to support the Greater Manchester Spatial Framework, Topic Papers and other strategies, plans and studies.
- 2.14 Alongside the progression of the Local Plan, we will continue to develop the evidence base that sits behind and informs it.

Integrated Appraisal

- 2.15 The Local Plan will be subject to an Integrated Appraisal (IA) at several key stages as it progresses. The IA will consider the requirements and scope of:
- Sustainability Appraisal (SA) / Strategic Environmental Assessment (SEA);
 - Equalities Impact Assessment (EqIA);
 - Health Impact Assessment (HIA).
- 2.16 The SA/SEA, EqIA and HIA use similar assessment steps. Broadly speaking these include screening (i.e. deciding if the assessment is needed); setting the baseline context; identifying where there are impacts on defined relevant topic areas (e.g. biodiversity, the determinants of health, or the impact on certain groups of people in society); understanding impacts of what is being assessed and making recommendations for mitigation where necessary.
- 2.17 In addition to meeting the requirements of the above assessments in one IA, a Habitat Regulations Assessment (HRA) will be prepared separately by the Greater Manchester Ecology Unit (GMEU).

2.18 This Key Issues and Policy Framework report represents part of the process of evidence gathering and engagement and, as part of this initial stage in the preparation of the Local Plan, the Council consulted on an IA Scoping Report in June/July 2016 which set out the scope for the IA and a framework against which the Local Plan will be appraised as it progresses to the draft stage.

3 The Vision for the Local Plan

- 3.1 It is important to set out a broad vision for the emerging Local Plan in order to give an overarching steer for new policies.
- 3.2 As a Council, we have developed a corporate vision, purpose and values for between 2015 and 2020. The vision, purpose and values supports Team Bury's priorities for:
- A stronger economy;
 - A stronger, safer community; and
 - Health and wellbeing.
- 3.3 The strategic outcomes for the Council's vision, purpose and values to:
- Reduce poverty and its effects;
 - Support our most vulnerable residents; and
 - Make Bury a better place to live.
- 3.4 We have developed 6 corporate priorities for 2015 to 2020 and these are as follows:
- Drive forward, through effective marketing and information, proactive engagement with the people of Bury to take ownership of their own health and wellbeing;
 - Continue to develop business friendly policies to attract inward investment and new jobs so that Bury retains its position as a premier destination for retail, leisure, tourism and culture;
 - Ensure new and affordable housing is developed to support growth in the Bury and Greater Manchester economy;
 - Build on the culture of efficiency and effectiveness through new, progressive and integrated partnership working models to drive forward the Council's and Greater Manchester Public Service growth and reform agenda;
 - Ensure staff have the right skills to embrace significant organisational change, through embedding a culture of ownership, empowerment and decision making at all levels of the organisation; and
 - Work toward reducing reliance on government funding by developing new models of delivery that are affordable, add value and based on need.
- 3.5 Clearly, the Local Plan can have an influence over several of these corporate priorities and it is important that there is synergy between the Council's future priorities and the broad direction of the Local Plan.
- 3.6 The Council's proposed Vision has been developed to help direct the approach taken in the Local Plan taking into account the priorities of Team Bury and the strategic outcomes and strategic priorities of the Council.

The Proposed Vision for Bury's Local Plan:

"By 2035 the Borough will have embraced sustainable growth in a managed way and become a well connected place with:

- *a strong and competitive local economy;*
- *a strong, vibrant and healthy community; and*
- *a high quality natural and built environment."*

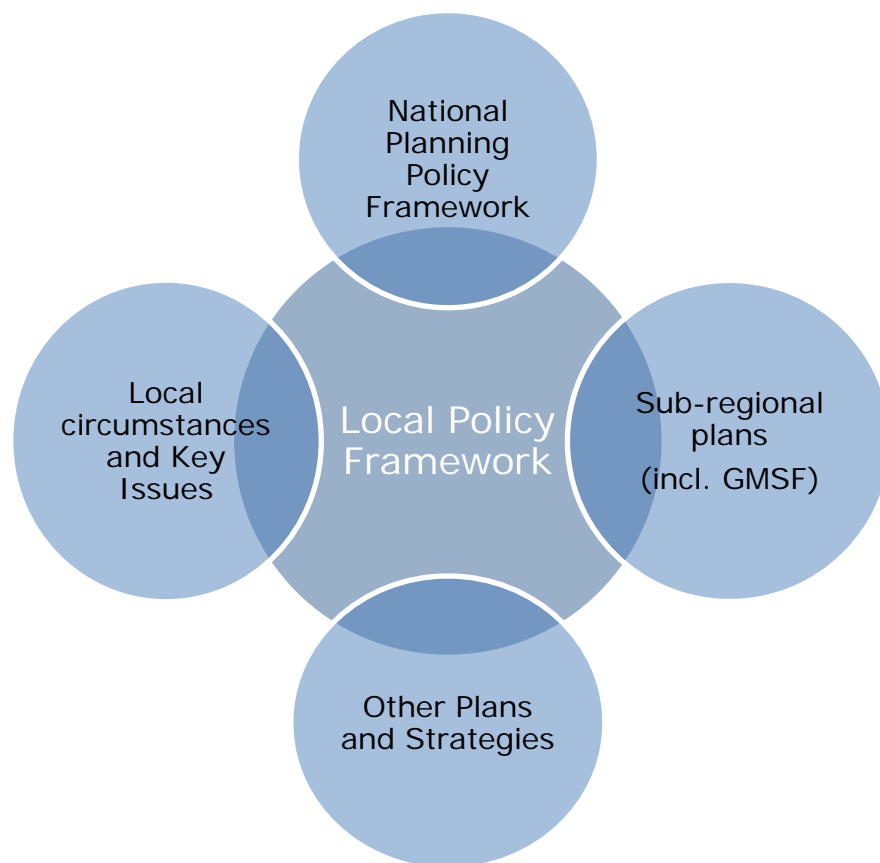
Key Consultation Question

Q1. Do you feel that the proposed Vision for the Borough is an appropriate reflection of how the Borough should be by 2035?

4 Key Issues and Policy Framework

4.1 This chapter sets out what are considered to be the key issues, problems and challenges that the Local Plan can influence. The issues have largely emerged taking into account national and emerging sub-regional planning policies, other relevant plans and strategies and the local circumstances described within the local profiles described within each of the supporting Topic Papers. The chapter also sets out the intended framework for the scope of planning policies that the Local Plan could seek to include in order to address the key issues. Figure 3 reflects the process by which we have arrived at the proposed policy.

Figure 3 - Arriving at the Policy Framework



4.2 As part of the consultation on this document, the Council is keen to hear your views as to whether the identified issues are broadly correct or whether you feel that there are other issues that need to be considered. Likewise, the Council is also seeking views on whether the proposed scope and direction of Local Plan policies would be sufficient to address the Borough's issues.

HOUSING	
Key Issues	Policy Framework
	It is proposed that the Local Plan will help to address the key issues and achieve the Vision by:
<ul style="list-style-type: none"> ▪ A requirement to plan to meet the housing needs of a growing population. 	<ul style="list-style-type: none"> ▪ Allocating suitable sites for residential use (in addition to any strategic allocations coming through the GMSF).
<ul style="list-style-type: none"> ▪ There are pockets of vacant and derelict land across the Borough. 	<ul style="list-style-type: none"> ▪ Re-allocating suitable vacant land currently allocated for other uses for residential purposes, where appropriate. ▪ Encouraging the re-use of vacant land and derelict buildings.
<ul style="list-style-type: none"> ▪ There is a national and emerging sub-regional policy framework that seeks to ensure the efficient use of land. 	<ul style="list-style-type: none"> ▪ Implementing appropriate density requirements, helping to ensure that developments maximise the use of available land and reduce the amount of land required to meet needs. ▪ Promoting higher density development in the most sustainable locations, including in town centres and key transport nodes.
<ul style="list-style-type: none"> ▪ There is a demand for a range of house types, sizes and tenures across all sections of the community. 	<ul style="list-style-type: none"> ▪ Ensuring that the right mix of house types, sizes and tenures are provided to meet local housing needs.
<ul style="list-style-type: none"> ▪ There is a lack of affordable housing available to meet needs, with house prices continuing to increase faster than incomes. 	<ul style="list-style-type: none"> ▪ Delivering an appropriate level of affordable housing as part of new housing developments. ▪ Allocating specific sites for affordable housing developments.

Key Consultation Question

Q2. Are there any other key issues relating to housing that you feel the Local Plan should be seeking to address and do you think that the proposed scope and direction of Local Plan policies is appropriate?

ECONOMY AND EMPLOYMENT	
Key Issues	Policy Framework
<ul style="list-style-type: none"> ▪ A requirement to plan for the future needs of industry, warehousing and office development. 	<p>It is proposed that the Local Plan will help to address the key issues and achieve the Vision by:</p> <ul style="list-style-type: none"> ▪ Allocating high quality and attractive sites for office, industrial and warehousing uses – including sites for advanced manufacturing and logistics (in addition to any strategic allocations coming through the GMSF).
<ul style="list-style-type: none"> ▪ Opportunities to capitalise on growth sectors such as advanced manufacturing, science, digital, creative industries and logistics but a vulnerability to a decline in manufacturing employment and public sector cuts. 	
<ul style="list-style-type: none"> ▪ A relatively low ratio of jobs per working age population within the Borough. 	
<ul style="list-style-type: none"> ▪ Low quality and low paid employment opportunities within the Borough leading to many well educated residents working in higher-skilled and better-paid jobs working outside of the Borough. 	
<ul style="list-style-type: none"> ▪ An inadequate existing supply of employment land that is largely unattractive to the market. 	
<ul style="list-style-type: none"> ▪ Significant pressures to redevelop existing employment land and premises. 	
	<ul style="list-style-type: none"> ▪ Retaining and consolidate suitable existing employment sites and areas where there is a reasonable prospect of these continuing to be used for employment purposes. ▪ Designating Employment Generating Areas.

Key Consultation Question

Q3. Are there any other key issues relating to the economy and employment that you feel the Local Plan should be seeking to address and do you think that the proposed scope and direction of Local Plan policies is appropriate?

TOWN CENTRES AND MAIN TOWN CENTRE USES	
Key Issues	Policy Framework It is proposed that the Local Plan will help to address the key issues and achieve the Vision by:
<ul style="list-style-type: none"> ▪ A requirement to assess and plan to meet the need for main town centre uses in full. 	<ul style="list-style-type: none"> ▪ Allocating sites for main town centre uses if needed.
<ul style="list-style-type: none"> ▪ Varying levels of vitality and viability within the Borough's town centres with the most significant problems in Radcliffe and Prestwich. 	<ul style="list-style-type: none"> ▪ Maintaining and enhancing the vitality and viability of the Borough's hierarchy of centres by ensuring that proposals for main town centre uses are in an appropriate location and that proposals for retail, leisure and office development are not of a scale that would cause significant adverse impacts. ▪ Identifying boundaries for town and district centres and the location of local and neighbourhood centres. ▪ Designating Primary and Secondary Shopping Frontages and Areas within town and district shopping centres and control the types of uses within them. ▪ Ensuring that the scale of new retail development is consistent with levels of expenditure capacity for each of the Borough's town centre catchment areas.
<ul style="list-style-type: none"> ▪ The leisure offer of town centres will be increasingly important. ▪ Bury's tourism sector makes a significant contribution to the wider 	<ul style="list-style-type: none"> ▪ Safeguarding existing and promoting new tourism and cultural development in appropriate locations.

local economy.	
<ul style="list-style-type: none"> ▪ The need to attract and retain a talented workforce. 	<ul style="list-style-type: none"> ▪ Promoting the introduction of cultural and 'lifestyle' amenities within town centres.

Key Consultation Question

Q4. Are there any other key issues relating to town centres and main town centre uses that you feel the Local Plan should be seeking to address and do you think that the proposed scope and direction of Local Plan policies is appropriate?

HEALTH AND WELLBEING	
Key Issues	Policy Framework
	It is proposed that the Local Plan will help to address the key issues and achieve the Vision by:
<ul style="list-style-type: none"> ▪ Lower life expectancy, health and educational attainment particularly in East Bury and Radcliffe. 	<ul style="list-style-type: none"> ▪ Supporting development that will have a positive impact on the Borough's most deprived areas.
<ul style="list-style-type: none"> ▪ Pockets of deprivation in East Bury, Inner Radcliffe, Besses and Rainsough. 	
<ul style="list-style-type: none"> ▪ The impact of climate change on health. 	<ul style="list-style-type: none"> ▪ Promote measures to minimise the cause of climate change and its effects on health.
<ul style="list-style-type: none"> ▪ Obesity in children and adults in Bury is at significant levels and is rising. 	<ul style="list-style-type: none"> ▪ Promoting health and wellbeing within the Borough's communities. ▪ Controlling the development of hot food takeaways. ▪ Promoting active travel.
<ul style="list-style-type: none"> ▪ Levels of physical inactivity are sizable and there is a need to increase opportunities to travel by walking and cycling. 	
<ul style="list-style-type: none"> ▪ Bury is a high ranking area in England for numbers of fast food outlets per head of population. 	
<ul style="list-style-type: none"> ▪ There are deficiencies in quantity, quality and accessibility for all types of open space across the Borough. ▪ New residential development places pressure on existing recreational facilities. 	
<ul style="list-style-type: none"> ▪ Air quality is poor in some locations with nitrogen dioxide levels 	<ul style="list-style-type: none"> ▪ Designating and protecting existing open space, sport and recreation facilities and allocate sites for improved recreation provision. ▪ Requiring the provision of open space, sport and recreation facilities in conjunction with new housing development.
	<ul style="list-style-type: none"> ▪ Encouraging more sustainable modes of travel and reducing the

<p>exceeding acceptable standards on sections of our major roads and motorways.</p>	<p>need to travel by car.</p> <ul style="list-style-type: none"> ▪ Seeking to prevent both new and existing development from contributing to or being adversely affected by unacceptable levels of pollution either individually or cumulatively with other existing or proposed developments. ▪ Requiring proposals for new development in AQMA to provide details of the potential impacts on local air quality and identify measures to mitigate these impacts.
<ul style="list-style-type: none"> ▪ The existence of other potential pollution sources and threats to health. 	<ul style="list-style-type: none"> ▪ Ensuring that new development will not result in the contamination of land or land stability concerns and, where appropriate, requiring a developer to take steps to remediate existing contaminated land and/or land stability issues.

Key Consultation Question

Q5. Are there any other key issues relating to health and wellbeing that you feel the Local Plan should be seeking to address and do you think that the proposed scope and direction of Local Plan policies is appropriate?

ENERGY AND PHYSICAL INFRASTRUCTURE	
Key Issues	Policy Framework
	It is proposed that the Local Plan will help to address the key issues and achieve the Vision by:
<ul style="list-style-type: none"> ▪ A requirement for the Local Plan to consider the potential for renewable and low carbon energy generation. 	<ul style="list-style-type: none"> ▪ Establishing an approach towards potential proposals for renewable and low carbon energy generation.
<ul style="list-style-type: none"> ▪ Potential shale deposits within the Borough. 	<ul style="list-style-type: none"> ▪ Establishing an approach towards potential proposals for fracking.
<ul style="list-style-type: none"> ▪ Some areas of the Borough have relatively poor access to superfast broadband services. 	<ul style="list-style-type: none"> ▪ Supporting the expansion of electronic communications networks, including telecommunications and high speed broadband whilst aiming to keep the numbers of radio and telecommunications masts and the sites for such installations to a minimum.
<ul style="list-style-type: none"> ▪ Inadequate capacity within utility infrastructure. 	<ul style="list-style-type: none"> ▪ Ensuring that developers make provision for, or contributes towards, the costs of infrastructure that is necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development.
<ul style="list-style-type: none"> ▪ European legislation and Government targets require a range of waste management facilities. 	<ul style="list-style-type: none"> ▪ Ensuring that waste is managed in a sustainable way.

Key Consultation Question

Q7. Are there any other key issues relating to energy and physical infrastructure that you feel the Local Plan should be seeking to address and do you think that the proposed scope and direction of Local Plan policies is appropriate?

FLOOD RISK	
Key Issues	Policy Framework
It is proposed that the Local Plan will help to address the key issues and achieve the Vision by:	
<ul style="list-style-type: none"> ▪ Significant areas of the Borough are at risk of river and surface water flooding. 	<ul style="list-style-type: none"> ▪ Ensuring that new development is not subject to unacceptable levels of risk, does not result in increased flood risk elsewhere and, where possible, achieves reductions in flood risk overall.
<ul style="list-style-type: none"> ▪ Insufficient capacity in the sewer and drainage network to accommodate increasing amounts of surface water 	<ul style="list-style-type: none"> ▪ Ensuring that new development proposals minimise surface water run-off and, where possible, seek to reduce it.
<ul style="list-style-type: none"> ▪ Land is required for new flood defences, natural flood management measures and flood water storage 	<ul style="list-style-type: none"> ▪ Identifying opportunities for additional flood defences and natural flood management. ▪ Increasing, where possible, flood water storage capacity, designed to improve water quality, wildlife and habitat conservation, recreation and carbon storage.

Key Consultation Question

Q6. Are there any other key issues relating to flood risk that you feel the Local Plan should be seeking to address and do you think that the proposed scope and direction of Local Plan policies is appropriate?

NATURAL ENVIRONMENT	
Key Issues	Policy Framework
	It is proposed that the Local Plan will help to address the key issues and achieve the Vision by:
<ul style="list-style-type: none"> ▪ The Borough's landscape character is important and varies significantly between the north, central and southern areas. 	<ul style="list-style-type: none"> ▪ Ensuring that new development respects the character of its surroundings.
<ul style="list-style-type: none"> ▪ A requirement to plan for a steady and adequate supply of aggregates. 	<ul style="list-style-type: none"> ▪ Ensuring the sustainable management of the Borough's mineral resources.
<ul style="list-style-type: none"> ▪ The Borough has a varied range of geological and ecological assets. 	<ul style="list-style-type: none"> ▪ Designating key assets and ensuring that new development does not have an adverse impact on the natural environment and, where opportunities arise, makes a contribution towards its enhancement. ▪ Designating and seeking to protect and enhance the Borough's network of multi-functional Green Infrastructure and to support proposals to improve the connectivity and quality of the network.
<ul style="list-style-type: none"> ▪ A requirement to protect, enhance and restore water bodies. 	<ul style="list-style-type: none"> ▪ Ensuring that new development does not have an adverse impact on natural water resources and, where opportunities arise, makes a contribution towards their enhancement .

Key Consultation Question

Q8. Are there any other key issues relating to the natural environment that you feel the Local Plan should be seeking to address and do you think that the proposed scope and direction of Local Plan policies is appropriate?

OPEN LAND	
Key Issues	Policy Framework
	It is proposed that the Local Plan will help to address the key issues and achieve the Vision by:
<ul style="list-style-type: none"> ▪ The GMSF will deal with the identification of a Green Belt boundary across Greater Manchester and the Local Plan will deal with local and more detailed Green Belt matters. 	<ul style="list-style-type: none"> ▪ Setting out the approach towards new development in the Green Belt*. * Policy would apply to the Green Belt as defined in the Greater Manchester Spatial Framework.
<ul style="list-style-type: none"> ▪ There is no longer a justification for Other Protected Open Land. 	<ul style="list-style-type: none"> ▪ Removing Other Protected Open Land designations.
<ul style="list-style-type: none"> ▪ The River Valleys and West Pennine Moors designations are in need of review. 	<ul style="list-style-type: none"> ▪ Identifying a network of multi-functional Green Infrastructure and setting out the approach towards new development within the network.

Key Consultation Question

Q9. Are there any other key issues relating to open land that you feel the Local Plan should be seeking to address and do you think that the proposed scope and direction of Local Plan policies is appropriate?

BUILT ENVIRONMENT	
Key Issues	Policy Framework
	It is proposed that the Local Plan will help to address the key issues and achieve the Vision by:
<ul style="list-style-type: none"> ▪ The Borough contains a varied range of heritage assets. 	<ul style="list-style-type: none"> ▪ Preserving the Borough’s heritage assets. ▪ Designating Conservation Areas.
<ul style="list-style-type: none"> ▪ The Borough has a diverse character and townscape. 	<ul style="list-style-type: none"> ▪ Ensuring that new development does not adversely affect the Borough’s built heritage assets, character and townscape.
<ul style="list-style-type: none"> ▪ Poor design and layout can create unattractive, lifeless, dangerous and unsustainable places. 	<ul style="list-style-type: none"> ▪ Ensuring that all new development incorporates high standards of urban design, including the incorporation of sustainable design and construction techniques that reduce carbon emissions from buildings.

Key Consultation Question

Q10. Are there any other key issues relating to the built environment that you feel the Local Plan should be seeking to address and do you think that the proposed scope and direction of Local Plan policies is appropriate?

TRANSPORT	
Key Issues	Policy Framework
<ul style="list-style-type: none"> ▪ Traffic congestion at peak periods is largely focused on main routes in and around town centres (particularly Bury town centre) and key motorway junctions and is largely caused by extensive use of the private car. 	<p>It is proposed that the Local Plan will help to address the key issues and achieve the Vision by:</p> <ul style="list-style-type: none"> ▪ Seeking to ensure that development and transport planning are co-ordinated to improve accessibility, reduce the need to travel by car and increase public transport use, cycling and walking and promote the use of and infrastructure for low and ultra low emissions vehicles.
<ul style="list-style-type: none"> ▪ Road traffic is a major source of carbon emissions and is the most significant cause of poor air quality where sections of our major roads and motorways have levels of nitrogen dioxide that exceed minimum acceptable. 	
<ul style="list-style-type: none"> ▪ The Bury line has seen significant growth in Metrolink usage and has become an important commuting asset, particularly for those travelling to work in Manchester City Centre. However, services on the Bury line are subject to over-crowding during peak periods. 	
<ul style="list-style-type: none"> ▪ An increase in the use of low and ultra low emissions vehicles. 	
<ul style="list-style-type: none"> ▪ Bury Interchange is considered to be poorly configured and suffers from a poor environment that does not reflect its status as the Borough's key transport hub. 	
<ul style="list-style-type: none"> ▪ Park and Ride Facilities at Radcliffe and Whitefield are at capacity and, 	<ul style="list-style-type: none"> ▪ Identifying proposals to encourage more sustainable travel, such as cycle routes and improvements to public transport facilities and park and ride facilities.

<p>given the amount of Metrolink usage, the park and ride facilities at Bury Interchange and Prestwich station are considered to be inadequate.</p>	
<ul style="list-style-type: none"> ▪ Ramsbottom suffers from a lack of car/coach parking provision, particularly given the attractiveness of the town as a tourist destination. 	<ul style="list-style-type: none"> ▪ Considering opportunities to identify a site or sites for additional parking provision in or around Ramsbottom town centre.

Key Consultation Question

Q11. Are there any other key issues relating to transport that you feel the Local Plan should be seeking to address and do you think that the proposed scope and direction of Local Plan policies is appropriate?

COMMUNITY FACILITIES	
Key Issues	Policy Framework It is proposed that the Local Plan will help to address the key issues and achieve the Vision by:
<ul style="list-style-type: none"> ▪ Growth and development places addition pressure on social and community infrastructure 	<ul style="list-style-type: none"> ▪ Requiring developers of new housing to make provision for social and community infrastructure, where necessary.
<ul style="list-style-type: none"> ▪ Many community facilities are in poor condition and in need of investment. 	<ul style="list-style-type: none"> ▪ Safeguarding and improving community facilities, where needed.

Key Consultation Question

Q12. Are there any other key issues relating to community facilities that you feel the Local Plan should be seeking to address and do you think that the proposed scope and direction of Local Plan policies is appropriate?

Appendix 1 – The Roles of the GMSF and the Bury Local Plan

Key Matters	GMSF Role	Local Plan Role
Housing		
Identifying the target for level of housing needed.	Establish the statutory housing target.	
Meeting the housing target.	Allocate any Green Belt land required to meet housing target (strategic sites).	Allocate non-Green Belt sites to help meet target, including suitable brownfield sites.
Mix of house types and sizes.	Identify broad level of needs.	Locally-specific policies to meet local housing needs (mix of different sizes, types and tenures).
Affordable housing.	Strategic policy identifying need.	Locally-specific policy setting out requirements for new developments.
Economy and Employment		
Identifying floorspace requirements for offices and industry and warehousing.	Establish floorspace requirements for offices and for industry and warehousing.	
Meeting the floorspace requirements for offices and for industry and warehousing.	Allocate any Green Belt land required to meet floorspace requirements and to strengthen and rebalance the sub-regional economy (strategic sites).	Allocate non-Green Belt sites to help to meet the floorspace requirements, including office sites in and around Bury town centre.
Improving the quality of employment opportunities.	Allocate any Green Belt land that has the characteristics to attract	Allocate non- Green Belt sites that have the characteristics to attract

Key Matters	GMSF Role	Local Plan Role
	high quality employment opportunities.	high quality employment opportunities.
Existing employment land and premises	Strategic policy recognising that existing industrial and warehousing sites play a vital role in providing business and employment opportunities.	Locally-specific policies and designations setting out the approach to existing employment land and premises in the Borough.
Town Centres and Main Town Centre Uses		
Identify needs for main town centre uses		Locally-specific policy setting out needs for main town centre uses in the Borough.
Meeting needs for main town centre uses		If required, allocate sites for main town centre uses in the Borough's town centres.
Maintaining and enhancing the vitality and viability of centres	Strategic policy identifying Bury town centre as a main town centre within Greater Manchester.	Locally-specific policy relating to the scale and location of main town centre uses.
Supporting tourism	Strategic policy supporting the expansion of Greater Manchester's visitor attractions and identifying Bury town centre as a key location for tourism and leisure development.	Locally-specific policy relating to new tourism and cultural development in appropriate locations and allocate sites, if necessary.
Health and Wellbeing		
Addressing deprivation	Strategic policy relating to social inclusion.	Locally-specific policy relating to addressing deprivation in the Borough.
Impact of climate change	Strategic policy relating to	Locally-specific policy

Key Matters	GMSF Role	Local Plan Role
on health	resilience.	relating to health.
Tackling obesity and physical inactivity	Strategic policy relating to health.	Locally-specific policies relating to health, active travel and open space, sport and recreation.
Improving air quality	Strategic policy relating to air quality.	Locally-specific policy relating to improving air quality in the Borough.
Addressing other threats to health		Locally-specific policy relating to contaminated and unstable land.
Energy and Physical Infrastructure		
Renewable and low carbon energy generation	Strategic policy relating to carbon emissions.	
Potential shale deposits		Locally-specific policy relating to potential fracking proposals.
Access to superfast broadband	Strategic policy relating to infrastructure.	Locally-specific policy relating to electronic communications.
Utility infrastructure	Strategic policy relating to infrastructure.	
Waste management	Waste matters dealt with in the GM Joint Waste Plan.	
Flood Risk		
River and surface water flooding	Strategic policy relating to flood risk and water quality.	Locally-specific policies relating to flood risk.
Insufficient capacity in the sewer and drainage network	Strategic policy relating to flood risk and water quality.	Locally-specific policy relating to surface water management.

Key Matters	GMSF Role	Local Plan Role
Flood mitigation	Strategic policy relating to flood risk and water quality.	Locally-specific policies relating to flood risk and surface water management.
Natural Environment		
Landscape character		Locally-specific policy relating to landscape character.
Minerals resources	Minerals matters covered by the GM Joint Minerals Plan.	
Geological and ecological assets	Strategic policy relating to nature conservation.	Locally-specific policy relating to nature conservation.
Green Infrastructure	Strategic policy relating to green infrastructure.	Locally-specific policy relating to green infrastructure.
Improving water quality	Strategic policy relating to flood risk and water quality.	Locally-specific policy relating to nature conservation.
Open Land		
Green Belt	Identify a Green Belt boundary for Greater Manchester.	Locally-specific policy setting out the approach to new development in the Green Belt.
Built Environment		
Heritage assets	Strategic policy relating to heritage.	Locally-specific policy relating to the conservation of the Borough's heritage assets.
Character and townscape	Strategic policy relating to heritage.	Locally-specific policy relating to the design of

Key Matters	GMSF Role	Local Plan Role
		new development.
Urban design	Strategic policy relating to design.	Locally-specific policy relating to the design of new development.
Transport		
Traffic congestion	Strategic policies relating to carbon emissions and air quality.	Locally-specific policy setting out the transport requirements in new development.
Carbon emissions from road transport	Strategic policies relating to carbon emissions and air quality.	Locally-specific policy setting out the transport requirements in new development.
Metrolink capacity	Proposed public transport infrastructure requirements in association with Strategic Allocations.	Locally-specific policy setting out the transport requirements in new development.
Bury Interchange		Potential allocation for improved public transport provision at Bury Interchange.
Park and ride facilities	Proposed park and ride provision in association with Strategic Allocations.	Locally-specific policy setting out the transport requirements in new development.
Parking provision in Ramsbottom town centre		Potential allocation of land for new parking provision to support Ramsbottom town centre.
Increased use of low and ultra low emissions vehicles.		Locally-specific policy setting out transport requirements in new development.

Key Matters	GMSF Role	Local Plan Role
Community Facilities		
Pressures on social and community infrastructure	Strategic policies relating to education, skills and knowledge; health and social inclusion.	Locally-specific policy relating to the provision of community facilities.
Poor quality community facilities		Locally-specific policy relating to safeguarding and improving community facilities.