



Bury Local Development Scheme



March 2026



In accordance Section 15(7) of the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011), this Local Development Scheme shall have effect from March 2026

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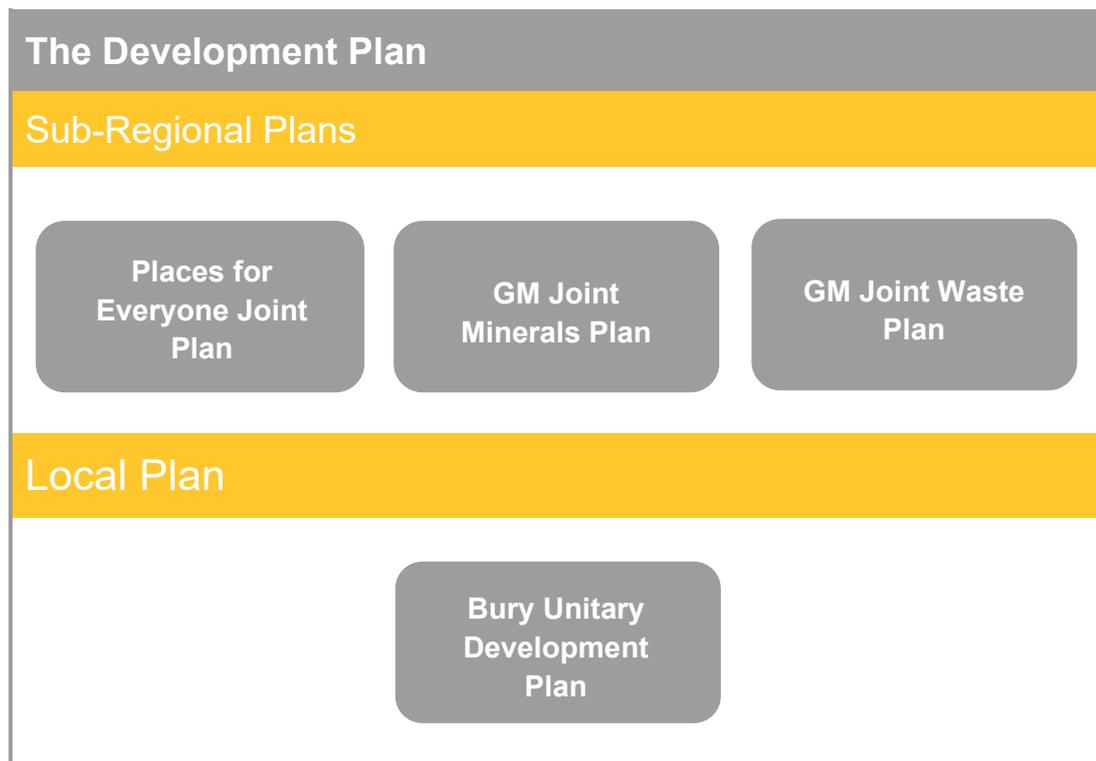
1 Introduction

- 1.1 This document is Bury's Local Development Scheme (LDS). It sets out the proposed programme and timescales for the production of Bury's Development Plan and other associated documents.

Bury's Development Plan

- 1.2 As illustrated in Figure 1, Bury's current development plan includes three jointly-prepared, sub-regional plans. Two of these (the Greater Manchester Minerals and Waste Plans) cover the whole of Greater Manchester whilst the Places for Everyone Joint Plan covers nine of the ten Greater Manchester districts (including Bury). Places for Everyone principally seeks to address strategic issues around housing and employment and was adopted with effect from 21 March 2024.
- 1.3 Sitting alongside these plans, are the saved policies of the Bury Unitary Development Plan (adopted in August 1997). Work on a new Local Plan for Bury is ongoing and this will address local issues that are not covered in the three joint plans.
- 1.4 When the Bury Local Plan is adopted the saved Unitary Development Plan policies will either be discontinued or replaced, and these will no longer form part of the Borough's Statutory Development Plan.

Figure 1 - Bury's Development Plan



Supplementary Planning Guidance and Documents

- 1.5 Local authorities can prepare Supplementary Planning Documents (SPDs) to add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design.
- 1.6 Prior to the introduction of the Planning and Compulsory Purchase Act in 2004, these documents were prepared as Supplementary Planning Guidance (SPGs) to support the Unitary Development Plan. Existing SPGs will be carried forward and will remain in force where linked to a relevant 'saved' policy of the Bury UDP.
- 1.7 Once the UDP policies are superseded, the current SPG's/SPD's that are attached to them cannot be treated as material planning considerations in the determination of planning applications as the policy basis for them will be removed. New SPD's will be adopted to reflect the new policy framework within Places for Everyone and the Bury Local Plan.

2 Plan-making process

- 2.1 The process for preparing and adopting development plan documents is set out in the Town and Country Planning (Local Planning) (England) Regulations 2012.

Public participation

- 2.2 The scale and nature of public participation will vary according to the stage of document production and will be guided by the Council's Statement of Community Involvement (SCI). This sets out the approach to involving stakeholders and the community in the production of all local development documents. The original SCI was submitted to GONW on 27 July 2005, and subsequently adopted on 22 March 2006. It has subsequently been revised in December 2009, October 2015, October 2020 (to include temporary measures in response to the Covid pandemic), June 2021, July 2023 and December 2024.

Plan preparation

- 2.3 Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 covers all stages of plan preparation, such as the identification of key issues and the preparation of early drafts of the plan.

Publication and Submission

- 2.4 On completion of the public participation stages the Council will prepare the document for Publication, also known as the proposed submission stage under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. This will be published by the Council to allow people to view the document. Once published there is a statutory six week period for representations to be made on issues of soundness and legal compliance.
- 2.5 Following consultation on the Publication plan, the Council can, if necessary, propose minor amendments to the published document before submitting the plan and relevant supporting documentation to the Secretary of State under Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Integrated Appraisal

- 2.6 To assess the potential effects of the plan it will be subject to an Integrated Appraisal. This includes a Sustainability Appraisal which considers the social, economic and environmental effects and incorporates the requirements of the European Strategic Environmental Assessment (SEA) Directive and the UK SEA Regulations. As part of the plan preparation process reasonable alternatives are appraised to ensure that the plan is the most appropriate option. The Integrated Appraisal also incorporates an Equalities Impact Assessment and a Health Impact Assessment.
- 2.7 Appraisals are carried out at each stage of the plan preparation process, and the outcomes influence the content of the plan. Where appropriate, the sustainability appraisal may suggest measures to mitigate any potential adverse effects that are identified through the appraisal.

Habitats Regulations Assessment

- 2.8 The Conservation of Habitats and Species Regulations (as amended) requires Habitats Regulations Assessment (HRA) to be undertaken to assess the impacts of a land-use plan against the conservation objectives of European Sites and to ascertain whether it would adversely affect the integrity of those sites.
- 2.9 The process of HRA involves an initial screening stage, followed by an Appropriate Assessment (AA) if proposals are likely to have a significant adverse impact on a European site. Where significant negative effects are identified, alternative options should be examined to avoid any potential damaging effects.
- 2.10 Habitats Regulations Assessments, including Appropriate Assessment as necessary, will be undertaken prior to submission of the plan, to consider emerging policies against the Habitats Directive. Although there are no European sites within the Borough, Appropriate Assessment may still be required to assess whether policies will affect sites outside the Borough.

Examination

- 2.11 Once a plan has been submitted to the Secretary of State, it must be examined by an independent Inspector before the Council can adopt it.

- 2.12 The role of the Inspector is to consider whether the plan has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements, and whether it is sound.
- 2.13 To examine whether the submitted document is legally compliant the Inspector will check that it:
- has been prepared in accordance with the Local Development Scheme and in compliance with the Statement of Community Involvement and the Regulations;
 - has been subject to sustainability appraisal and strategic environmental assessment;
 - has regard to national policy; and
 - has regard to any sustainable community strategy for the area.
- 2.14 The Inspector will also assess whether the plan has been prepared in accordance with the duty to co-operate and whether it is sound. A local planning authority should only submit a plan for examination which it considers to be 'sound' – namely that it is:
- **Positively prepared** – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
 - **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
 - **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
 - **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework and other statements of national planning policy, where relevant.

3 Summary and profile of proposed Development Plan Documents

- 3.1 It is the Council's intention to replace the existing saved Bury UDP policies with a new Local Plan and Policies Map. This will sit alongside the Places for Everyone Joint Plan and the Greater Manchester Joint Minerals and Waste Plans.
- 3.2 The following will form Bury's overall Development Plan:
- Bury Local Plan
 - Adopted Policies Map
 - Places for Everyone Joint Plan
 - Greater Manchester Joint Waste Plan
 - Greater Manchester Joint Minerals Plan
- 3.3 This chapter sets out the subject matter and geographical area to which each document is to relate and the timetables for their preparation.

Bury Local Plan

Key Features	
Coverage/Status	Borough-wide – Development Plan Document
Role and Content	Locally-specific document setting out the overall vision for Bury focussing on key issues to be addressed. It will include a range of planning policies and designations.
Conformity	With the NPPF and the Places for Everyone Joint Plan.
Timetable/Milestones	
Regulation 18 Notification /Call for Sites/consultation on Integrated Appraisal scoping	March 2024
Consultation on draft plan	March 2025
Publication of Proposed Submission Documents	June 2026
Submission	November 2026
Examination in Public*	April 2027
Adoption*	November 2027

* Subject to the timetable of the Planning Inspectorate

Arrangements for production and monitoring	
Production and Resources	<p>Bury Council Strategic Planning and Infrastructure team – lead responsibility for production process, preparation of documents, consultations and presentation of evidence at Examination.</p> <p>Planning Inspectorate on behalf of the Secretary of State – responsible for undertaking independent Examination and production of Inspector’s Report.</p> <p>Resources – In-house.</p>
Community and stakeholder involvement	<p>At the stages identified above and in accordance with the appropriate Regulations and the Statement of Community Involvement.</p>
Monitoring and Review	<p>The Local Plan is intended to be a long-term document covering the period up to 2043. The Authority’s Monitoring Reports will examine contextual issues, development trends and, if necessary, recommend matters for review.</p>

Adopted Policies Map

Key Features	
Coverage/Status	Borough-wide – Development Plan Document
Role and Content	An Ordnance Survey based plan mapping development plan policy designations and site specific proposals arising from other Development Plan Documents.
Conformity	With Bury Local Plan and components of wider development plan. Initially the Bury UDP Proposals Map will be 'saved'.
Timetable/Milestones	
Consultation on draft plan	To run with Bury Local Plan
Publication of Proposed Submission Documents	To run with Bury Local Plan
Submission	To run with Bury Local Plan
Examination*	To run with Bury Local Plan
Adoption*	To run with Bury Local Plan
Arrangements for production and monitoring	
Production and Resources	In line with Bury Local Plan.
Community and stakeholder involvement	In line with Bury Local Plan.
Monitoring and Review	The Adopted Policies Map will reflect policy designations and site specific allocations from the development plan.

* Subject to the timetable of the Planning Inspectorate

Places for Everyone Joint Development Plan

Key Features	
Role and subject	<p>The Places for Everyone Joint Plan (PfE) provides an overarching plan that covers the nine participating Greater Manchester districts. It principally sets out the scale and distribution of housing and employment growth across the plan area up to 2039.</p> <p>It identifies strategic land allocations for housing and employment and key infrastructure requirements to support this growth. It provides a strategic environmental policy framework to ensure that growth is accommodated in a sustainable way and that the nine participating areas will be resilient to existing and future climate pressures. PfE also sets out strategic development management policies where it is important for there to be a consistent approach across the nine districts.</p>
Coverage	The nine participating Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford, Wigan).
Status	PfE was formally adopted by the nine participating districts (including Bury) with effect from 21 March 2024.
Conformity	Consistent with national planning policy and having regard to the Greater Manchester Strategy, Greater Manchester Growth and Reform Plan.
Timetable/Milestones	
Initial consultation on objectively assessed development needs	November 2014
Consultation on draft growth options	November 2015 - January 2016
Consultation on draft plan	October 2016 - January 2017
Consultation on 2 nd draft plan	January 2019 - March 2019
Publication/Final Draft	August – October 2021
Submission	February 2022

Examination in Public	November 2022 – July 2023
Adoption*	21 March 2024
Arrangements for production and monitoring	
Production and Resources	The 'Places for Everyone' Joint Plan was prepared collaboratively by the Mayor of Greater Manchester and nine of the ten Greater Manchester districts (excluding Stockport).
Community and stakeholder involvement	Consultation on the Places for Everyone Plan was carried out in accordance with each of the planning authority's Statement of Community Involvement (SCI). To ensure conformity with the SCIs, a Consultation Strategy was prepared which set out detailed methods for engaging with key stakeholders.
Monitoring and Review	The Greater Manchester Combined Authority will be responsible for regularly monitoring performance to assess whether the strategic objectives and policies in the Places for Everyone Joint Plan are being achieved and remain relevant, or whether they need to be updated.

Greater Manchester Joint Waste Plan

Key Features	
Coverage/Status	Greater Manchester-wide – Joint Development Plan Document
Role and Content	<p>The JWDPD:</p> <ul style="list-style-type: none"> ▪ Sets out the vision and objectives relating to waste for the Greater Manchester area; ▪ Develops the main policies and broad framework for implementation and monitoring; ▪ Details how the Planning Authorities will meet their contribution to delivering the identified needs of the region for all waste streams, within acceptable social, economic and environmental parameters; ▪ Sets out how waste management will be considered alongside other spatial concerns, recognising the positive contribution waste management can make to the development of sustainable communities; ▪ Plans for the provision of new capacity on clear policy objectives, robust analysis of available data and information, and an appraisal of options; and ▪ Sets out detailed criteria based and site specific policies for the plan area. ▪ Allocates sites/areas for waste management facilities.
Conformity	The JWDPD is in conformity with European legislation, National Planning Guidance and each of the GM district's development plans. The JWDPD was also prepared with regard to the Sustainable Community Strategies of the ten Greater Manchester authorities.
Timetable/Milestones	
SA Scoping Report Consultation	September 2006
Consultation	September 2006 – January 2010 ¹
Publication	1 November 2010 ²

¹ During the consultation period a Stage 1 Issues and Options consultation was undertaken in from 14 May – 22 June 2007. There was further Issues and Options consultation on Built Facilities (6 Oct – 14 Nov 2008) and Residual Waste Disposal (23 Mar – 1 May 2009) in order to evaluate alternative strategies and establish the most appropriate strategy to take forward. A targeted consultation on the JWDPD Preferred Options was then undertaken from 13 November 2009 – 8 January 2010.

² This was followed by a statutory 6-week period to submit representations.

Submission to Secretary of State	February 2011
Pre-Examination Meeting	April 2011
Examination	June - September 2011
Receipt of Inspector's report	November 2011
Adoption	1 April 2012
Arrangements for production and monitoring	
Production and Resources	<p>Work on the JWDPD was co-ordinated and managed by the Greater Manchester Minerals and Waste Planning Unit on behalf of each planning authority.</p> <p>A Joint Committee was established to act as an Executive, with responsibility for all documents except those prepared for submission and adoption which were agreed by each planning authority's Full Council. The Joint Committee was supported by a Steering Group consisting of officers from each of the authorities as well as the two Waste Disposal Authorities.</p> <p>GM Minerals and Waste Planning Unit were responsible for co-ordinating and managing the JWDPD preparation, also drawing on contributions from each of the ten Greater Manchester authorities, the Association of Greater Manchester Authorities (AGMA) Policy Unit as well as Wigan and Greater Manchester Waste Disposal Authorities. Additional consultancy support was required to assist the work carried out by GM Minerals and Waste Planning Unit.</p>
Community and stakeholder involvement	<p>Consultation on the JWDPD was carried out in accordance with each of the planning authority's Statement of Community Involvement (SCI). To ensure conformity with the SCIs, a Consultation Strategy was prepared which set out detailed methods for engaging with key stakeholders.</p>
Monitoring and Review	<p>Greater Manchester leaders at the Association of Greater Manchester Authorities (AGMA) Executive Board meeting on 28th March 2025 agreed to the production of a statutory Greater Manchester Joint Minerals and Waste Plan (GMJMWP) for Greater Manchester.</p> <p>The existing Greater Manchester Minerals and Waste Plans require updating in full because they are out of date having been adopted over a decade ago. Their replacement with a single, joint minerals and waste plan will ensure efficient compliance with national planning policy.</p>

	<p>All GM districts have approved, in principle, to the making of a new joint development plan document to cover planning for minerals and waste across GM and delegated responsibility to the AGMA Executive Board for the formulating and preparation of the plan.</p>
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Greater Manchester Joint Minerals Plan

Key Features	
Coverage/Status	Greater Manchester-wide – Joint Development Plan Document
Role and Content	<p>The JMDPD:</p> <ul style="list-style-type: none"> ▪ Sets out the vision and objectives relating to minerals for the Greater Manchester area; ▪ Develops the main policies and broad framework for implementation and monitoring; ▪ Details how the Planning Authorities will meet their contribution to delivering the identified needs of the region for all minerals, within acceptable social, economic and environmental parameters; ▪ Sets out how minerals will be considered alongside other spatial concerns, recognising the importance of the prudent use of minerals in preserving natural resources; ▪ Safeguards existing rail head, wharfage, and other storage and handling facilities and identify future sites to accommodate such facilities; ▪ Safeguards rail and water-served sites for concrete batching, coated materials, and the reprocessing of recycled and secondary materials into aggregate, and, where appropriate, identify future sites for these uses; ▪ Identifies areas where future working might be sustainable; ▪ Identifies Minerals Safeguarding Areas (MSAs) ▪ Includes a key diagram detailing sites identified within the plan area, and a set of 10 inset maps, one for each district, to be included within their individual proposals maps; and ▪ Sets out detailed criteria based and site specific policies for the plan area.
Conformity	The JMDPD was written to conform to National Planning Guidance and each of the GM district's development plans.
Timetable/Milestones	
SA Scoping Report Consultation	27 November 2009 – 8 January 2010
Consultation	November 2009 – November 2010 ³

³ Consultation on Issues and Options took place from 17 February to 31 March 2010. Consultation on defining mineral safeguarding areas in Greater Manchester took place from 6 August – 27 August.

Publication	29 July 2011 ⁴
Submission to Secretary of State	November 2011
Pre-Examination Meeting	6 December 2011
Examination	February - November 2012
Receipt of Inspector's report	January 2013
Adoption	26 April 2013
Arrangements for production and monitoring	
Production and Resources	<p>Work on the JMDPD was co-ordinated and managed by the Greater Manchester Minerals and Waste Planning Unit on behalf of each planning authority.</p> <p>A Joint Committee was established to act as an Executive, with responsibility for approval of the document except at publication and adoption, at which point the JMDPD was agreed by each District's Full Council, with delegated approval to the Joint Committee at submission. The Joint Committee was supported by a Steering Group consisting of officers from each of the Districts.</p> <p>GM Minerals and Waste Planning Unit had responsibility for co-ordinating and managing the JMDPD preparation, also drawing on contributions from each of the ten Greater Manchester Councils and the Association of Greater Manchester Authorities (AGMA) Policy Unit.</p>
Community and stakeholder involvement	<p>Consultation on the JMDPD was carried out in accordance with each of the District's Statement of Community Involvement (SCI). To ensure conformity with the SCIs, the existing Consultation Strategy for the JMDPD was updated in light of revisions to the District SCIs.</p>
Monitoring and Review	<p>Greater Manchester leaders at the Association of Greater Manchester Authorities (AGMA) Executive Board meeting on 28th March 2025 agreed to the production of a statutory Greater</p>

Following this, consultation on the preferred approach towards planning for minerals took place from 15 October to 26 November 2010.

⁴ This was followed by a statutory 6 week period to submit representations.

	<p>Manchester Joint Minerals and Waste Plan (GMJMWP) for Greater Manchester.</p> <p>The existing Greater Manchester Minerals and Waste Plans require updating in full because they are out of date having been adopted over a decade ago. Their replacement with a single, joint minerals and waste plan will ensure efficient compliance with national planning policy.</p> <p>All GM districts have approved, in principle, to the making of a new joint development plan document to cover planning for minerals and waste across GM and delegated responsibility to the AGMA Executive Board for the formulating and preparation of the plan.</p>
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4 Supplementary advice and guidance

- 4.1 Complementing Bury's Development Plan Documents will be further documents which will largely comprise an extensive set of Supplementary Planning Documents. It is envisaged that these will take three basic forms:
- Policy Guidance Notes – to provide additional guidance on the implementation of particular policies;
 - Masterplans and Development Frameworks – to provide additional guidance for specific areas of the Borough (such as town centres) or strategic site allocations; and
 - Development Briefs – to provide advice and guidance on the development of specific sites.
- 4.2 A significant number of Supplementary Planning Documents/Guidance Notes have been prepared to date and these can be viewed on the Council's web site at www.bury.gov.uk/spd.
- 4.3 SPD17 (Developer Contributions for Education) is the first supplementary planning document that has been prepared to support a policy within the Places for Everyone Joint Plan (PfE) and it is anticipated that further SPDs will be prepared to support other PfE policies.
- 4.4 A number of masterplans and development area strategies have also been produced and whilst these are not supplementary planning documents, they have been adopted as 'material planning considerations'. At the present time these include:
- Bury Town Centre Masterplan 2022
 - Love Prestwich Village – Town Centre Development Strategy
 - Radcliffe Strategic Regeneration Framework

5 Council procedures and reporting protocols

- 5.1 The levels of political responsibility for approving the Local Plan at its various stages of preparation are as follows:
- Cabinet decision for approval of the draft Local Plan (Regulation 18) and to approve the Publication of the Local Plan (Regulation 19); and
 - Full Council resolution required to submit the Local Plan to the Secretary of State (Regulation 22) and to adopt the Plan (Regulation 26).
- 5.2 Work on the JWDPD and JMDDPD were co-ordinated and managed by the Greater Manchester Minerals and Waste Planning Unit on behalf of each planning authority. A Joint Waste Planning Committee and a Joint Minerals Planning Committee have been established to act as an Executive, with responsibility for all documents except those prepared for publication and adoption which must be agreed by each planning authority's Full Council. The Joint Committees are supported by a Steering Group consisting of officers from each of the authorities as well as the two Waste Disposal Authorities.
- 5.3 For the Greater Manchester Joint Waste and Minerals DPDs the levels of political responsibility are as follows:
- Joint Committee decision for all pre-publication stages.
 - Full Council resolution required by each of the 10 Greater Manchester authorities for publication and adoption stages, with delegated approval to the Joint Committee at submission.
- 5.4 Work on PfE was coordinated and managed by the Greater Manchester Combined Authority on behalf of the nine districts. In terms of decision making:
- The decision-making body for pre-submission stages was the Places for Everyone Joint Committee.
 - Full Council resolution required by each of the nine participating Greater Manchester authorities for the publication and adoption stages.
- 5.5 However, the Greater Manchester Agreement provides for a directly elected mayor with powers over strategic planning, including the power to create a statutory spatial development strategy for GM (with a unanimous vote of the

Mayor's cabinet). However, legislation is required to enable these changes to come into force.

5.6 For the Statement of Community Involvement and each Supplementary Planning Document the levels of political responsibility are as follows:

- Cabinet decision for all stages, including adoption.

Bury
Council