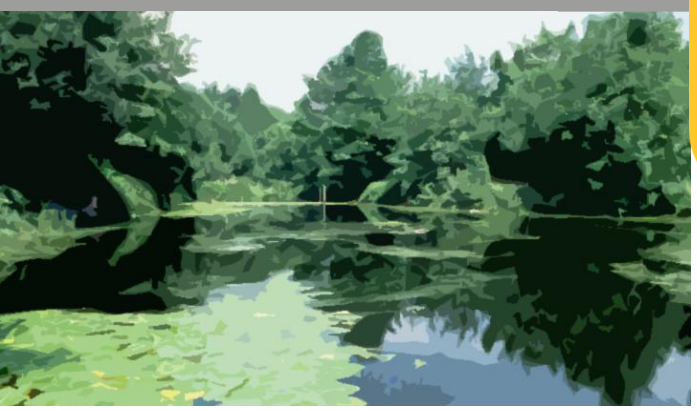
Bury Council

Bury Local Plan

Site Suggestions Background Paper

June 2026



Contents

1. Site Suggestions 2
Appendix A 4
Local Plan Call for Sites 4
Appendix B 9
List of sites discounted from potential allocation in the Bury Local Plan 9

1. Site Suggestions

1.1. As an early stage in the preparation of the Local Plan, a Call for Sites was undertaken to gathering information about land that might be considered suitable for development or protection from development in the Borough in the future. Comments were invited on the Call for Sites over a six-week period from 25 March to 6 May 2024 (The Call for Sites form is included at Appendix 1).

1.2. It was made clear as part of the Call for Sites that, in terms of housing, the adopted Places for Everyone Plan identifies strategic housing allocations to help meet Bury's future housing targets and that the need to identify additional housing sites through the Local Plan will be limited but were keen to receive any suggestions for housing on previously developed brownfield sites within the existing urban area.

1.3. The Call for Sites generated 52 responses in total which included proposals for new development as well as sites that were proposed for protection. The majority of development sites submitted involved proposals for residential development (19) with employment (3) and mixed use (2) proposals also submitted.

1.4. All submitted development sites were assessed to establish the potential capacity, suitability, availability, and achievability for development, taking into account existing planning policy, environmental and local constraints and the extent to which these can be mitigated or addressed.

1.5. However, only 5 of the 19 sites suggested for housing were outside of the Green Belt and all of the sites put forward for employment or mixed-use development were within the Green Belt.

1.6. A strategic review of the Green Belt was carried out through the Places for Everyone Plan and it is not proposed to review this again through the Local Plan. As such, the Green Belt sites were discounted on this basis. Those sites that were put forward outside the Green Belt were discounted on the basis of other planning policy constraints or because the sites already had planning permission.

1.7. A further 25 sites were put forward on the basis that they should be protected from development – the majority of which were within the strategic housing sites allocated through Places for Everyone. As allocated sites, these are now progressing through the planning process with Development Frameworks having been prepared for each with issues around ecology and

greenspace having been considered through this process rather than the Local Plan.

Appendix A

Local Plan Call for Sites

We are gathering information about land that might be considered suitable for development or protection from development in the Borough in the future through the Call for Sites.

The assessment of land availability for development and sites for protection is an important part of preparing a Local Plan and may ultimately lead to the site being allocated for development or designated for protection.

However, the Call for Sites itself is a technical exercise aimed at identifying potential sites for inclusion in the Local Plan and the submission of a site will not determine whether it should be allocated or protected.

All submitted development sites will be assessed to establish the potential capacity, suitability, availability, and achievability for development, taking into account planning policy, environmental and local constraints and the extent to which these can be mitigated or addressed.

It should be noted that in terms of housing, the adopted Places for Everyone Joint Development Plan identifies strategic housing allocations to meet Bury's future housing needs. As such, **the need to identify additional housing sites through the Local Plan will be limited** but we are keen to receive any suggestions for housing on previously developed brownfield sites within the existing urban area. We are also keen to receive suggested sites for other uses, such as employment.

Sites that are suggested for protection will be similarly assessed to determine whether protecting the site through the Local Plan would be appropriate in the context of existing planning policies.

It is unlikely that all sites put forward will be included in the Bury Local Plan but submitting a site(s) through the Call for Sites ensures it is considered.

How can I submit a Site to the Call for Sites?

In order to submit a site for consideration as part of the current Call for Sites process, you need to fully complete a Call for Sites - Site Identification Form and submit it to the Council together with a map of the site (showing two named roads so that the site can be accurately identified).

Contact Details of the person submitting the Site for consideration

Full Name	
Organisation / Company	
Job title	
Address	
Telephone number	
Email	
What is your interest in the land? (Agent / Owner / Prospective purchaser / Neighbour / Other)	Choose an item.
If you are an agent, what is your client's interest in the land? (Owner / Prospective purchaser / Neighbour / Other)	
If you / your client is not the landowner, do you or the company you represent have a legal option to purchase the land in question? (If yes please provide details).	

If the site is being promoted by a developer, please provide their contact details below:

Full Name	
Organisation / Company	
Job title	
Address	
Telephone number	
Email	

Landowner Details

If details are the same as above, please tick here	☐
Full Name	
Organisation / Company	
Job title	
Address	
Telephone number	
Email	
Is the site in multiple ownership? (If yes, please provide all details)	Yes / No

Site details

Details of the site will allow the Council to clearly identify the site and carry out an assessment of it. If being put forward for development, sites that can accommodate 5 or more residential units, or economic development on sites of 0.25 hectares (or 500m^2 of floorspace) or more should be put forward. **Please attach a site location map showing the site boundary in red.**

Site name	
Address (including postcode where possible)	
Site area (in hectares)	
What is the current use of the site? (if the site is vacant, please state this and include details of the last known use of the site)	
What use are you proposing for the site? (e.g. residential, offices, industry and warehousing, retail, gypsy and traveller pitches, recreation,	

local green space, community facilities, health, mixed uses, biodiversity net gain, other)	
If the site is proposed for development what scale and nature of future development is proposed? (Number of dwellings / floorspace)	

Site achievability

When will this site come forward for development? (e.g. <5 years, 5-10 years, 10-15 years, 15 years+)	
If you have stated that the site is deliverable in the next 5 years, please provide further detail of what is actively being done to achieve this timeframe.	
What road would provide access to the site?	
Do you own, or have unrestricted rights over, the existing or proposed access to the site? If no, please provide further detail.	Yes / No
Are there any specific site constraints that you are aware of that would need to be addressed before the site could come forward (e.g. ransom strips, multiple ownerships, land contamination, environmental designations).	
If constraints are identified, please provide more detail on how you propose the constraints could be overcome.	

If there are any other details you would like to provide about the site, please provide here.

Data protection

Comments made on planning policy and related documents, together with the name of the person and/or organisation making them, will be published on the Council's website. This is in accordance with the Strategic Planning and Economic Development Privacy Notice which can be viewed here: Strategic Planning and Economic Development privacy notice - Bury Council

I confirm that I have completed this form to the best of my knowledge and understand that my personal information will be held and processed by the council in accordance with the Strategic Planning and Economic Development privacy notice.

Signature (enter name if completing electronically)	
Date	

Please attach any other details, maps or site details of relevance to the site if necessary.

Please return this form to Bury Council in one of the following ways:

By post to: Bury Council
Strategic Planning and Infrastructure
3 Knowsley Place
Duke Street
Bury
BL9 0EJ

By hand to: Strategic Planning and Infrastructure, c/o Bury Town Hall

By email to: planning.policy@bury.gov.uk

Completed forms should be received by the Council no later than **6 May 2024**.

Please ensure you have attached your site location plan when returning this form.

If you have any queries or have any difficulties obtaining a plan please contact the Strategic Planning and Infrastructure Team on 0161 253 7800 or email planning.policy@bury.gov.uk.

Appendix B

List of sites discounted from potential allocation in the Bury Local Plan

Location	Proposal	Site Designation	Reason for not allocating
Starling Road	Residential	Green Belt	Site is in Green Belt
Hilsden Farm	Residential	Green Belt	Site is in Green Belt
Walmersley Old Rd (recreation part of Tetrosyl)	Residential	Green Belt	Site is in Green Belt
Land at Holcombe Road / Shepherd Street, Greenmount	Residential	Green Belt, Green Infrastructure	Site is in Green Belt
Brandlesholme - land east of Longsight Road, south of Hazel Hall Lane, west of Wood Road Lane	Residential	Green Belt	Site is in Green Belt
Garic (Kingfisher Park)	Employment	Green Belt, Green Infrastructure	Site is in Green Belt
Garic site (Kingfisher Park)	Residential	Green Belt, Green Infrastructure	Site is in Green Belt
Fletcher Bank	Employment	Green Belt	Site is in Green Belt
Fletcher Bank Quarry	Employment	Green Belt	Site is in Green Belt
Land off Brandlesholme Rd, Greenmount	Residential	Green Belt	Site is in Green Belt
Nuttall Lane	Residential	Green Infrastructure, Crow Lumb Wood SBI	Site falls within a River Valley and is a partly protected recreation site
Ripon Hall	Residential	Green Infrastructure	Protected recreation site
Long Lane	Residential	Green Belt, Green Infrastructure	Site is in Green Belt
Pole Lane	Residential	Green Belt	Site is in Green Belt
East Lancs Paper Mill	Residential		Site has planning permission
Fairways Lodge Hotel	Retirement Apartments		Site has planning permission
Gin Hall	Employment/Residential/Commercial/Playing pitches	Green Belt	Site is in Green Belt
Clarks Cross - Land at Heywood Road, adjacent to Parrenthorn High School (former GMSF site)	Residential	Green Belt	Site is in Green Belt
North of Simister (formerly part of JPA1.2)	Residential	Green Belt	Site is in Green Belt

Location	Proposal	Site Designation	Reason for not allocating
Spring Vale Street	Employment/Residential	Green Belt	Site is in Green Belt
Land off Spring Vale Street (eastern parcel)	Residential	Green Belt	Site is in Green Belt
Hollins Mount Farm	Residential	Green Belt	Site is in Green Belt
Park Lane Farm Field	Residential	Green Belt	Site is in Green Belt
Park Lane Farm Yard	Residential		Site is included in the SHLAA
Oak Avenue	Residential/Recreation	Green Infrastructure, Protected Recreation	Protected recreation site
Bury Old Road, Ainsworth	Residential	Green Belt	Site is in Green Belt
Land at Ringley Road	Residential	Green Belt	Site is in Green Belt
Nutt Farm, Simister	Residential	Green Belt	Site is in Green Belt
Whalley Road (N. of Green Acre Close), Ramsbottom	Residential	Green Belt	Site is in Green Belt
Land to rear of Holcombe Brook Sports Club	Residential	Green Belt	Site is in Green Belt
Land south of Bury and Bolton Road, Radcliffe	Residential	Green Belt	Site is in Green Belt
Land off Bury Road, Radcliffe (Swan Lodge)	Residential	Green Infrastructure, Hutchinson's Goit SBI	Site falls within a River Valley, Wildlife Links and Corridors and is proposed to be carried forward as Green Infrastructure
Limefield Brow (part of Lowes Park golf course)	Residential	Green Belt	Site is in Green Belt
Warth Business Centre	Residential	Employment Generating Area	Site is for employment
Elton Reservoir (West)	Protection for Recreation	PfE Allocation	PfE Policy JPA7: Elton Reservoir
Walshaw PfE	Protection for Recreation	PfE Allocation	PfE Policy JPA9: Walshaw
Elton Reservoir PfE	Protection for Recreation	PfE Allocation	PfE Policy JPA7: Elton Reservoir
Simister Bowlee PfE	Protection for Recreation	PfE Allocation	PfE Policy JPA1.2 Simister Bowlee
Walshaw GMSF D1	Protection for Recreation	PfE Allocation	PfE Policy JPA9: Walshaw
Area 1 (North of Swan Lodge)	Protection for Recreation	Green Infrastructure, Swan Lodge SBI	The site is within a River Valley, Wildlife Links and Corridors and is proposed to be carried forward as Green Infrastructure
Area 2 (Swan Lodge)	Protection for Recreation	Green Infrastructure, Swan Lodge SBI	The site is within a River Valley, Wildlife Links and Corridors and is proposed to be carried forward as Green Infrastructure

Location	Proposal	Site Designation	Reason for not allocating
Area 3 (North of Cemetery)	Protection for Recreation	PfE Allocation, Green Belt, Green Infrastructure, Black Lane Marl Pits SBI (Grade A)	Site is part of PfE Policy JPA7: Elton Reservoir allocation
Area 4 (Field east of Withins)	Protection for Recreation	PfE Allocation, Green Belt, Green Infrastructure, Elton Goit SBI	Site is part of PfE Policy JPA7: Elton Reservoir allocation
Area 5 (Withins Res Sluice)	Protection for Recreation	PfE Allocation, Green Belt, Green Infrastructure, Withins Reservoir SBI	Site is part of PfE Policy JPA7: Elton Reservoir allocation
Area 6 (Land between canal and Elton Res)	Protection for Recreation	PfE Allocation, Green Belt, Green Infrastructure, Elton Goit SBI	Site is part of PfE Policy JPA7: Elton Reservoir allocation
Area 7 (Land between canal and tram)	Protection for Recreation	PfE Allocation	Site is part of PfE Policy JPA7: Elton Reservoir allocation
Area 8 (Land between canal and Withins)	Protection for Recreation	PfE Allocation, Green Belt, Green Infrastructure, Elton Goit SBI	Site is part of PfE Policy JPA7: Elton Reservoir allocation
Area 9 (Land within Area 8)	Protection for Recreation	PfE Allocation, Green Belt, Green Infrastructure, Elton Goit SBI	Site is part of PfE Policy JPA7: Elton Reservoir allocation
Area 10 (Field north of Crow Trees Farm)	Protection for Recreation	PfE Allocation, Green Belt, Green Infrastructure, Elton Goit SBI	Site is part of PfE Policy JPA7: Elton Reservoir allocation
Area 11 (Field west of Crow Trees Farm)	Protection for Recreation	PfE Allocation	Site is part of PfE Policy JPA7: Elton Reservoir allocation
Area 12 (Land west of Greenbank Rd)	Protection for Recreation	Green Infrastructure, Protected Recreation	The site is proposed to be carried forward as Green Infrastructure
Area 13 (Fields SW of Crow Trees Farm)	Protection for Recreation	PfE Allocation	Site is part of PfE Policy JPA7: Elton Reservoir allocation
Area 14 (Field between canal and Crow Trees Farm)	Protection for Recreation	PfE Allocation, Green Belt, Green Infrastructure, Elton Goit SBI	Site is part of PfE Policy JPA7: Elton Reservoir allocation
Area 15 (Land between canal and tram, south)	Protection for Recreation	PfE Allocation, Green Infrastructure, Radcliffe Wetland SBI	Site is part of PfE Policy JPA7: Elton Reservoir allocation
Area 16 (Field at south of Elton Res Area)	Protection for Recreation	PfE Allocation	Site is part of PfE Policy JPA7: Elton Reservoir allocation
Area 17 (Land north of Coney Green)	Protection for Recreation	PfE Allocation, Green Infrastructure	Site is part of PfE Policy JPA7: Elton Reservoir allocation

Location	Proposal	Site Designation	Reason for not allocating
Area 18 (Land north-east of Coney Green)	Protection for Recreation	PfE Allocation, Green Infrastructure	Site is part of PfE Policy JPA7: Elton Reservoir allocation
Area 19 (Land east of Radcliffe Ees)	Protection for Recreation	Green Belt, Green Infrastructure	The site is proposed to be carried forward as Green Infrastructure.
Area 20 (Land within Area 19)	Protection for Recreation	Green Belt, Green Infrastructure	The site is proposed to be carried forward as Green Infrastructure.

Bury Council