

# Mill Gate.

BURY MILL GATE REGENERATION FRAMEWORK



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# Introduction.

1

# Introduction

## 1.1



The Mill Gate Shopping Centre ("the Mill Gate") sits at the very heart of Bury and its successful regeneration will be a major step forward for the Bury Town Centre Masterplan (2022). This Mill Gate Regeneration Framework ("the Framework") seeks to deliver "homegrown" regeneration that builds upon the area's existing strengths and unique assets, capturing the spirit of Bury in plans to revitalise the area.

This will be achieved through physical improvements to buildings and public realm; reconfiguration of the retail offer to make Mill Gate one of Greater Manchester's most attractive shopping and leisure destinations; harnessing and celebrating the local identity and character of the town; and growing the town centre's residential community. In this way, the Mill Gate can create sustainable inclusive growth opportunities for Bury's residents over the short, medium and long term.

The Framework sets out a vision and set of place based regeneration principles that seek to establish the Mill Gate as a vibrant mixed-use hub that meets the needs of the local community and stimulates future investment in the town centre. It also includes an illustrative masterplan, which imagines how the Mill Gate could look in the future if the vision is achieved.

- 1// Mill Gate Entrance (Market Street)
- 2// Library Gardens
- 3// Bury Market
- 4// The Rock Shopping Centre

The Framework vision and guiding principles are founded on an in-depth understanding of the Mill Gate, its interface with Bury Town Centre and local communities, and its location within the Borough and Greater Manchester.

This includes recognising and complementing the town centre's existing role and character, including its established retail function, a strong local entrepreneurial spirit epitomised by the nationally recognised Bury Market, rich historic cultural offer of museums and galleries, and strong regional transport connections, which are being enhanced by the new Bury Interchange.

In doing so, the Framework seeks to deliver genuine social and economic benefits for local people, which address the specific challenges and identified needs of the local community. This includes recognising the need to deliver improved local health outcomes; within the context of the Mill Gate's town centre location this requires new, innovative solutions and enhancements to integrate in with the existing infrastructure, such as active travel networks (e.g. Greater Manchester's Bee Network).

The Framework is being brought forward by Bury Metropolitan Borough Council ("the Council") and Bruntwood, who jointly acquired the Mill Gate shopping centre in 2022 ("the JV").





## Mill Gate Today

Today, the range of uses and quality of environment in and around the Mill Gate are not maximising the town centre's potential. The Framework Area includes a variety of buildings that have been delivered on a piecemeal basis over the years. This has resulted in a lack of any cohesive architectural quality or style, under-utilised public realm, and poor connections, which collectively undermine the town centre's attractiveness as a place within which the local community and visitors want to spend time.

The current amount of retail floor space within the Framework Area is unsustainable due to the significant shift towards online shopping and new, less traditional, forms of retail and leisure. The area lacks a wider mix of uses and insufficient access to high quality, mixed tenure, multi-generational housing. This limited housing provision prevents the town centre from being a community of choice for those wanting to live in one of Greater Manchester's most vibrant town centres.

- 1// Parade at The Rock Shopping Centre
- 2// Parade at The Rock Shopping Centre
- 3// Bury Market
- 4// Bury, Mill Gate

The solutions to the full range of challenges and opportunities are multi-faceted and cannot be solved by this Framework alone. However, by identifying key regeneration drivers, the Framework can establish a series of 'golden threads' that run through the vision and objectives, place based principles, and the illustrative masterplan.

Overall, the Framework seeks to establish the long-term vision, objectives and development principles, which will ultimately provide the community with a clear understanding of the future potential for the Mill Gate and inform future decisions by the JV, the Council and those investing in the town centre.



## 1.2

# Purpose of the Regeneration Framework



The Framework area is a prime example of a late 20th century retail development, and this Framework represents a unique opportunity to revitalise the significant, underutilised asset in Bury Town Centre. The purpose of the Framework is summarised as:

## A Catalyst for the Town Centre

- The Framework is a central component of delivering Bury's Town Centre Masterplan and supports the Council's aims and objectives around inclusive economic growth in Bury's 2030 Let's Do It! Strategy.
- The Framework has been developed from an in-depth understanding of the Framework area, its interface with Bury Town Centre and local communities, and its location within the Borough and Greater Manchester. It has been directly informed by the Local Development Plan, Places for Everyone and other material considerations such as the Bury Town Centre Masterplan and Bury's Let's Do It! Strategy.

## A Long-Term Vision

- The Framework provides a clear long term vision for the Framework area which aligns to key stakeholder expectations, objectives and priorities.
- A range of guiding principles are established within the Framework which underpin the overarching vision and objectives for a future-proofed Mill Gate, that supports the long term vitality Bury Town Centre.

## A Guide for Future Development

- The Framework provides the strategic basis to guide the coordinated delivery of future development phases to maximise the environmental, economic and social potential of the town centre.

## 1.3

# Structure of the Regeneration Framework



## Report Navigation

This Regeneration Framework follows the below structure:



### Section 01: Introduction

- Sets out the surrounding context and purpose of the RF, including introducing the Vision and Objectives.



### Section 03: Site Analysis

- A summary assessment of key local considerations that have informed the Framework and will also inform future development proposals.



### Section 05: Illustrative Masterplan

- An indicative representation of how the area could be developed over the regeneration period, including presenting key urban design strategies.



### Section 07: Phasing & Delivery

- Sets out the indicative phasing and delivery strategy for bringing forward future proposals within the Regeneration Framework Area, including identifying key delivery considerations.



### Section 02: Drivers for Regeneration

- An overview of the underlying factors that support the regeneration and investment opportunity.



### Section 04: Development Principles

- Outlines the detailed place-based development principles that will guide future development proposals.



### Section 06: Landscaping & Public Realm Strategy

- An overview of the landscaping and public realm guiding principles.



### Section 08: Glossary

- An overview and explanation of terms used within the document.



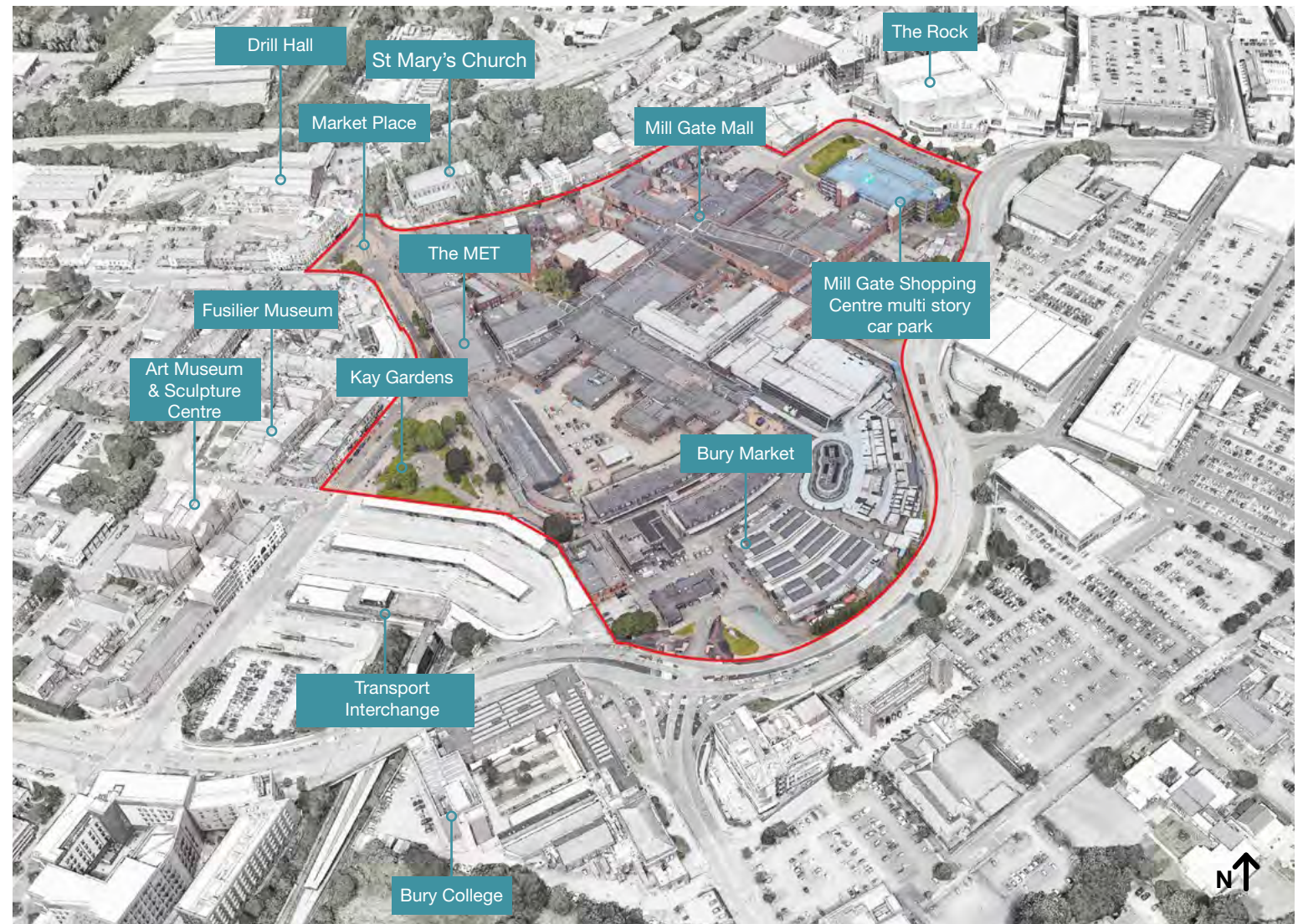
## 1.4

## Framework Area



The Framework area covers 10.9 hectares in the heart of Bury Town Centre.

The Framework Area is informed by the ownership of the Joint Venture. A number of additional areas of land have been included within the Framework area to extend to include areas of the public realm, within the ownership of Bury Council.







**Key**

- Mill Gate Regeneration Framework
- Bury Town Centre Masterplan
- Conservation Area





## 1.5

## Challenges



A number of challenges facing Bury Town Centre and the Mill Gate Shopping Centre have been identified and informed by a detailed understanding of the Framework Area and its surrounding context. These challenges have provided the starting point for developing the Framework and its overarching vision, objectives and guiding development principles.

These key challenges are summarised below:

- **Retail** – the existing mix of retail within the Mill Gate is unsustainable, with an oversupply in the value led offer. Data indicates that Bury's town centre offer is only attractive to 25% of Bury's residents. The limited market opening days also means that for large parts of the week (daytime and evening) footfall is therefore reduced.
- **Residential** – Existing lack of housing mix and diversity within the town centre mean that Bury Town Centre is not a desirable location for people to live.
- **Public Realm** – the existing areas of public realm have been delivered on a piecemeal basis, with no underlying strategy. This has resulted in low quality spaces that local residents, workers and visitors only uses these spaces to pass through.

- **Poor Connectivity** – connectivity within the Framework area and beyond to other parts of Bury Town Centre and the surrounding communities is poor. This is exacerbated by a poor quality environment, including an over dominance of servicing yards and car parking, that hinders way finding and legibility.
- **Covered Mall** – the existing Covered Mall within the Mill Gate closes at 7pm which creates a blocker to the town centre, both physically and in terms of the evening economy.

Retail Mix



Limited residential offer



Lack of evening activity



Low quality public spaces





## 1.6

# Opportunities

In response to the challenges facing Bury Town Centre and the Mill Gate Shopping Centre, there is clear, established opportunity to deliver an enhanced and future proofed town centre through the regeneration of the Mill Gate.

A number of key opportunities have been identified:

- **Creation of a Mixed-use hub** – Curate a retail, residential and leisure mix that meets the demands of a broader cross section of Bury's residents and creates a unique and attractive destination for visitors from across the region. This should include introducing varied leisure and F&B operators to support the evening and night time economy, and delivering a variety of new high quality homes to increase the town centre residential population.
- **Improve Local Opportunities and Outcomes** – deliver inclusive growth to support broader social and economic ambitions and opportunities for the community. This includes maximising socio-economic outcomes locally and improving the quality of life of Bury's residents and workers.

- **Catalyst for Future Regeneration** – the Framework represents the first major opportunity to bring forward catalytic investment in the Town Centre. It will align with improvement plans at the Interchange and will form the basis for enhancing connections with the wider town centre in all directions.
- **Celebrate the Market** – recognise the important role of the market as a key part of Bury's heritage and identity. Enhancing the surrounding environment to support the market's long term success through delivery of a complementary retail offer.
- **Improving the Built Environment** – deliver future development phases that are aligned with a cohesive masterplan and support the creation of one of the most attractive town centres in Greater Manchester. Provide attractive, safe and accessible routes and public spaces.





## 1.7

## The Vision + Objectives



**To enhance Bury Town Centre's role as a mixed use hub for the Borough and Greater Manchester that: supports local business and enterprise; fosters strong local identity and civic pride; meets the needs of the local community; delivers attractive and well connected spaces; and attracts investment to deliver sustainable and inclusive growth.**

The Vision and it's supporting objectives provide the golden thread running through the Framework. The key objectives underpinning the Vision are as follows:

1. Deliver **inclusive growth** that seeks to maximise opportunities and social outcomes for Bury's residents.
2. Embed **environmental sustainability** into the design delivery and long term operation of Mill Gate.
3. Increase and **enhance the housing offer** to support a vibrant residential community in the heart of the town centre, whilst knitting in with the existing local communities.
4. Refresh and **diversify the town centre offer**, introducing more varied uses to meet current and future demands.
5. **Celebrate and enhance Bury's iconic and unique market**, to secure its long term success and destination maintain its role in the town centre.
6. Deliver **high quality public realm and connections** to improve access, function and vibrancy of outdoor spaces.



## CATALYTIC REGENERATION + INCLUSIVE GROWTH

- Strengthen Bury's prime role within the region and borough as a mixed use town centre hub, to become one of Greater Manchester's most attractive destinations for residents, workers and visitors.
- Engage with the local community to shape the future of the Mill Gate and seek to address local needs.
- Deliver meaningful, measurable social impact, including through the delivery of improved health and wellbeing and opportunities for existing and future residents.
- Integrate the masterplan with the existing town centre and identify future strategic interventions to support on-going investment in Bury.
- Serve the needs of the local community and the surrounding towns through a clear focus on social impact, which is centred around the following themes: Strengthening the local economy by supporting local businesses, local employment, and local spend; furthering the inclusion and community cohesion agenda in Bury; addressing health disparities in and around the town centre; and strengthening community safety.
- Support future growth by strengthening the town centre's reputation as sustainable and attractive place for future investment.
- Successfully deliver the Framework's regeneration programme to support future strategic considerations and opportunities outside of the Framework Area, including supporting potential longer term infrastructure, funding and land assembly requirements.

## A VIBRANT RESIDENTIAL COMMUNITY

- Deliver new high quality, residential accommodation that responds to local housing need and supports the diversification and vitality of the town centre.
- Catalyse a self-sustaining housing market that can deliver high quality homes of choice, facilities and amenities for all stages of life and income.
- Develop affordable housing options that cater to the needs of lower-income families and individuals, ensuring that those who need it most have access to safe and secure housing within the town centre and surrounding areas.
- Seek to create a diverse, mixed and sustainable residential community that makes a positive contribution to the town centre.
- Identify opportunities to integrate existing and new residential communities within the town centre and beyond.

## HIGH QUALITY PUBLIC REALM + CONNECTIONS

- Create a network of distinctive, high quality and well-connected spaces and routes that have a clear and unique role and function.
- Provide accessible and permeable routes for all and positively contribute towards the cycling and walking infrastructure network,
- Deliver a placemaking strategy that positively responds to Bury's heritage and identity, and strengthen the town centre's connection with the natural environment.
- Improve safety and security across the Framework Area, ensuring it is attractive and inclusive for all members of the community.

## The Objectives.

The objectives build on the Vision and leverage the existing success of Mill Gate and Bury Town Centre to enable the delivery of a future proofed inclusive and sustainable town centre.

## REFRESHED AND DIVERSE TOWN CENTRE

- Support the crucial role of the retail, leisure and cultural sectors and complement the existing town centre offer (including Bury Market, The Rock and the cultural quarter).
- Diversify Mill Gate's offering by introducing new uses that bolster and revitalise the town centre.
- Deliver a retail, leisure and visitor strategy that curates a vibrant mix of occupiers, which serve local needs and attract visitors.

## EMBEDDING ENVIRONMENTAL SUSTAINABILITY

- Establish and commit to sustainability principles that run through the design, delivery and long term operation of all future proposals.
- Seek to deliver a Biodiversity net gain across the masterplan.
- Prioritise the natural environment to maximise community wellbeing benefits.

## ENHANCING THE MARKET

- Improve the access, function and vitality of the market to secure its long term success and maintain its role in the town centre.
- Be sensitive to existing operations and ensure temporary arrangements maintain the quality and viability of the market throughout the delivery of the masterplan.

## 1.8

# Planning Policy + Guidance



It will be essential for any future planning applications to accord with planning policy and consider guidance, to ensure that future proposals are in line with these. A detailed overview of the planning policy and guidance is provided at Appendix 01. This section provides an overview of the currently adopted policy and guidance at a national, regional and local level, which future applications will need to consider:

The Development Plan currently comprises:

- Bury Unitary Development Plan (Saved Policies) - 1997
- Greater Manchester Joint Minerals Plan – 2013
- Greater Manchester Joint Waste Plan – 2012

The Council is also currently progressing a new Local Plan which, once adopted, will replace the saved policies of the Bury UDP.

At the time of writing, PfE is due to be formally adopted in early 2024. It is therefore presumed that PfE will form part of the Development Plan, when the first planning application is brought forward within the Mill Gate Framework Area.

In addition, Bury has been working alongside eight other Greater Manchester districts to prepare the Places for Everyone Joint Development Plan (PfE). This was submitted

to the Government for examination in February 2022. The Inspectors have now concluded their examination of the plan and have issued their findings and recommendations in their Inspectors' Report which was received on 14 February 2024. In that report the Inspectors conclude that all legal requirements have been met and that, with the recommended main modifications, PfE is sound.

The nine districts will be seeking Council approval during February and March 2024 to adopt PfE with effect from 21 March 2024. Once PfE is adopted it will become a key part of the statutory development plans of each constituent district, including Bury, and would be given full weight in the determination of any planning applications to be submitted within the Mill Gate Framework area.

The following documents comprise material planning considerations in the determination of planning applications within the Framework Area:

National planning policy and guidance, including:

- National Planning Policy Framework (2023)
- National Planning Practice Guidance
- National Model Design Code (2021)

Regional and sub-regional policy and guidance, including:

- Greater Manchester Strategy 2021-2031
- Places for Everyone (PfE) Main Modifications Draft (2023)
- Greater Manchester Transport Strategy 2040,
- Greater Manchester Work and Skills Strategy 2022-2027
- Greater Manchester's Walking and Cycling Investment Plan (Bee Network) 2020.

Local Planning Policy and Guidance, including:

- Bury Supplementary Planning Guidance
- Bury Town Centre Masterplan (2022)
- Bury Transport Strategy (2023)
- Bury Housing Strategy 2021 – 2026
- Bury 2030 Vision – Let's Do It! Strategy
- Emerging Bury Local Plan
- Bury Economic Development Strategy 2024 - 2034



Planning Policy and Guidance Front Covers



# Engagement

## 1.9



- Two early public engagement events took place in Autumn 2022 and July 2023. These public engagement events provided an early opportunity to hear the views of the local community.

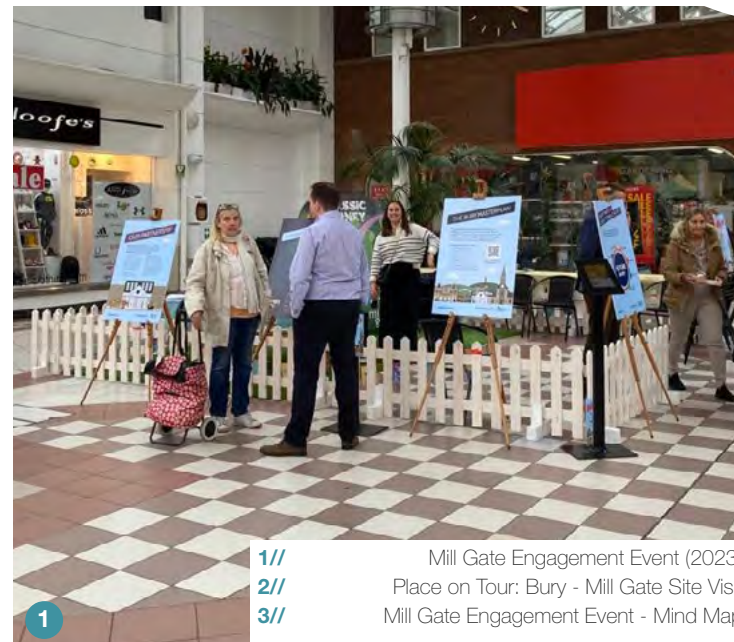
- Additional engagement has taken place during the preparation of the RF with a range of key stakeholder groups, including:

- Local Members
- Bury Council Officers, including planning and highways
- Local businesses and associations
- Local community groups and organisations

A formal public consultation took place on the RF from between 16 November 2023 and 11 January 2024. This included two in-person consultation events in the Mill Gate shopping centre.

- The consultation process has provided a valuable opportunity for the JV to listen and engage with the local community, and to ensure that local voices have been considered and represented in shaping the future of the Mill Gate. The consultation undertaken been used to inform the final version of the RF.

- Future proposals will be expected to consider and respond to the Regeneration Framework as part of the planning application process. Within this context, future proposals will be subject to further public and local community engagement to enable stakeholders to understand and comment on the extent to which proposals address the strategic vision, objectives and development principles set out by the RF.



1//  
2//  
3//

Mill Gate Engagement Event (2023)  
Place on Tour: Bury - Mill Gate Site Visit  
Mill Gate Engagement Event - Mind Map



3

## 1.10

# Status of the Regeneration Framework



This Framework has been subject to a period of public consultation. Following the consultation period, the responses received have been considered and, as required, the Framework has been updated.

This updated Framework will be considered by Bury Council's Cabinet for endorsement.

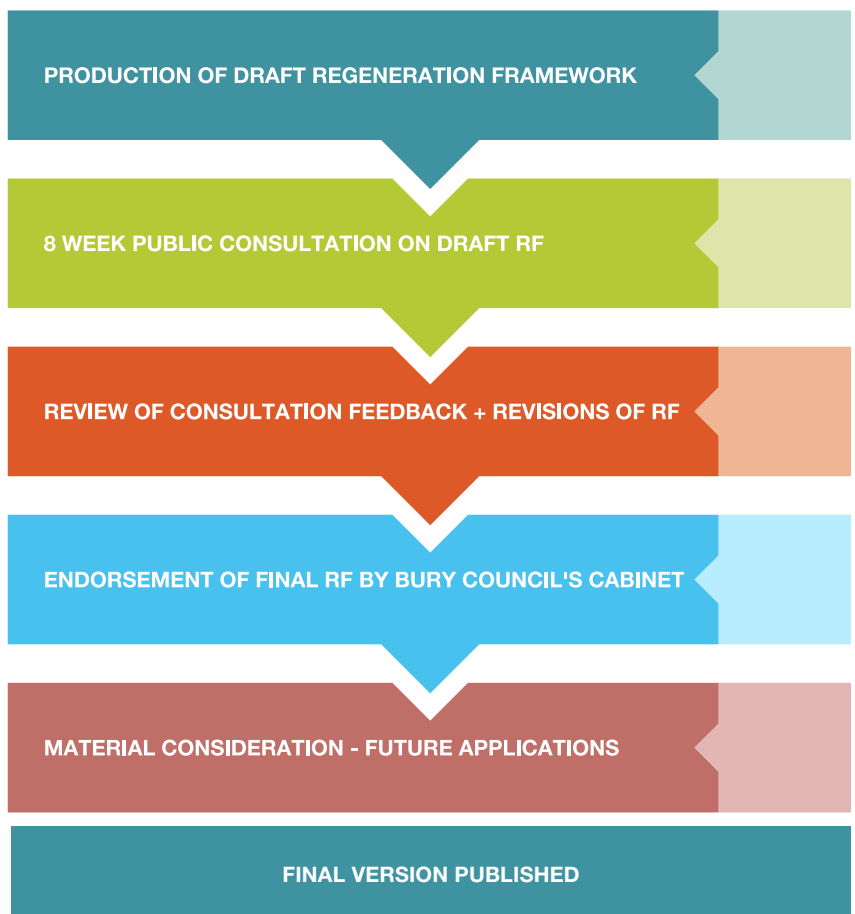
Once endorsed by Bury Council, the Mill Gate RF will act as a material consideration for the Local Planning Authority in the determination of future planning applications that fall within the Framework area.

Notwithstanding this, future proposals will continue to be determined through the statutory planning process. This will include a full and robust assessment in accordance with national, regional and local planning policy, as well as any other material considerations.

## Flexibility //

The Framework provides the foundation for future development regeneration proposals, whilst ensuring that the necessary flexibility is provided to enable the detailed design of each plot to be refined. The flexibility of the Framework is important to allow future development to respond to changing market conditions, technological advancements, design

innovation, technical analysis and environmental considerations, throughout the long-term delivery phase.



# The Team

1.11



## Project Team

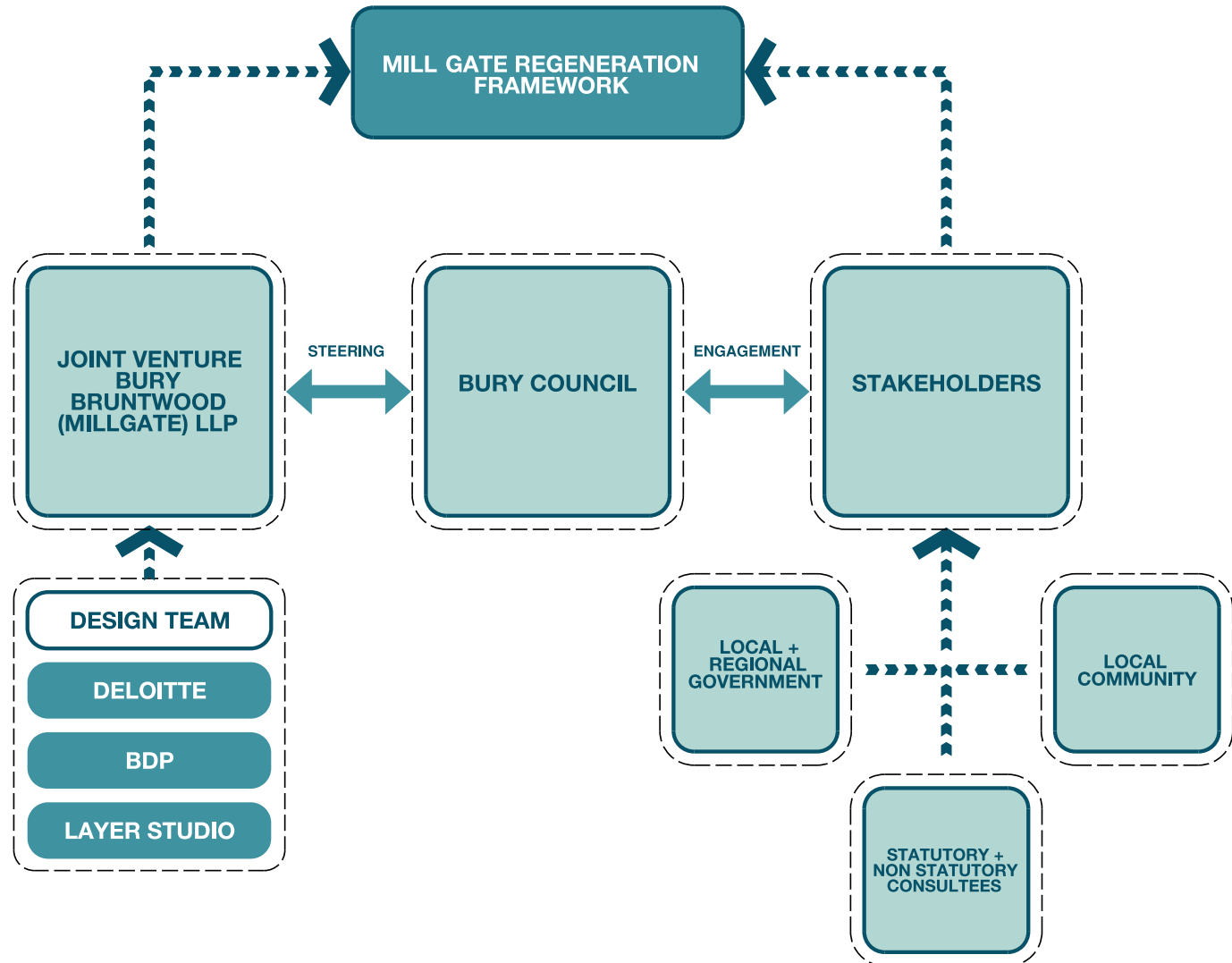
Mill Gate.

The Framework has been brought forward by Bury Bruntwood (Mill Gate) LLP (a Joint Venture between Bruntwood and Bury Council).

The Framework has been informed by discussions with Senior Officers at Bury Council. This collaboration with the Local Authority has sought to ensure that the Framework aligns with Bury Council's strategic objectives and that it provides a suitable level of detailed guidance to inform future proposals.

The Framework has been prepared by an appointed multi-disciplinary team, including:

- BDP
- Deloitte
- Layer
- Curtins
- Crookes Walker Consulting
- Hatch





# Drivers of Regeneration.

# 2



## 2.1

## Strategic Regeneration



## Strategic Regeneration

Investment in the Framework Area is essential to support a sustainable future for Bury Town Centre and provide local residents with opportunities for beneficial outcomes. The Levelling Up agenda is committed to reducing geographical inequality in the UK, while GMCA Devolution gives Greater Manchester new tools and responsibilities to drive growth and enhance the local economy, services, and infrastructure. These objectives are consistent with the National Planning Policy Framework (NPPF), which emphasizes a positive approach to managing and adapting town centres to unlock inclusive economic growth.

Improved rail infrastructure, the Northern Powerhouse initiative, and Greater Manchester's future economic growth will all contribute to the region's future prosperity. Greater Manchester's Places for Everyone Plan (Pfe) recognises the need to deliver high levels of economic growth to support the prosperity of the city region, and specifically identify substantial opportunities across the North-East and Wigan-Bolton growth corridors.

Bury Town Centre's Masterplan, within which the Mill Gate sits, represents a key opportunity to unlock inclusive growth and support the broader regeneration, economic, and social ambitions and opportunities for Bury Town Centre. The Mill Gate can therefore help Bury Town Centre reach its full potential.

The commitment to promoting equality of opportunity and driving investment across the North has been key priority for successive Governments, and serves as a golden thread that runs through all Levelling Up initiatives.

The Mill Gate represents a significant regeneration opportunity, to deliver a mixed-use town centre hub that supports the needs of the existing and future community. This section provides an overview of the primary drivers of regeneration. For additional detail please refer to Appendix 03.

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Bury Interchange - Metrolink  
Manchester Piccadilly Station  
The Rock -Northern Powerhouse Study



Mill Gate.

## 2.2

## Role of the High street



The retail market has experienced a significant downturn due to the expansion of the online market share, resulting in a rapid decline in sales densities and the loss of major high street retailers. To support their long-term vitality, town centres should adapt by introducing a more diverse range of uses to generate footfall and activity. Evening and night-time activity can also play a crucial role in boosting activity and creating more diverse employment opportunities in town centres while enhancing their reputation as attractive visitor destinations.

As the sub-regional centre for the Borough and a key retail and commercial destination, Bury's retail offer has evolved over the last couple of decades. Historically, the Mill Gate shopping centre was the town's premier shopping destination up until the opening of The Rock in 2010. This resulted in changes to the Mill Gate offering, within the shopping centre becoming home to smaller, more local retailers as well as budget, value brands. Today, retail units within the Mill Gate struggle to attract national and regional brand occupiers which is exacerbated by the over provision of traditional retail and the high proportion of charity shops and smaller budget-focused brands. To address this, there is an opportunity to reduce existing duplication and vacancy by introducing more mid-range national brands and expanding dine-in food and beverage options to enhance the appeal of Mill Gate to a broader customer base.

Similarly, Bury Market, a nationally renowned cornerstone of Bury heritage and identity, would also benefit from reduced duplication and the introduction of more varied local businesses and entrepreneurs to enhance its attractiveness and the visitor experience. Despite this, the Market and Bury's new Flexi-Hall project have received Levelling Up funding which will seek to better integrate this area into the wider town centre.

The town centre needs to adapt and respond to changing circumstances by rationalising traditional retail floorspace and offering more 'experience-driven' retail, leisure, and food and beverage offerings to support the Mill Gate's long-term vitality. By doing so, the Mill Gate can be a key component of Bury Town Centre reaching its full potential by acting as a catalyst for future investment in the town centre.

1//  
2//  
3//  
4//

High Street Amenity Spaces  
High Quality Homes  
Places to Work  
Town Centre Regeneration



2



1



3



4



## 2.3

## Education + Employment



The Northern Powerhouse initiative aims to tackle barriers to productivity and unlock the economic potential of the North. Despite Greater Manchester's strengths, the city region's productivity has remained 10% below the UK average for the past two decades. At a local level, Bury's economic growth lags behind Greater Manchester, highlighting the need for further investment and improved productivity. While Bury Town Centre is a key employment hub, it has shown lower employment growth than other Greater Manchester localities.

The Mill Gate represents an opportunity to increase job opportunities across a range of sectors and skill levels within the town. Investment in higher-level skills is crucial for residents to access job opportunities, and so the Borough should seek to invest in the skills base of its workforce to maintain and further develop a competitive skills supply offer.

Bury Town Centre currently accounts for over a quarter of all businesses in the Borough, with a higher-than-average proportion of small businesses, highlighting the Borough's entrepreneurial activity. However, this also indicates that the business base may be highly exposed to economic shocks.

To address this, there is a need to support the delivery of flexible and affordable workspaces, support and create more local employment

opportunities, attract higher-paying employment opportunities, which can help to encourage younger residents to stay or relocate, and stimulate wider economic growth through increased local expenditure.



**NORTHERN** |  **HM Government**  
**POWERHOUSE**

## 2.4

# Residential Demand



The UK is facing a housing crisis, with many individuals struggling to access suitable and affordable housing. The Government and NPPF recognises the need to increase the supply of new homes, including affordable homes, and ensure that they are built faster and in the right locations. Residential development in town centres plays an important role in increasing the supply of new homes, whilst supporting town centre vitality and providing easy access to essential services.

Bury is facing significant housing demand and affordability challenges due to sustained population growth, with house prices increasing by 57% in the last decade. The limited supply of new high-quality housing has resulted in affordability challenges, restricting the town's potential to attract and retain skilled young people, and contributing to elevated levels of outward migration for higher-skilled individuals.

Similarly, there is high demand for housing from people who work outside the Borough, and whose incomes are generally higher than those that work and live within Bury. Therefore, there is a need to deliver a range of high-quality housing, including Build to Rent, to meet local housing need and increase the draw of the town centre as an attractive destination to live and work.



Residential images



## 2.5

## Sustainability



The planning system strives to achieve sustainable development by delivering economic, social, and environmental benefits together.

To achieve a clean, carbon-neutral, climate-resilient place, the Greater Manchester Combined Authority's 5-year Environment Plan and Bury Council's Climate Action Strategy (2021) and Action Plan (2023) aim to progress to carbon neutrality by 2038. At both a national and regional level, the importance of this is recognised as playing a crucial role in improving health and well-being outcomes for communities, while also reducing reliance on public sector services.

The provision of sustainable transport options will contribute to achieving these targets, by reducing emissions from personal vehicle usage and a decreasing levels of air pollution. Future proposals at Mill Gate offer the opportunity to promote sustainable and active travel by expanding green routes and improving connections to other parts of the town centre; through this, residents and visitors will be encouraged to practice active travel and reduce car dependency. Low-carbon development at Mill Gate also presents an opportunity to support the Greater Manchester and Bury's net-zero carbon goals. The JV is developing a sustainability strategy to ensure all new and existing buildings exceed or meet local and

national targets, ensuring that the growth of Bury Town Centre is both sustainable and prosperous.



Sustainability Images

## 2.6

## Inclusive Growth



Inclusive growth is at the forefront of Greater Manchester's PFE Bury's 2030 "Let's Do It!" Strategy and the Bury Economic Strategy 2024-2034. Within Bury, there are significant disparities and inequalities between residents, with the Borough characterised by a range of socio-economic barriers which disproportionately impact residents' quality of life.

Communities around Bury Town Centre are still marked with pockets of deprivation, with Bury featuring higher levels of poverty than the national average. This is illustrated by neighbourhoods, particularly to the east and west of the town centre, which display lower-than-average household income levels, poor quality (often private rented) housing and limited access to public services and employment opportunities.

Bury is one of the worst-affected locations in the North West with regard to housing affordability, with almost 70% of homes priced beyond the household income of the average resident. This presents an opportunity to contribute to a more balanced housing market for the town centre by delivering mix of housing of diverse types and tenures, which are high-quality, futureproofed and affordable. This can seek to overcome reduced levels of social mobility, higher levels of preventative poor health, and a perceived lack of opportunities for residents,

both in education and employment. Residents who are in some of the most deprived parts of the Bury face some of the most significant health challenges, resulting in substantial disparities across Borough. This includes significant variation in life expectancy, whereby in a more prosperous location a resident is expected, on average, to live an additional 8 years when compared to a resident living in a more deprived area. The Borough is also characterised by a diverse population, most notably an ageing population which presents challenges in limiting the supply of labour in the morning age population and increasing demand for health and social care services.

Bury faces further challenges with health and well-being acting as a barrier into employment, with 31% of economically inactive residents being long term sick. In addition, the prevalence of childhood obesity and overweight around Bury Town Centre (within East Bury Ward) is higher than both the Borough wide and national average. This variation further reinforces the health inequalities and challenges facing the Borough.

The regeneration of Mill Gate and the town centre provides an opportunity to address the high levels of deprivation within the town centre and deliver improved health and wellbeing outcomes to address inequalities within the Borough. This can seek to promote social and

economic diversity by providing homes and opportunities for people of different income levels and backgrounds, which plays an important role in reducing social segregation and promoting social mobility, interaction and cohesion. This will in turn support the establishment of more sustainable, mixed communities.





# Site Analysis.

3



# Site Overview

## 3.1



**The Framework Area is located in the heart of Bury Town Centre, and comprises primarily of the Mill Gate Shopping Centre, Bury Market, The Rock, Kay Gardens and Market Place.**

The primary component of the Framework Area, the Mill Gate Shopping Centre, opened in July 1992 following a £6m redevelopment project which transformed Bury's primary shopping precinct into a covered, then state-the-art shopping mall.

The Framework Area benefits from numerous interfaces with notable assets in the town centre, including the Interchange (which is subject to forthcoming regeneration proposals itself), Angouleme Way, Bury's historic quarter, and the new Rock shopping district.



Appendix 02 includes further details on the site's history and the surrounding context.



## 3.2

## Existing Uses, Building Heights + Environmental Conditions



## Existing Building Uses

**Retail Shopping**

The Framework Area is characterised by a range of retail shopping and food and beverage uses, spanning from large high-street names (such as HMV and New Look) to smaller, family-run independent businesses that help to give Bury its distinctive, community-driven identity.

Over recent years, changing shopping habits and the opening of the Rock shopping district have resulted in significant challenges to traders across the Framework Area, particularly at the Mill Gate centre. To avoid vacant units blighting the retail experience within the Mill Gate, owners have prioritised occupancy over rental income, but this is not a long term approach to creating a sustainable shopping centre. This short term intervention has been relatively successful to maintain the area's vibrancy, however, it is not the suitable long-term solution to ensure the shopping centre's vitality.

**Bury Market**

Bury Market is an award-winning open-air market to the immediate south east of the Mill Gate shopping centre. To many, the town of Bury is synonymous with the Market, and it is considered a fundamental aspect of the culture and economy for the town and wider Borough. The Market not only provides vital trading opportunities for small-scale market sellers serving the local community, but is also a vital tourist attraction. It is often visited by coachfuls of tourists who visit to see "Britain's Favourite Market."

The Market is a crucial component of the Framework Area, and at the centre of Bury's continued national reputation as a thriving market town.

**Leisure and Culture**

The Met theatre, located in the Grade II Derby Hall, is a significant element of the Framework Area. It has been operating since 1979 by the charity Bury Metropolitan Arts Association. In 2022, the Met sold over 20,000 tickets across 225 events and generated over £335,000 to be reinvested into the Theatre and Charity. It is a well-known institution to Bury and surrounding residents, with 76.6% of visitors from Greater Manchester (and 45% of those coming from the Borough of Bury).

**Other Uses**

In addition to the range of retail and cultural offerings, the Framework Area is also home to;

- The Football College, a football-focused college operated by VLUK and The Uni Centre of Sport, offering Level 2 and 3 courses in Sports and Sports Coaching Development.
- Mill Gate Multi Storey Car park providing an important football generator.
- A small number of social rented dwellings in an isolated location.
- There are also a range of other ancillary town centre uses within the Framework Area, including opticians, pharmacies, Job Centre Plus, Post Office, and other experience-driven retail, including hair and beauty salons, bra fitting specialists and clothing alteration boutiques. These retail offerings cannot be easily replicated online, and therefore continue to be successful despite the growing dominance of e-commerce.

## Land Use

The Framework Area is relatively singular in its use, with retail dominating the heart of the Mill Gate, with few exceptions as noted earlier.

Across the Framework Area, use becomes more varied with more civic functions being provided to the west, further retail to the east with the Rock, but with the addition of apartments, and a cinema and chain dining offer, and to the south is a big box retail park subdividing more traditional terraced housing.

It is evident within the heart of the Mill Gate that the retail offer and servicing strategy drives a hard townscape with little animation either outside of trading hours or within spaces between shopping malls.

The approach of the Mill Gate to the south is most notable, with the impact of the arterial Angouleme Way compounding the feeling of being a back to the town centre when it is a place where many arrive.

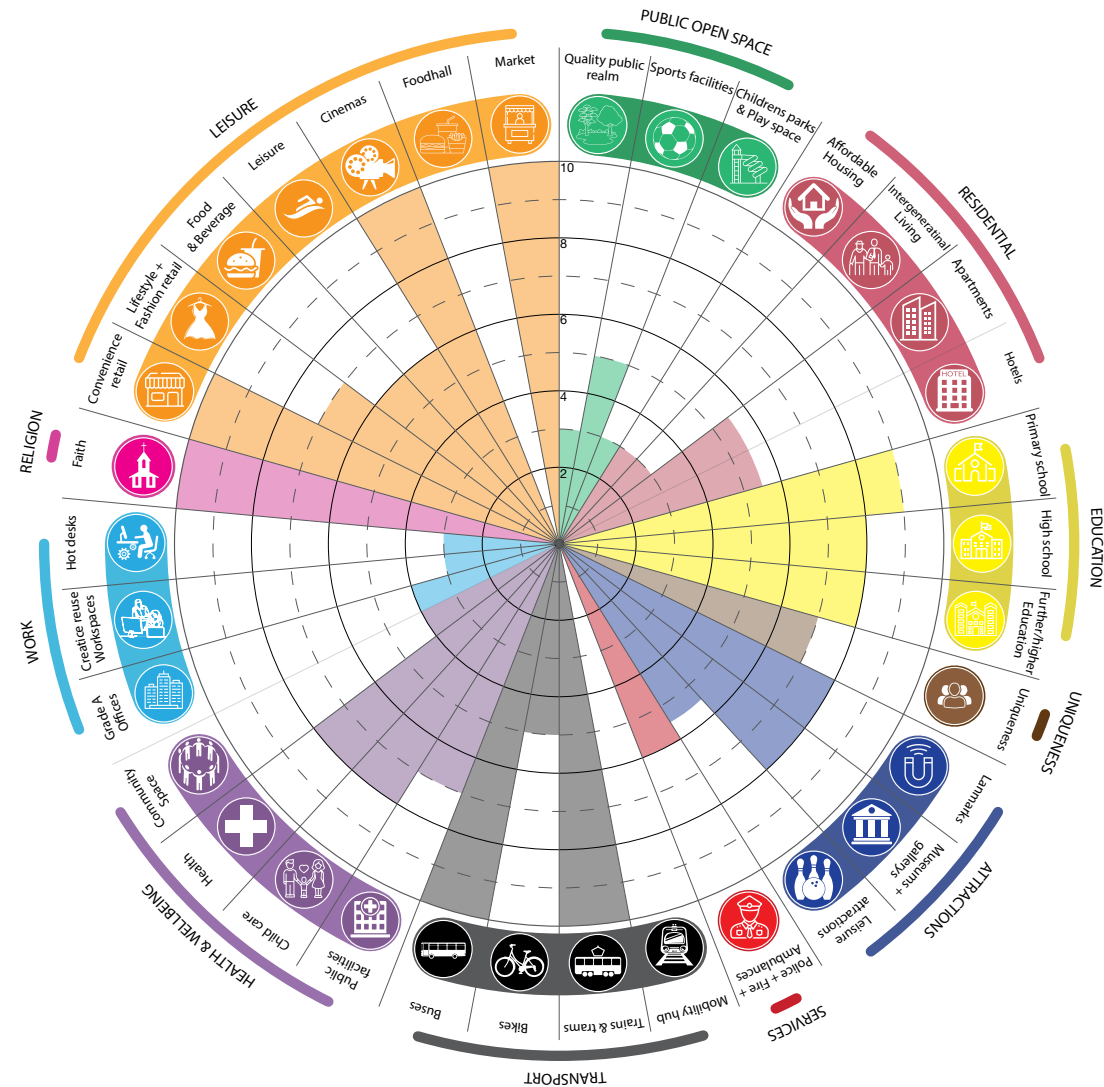




## Existing Building Use Analysis

The adjacent Town Centre analysis tool has been utilised to assess the existing land use against a series of parameters developed to understand if a place has all of the components to be a sustainable place to live with a focus on walking and cycling within a 20 minute radius.

A perfect town would complete a fully coloured dart board. The illustration for Bury represents a clear picture of where the opportunities are within the Mill Gate to provide benefit to both this area but also the surrounding neighbourhoods.



## Building Massing and Scale

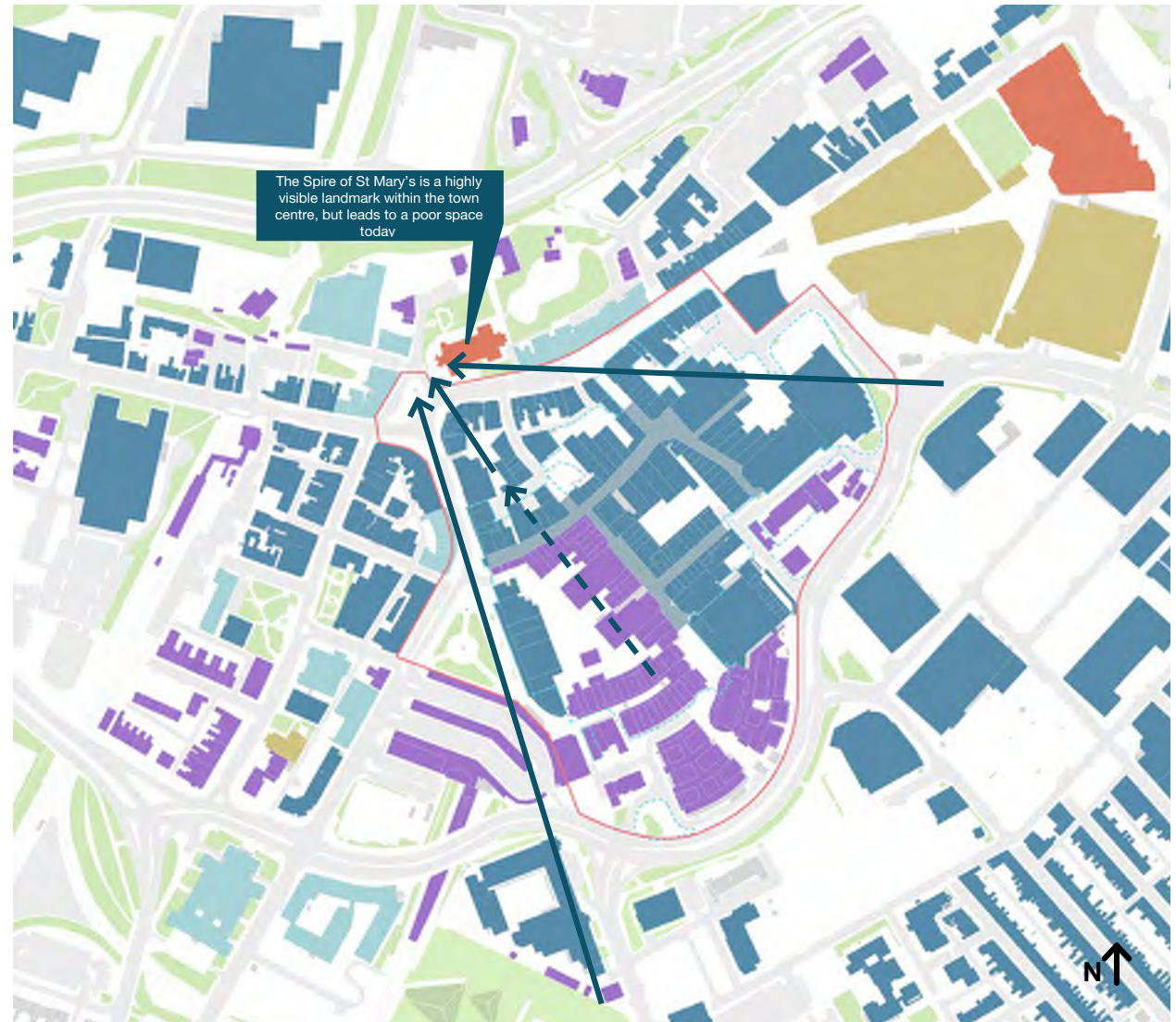
The Framework Area is comparatively low-rise for a highly connected town centre, with the majority of buildings ranging between 2 - 4 storeys. Across the Framework Area, heights generally increase towards the centre, rising up to five storeys at the eastern section towards the multi-storey car park and the Rock shopping district. Whilst largely low rise, the Framework Area comprises a relatively dense urban grain, resulting in few views across or into the site.

From street-level, the Framework Area is characterised by a variety of facades of differing scales. The heights, massing and layout of the more modern elements of the Framework Area (broadly comprising the Mill Gate shopping centre and Market) do not directly respond to the surrounding townscape, particularly the more historic parts of the town toward the west and north east of the Framework Area.

Across the Framework Area, facades are characteristically between 8 and 14m high, with the roof lines of the historic sections generally between 10 and 12m, whilst more modern sections are often between 8 and 10m. The different scales and heights are a result of the organic, uncoordinated growth of the town centre.

### Key

- 1/2 Storeys
- 3/4 Storeys
- 5/6 Storeys
- 7/8
- 9+ Storeys





## The Bury Palette

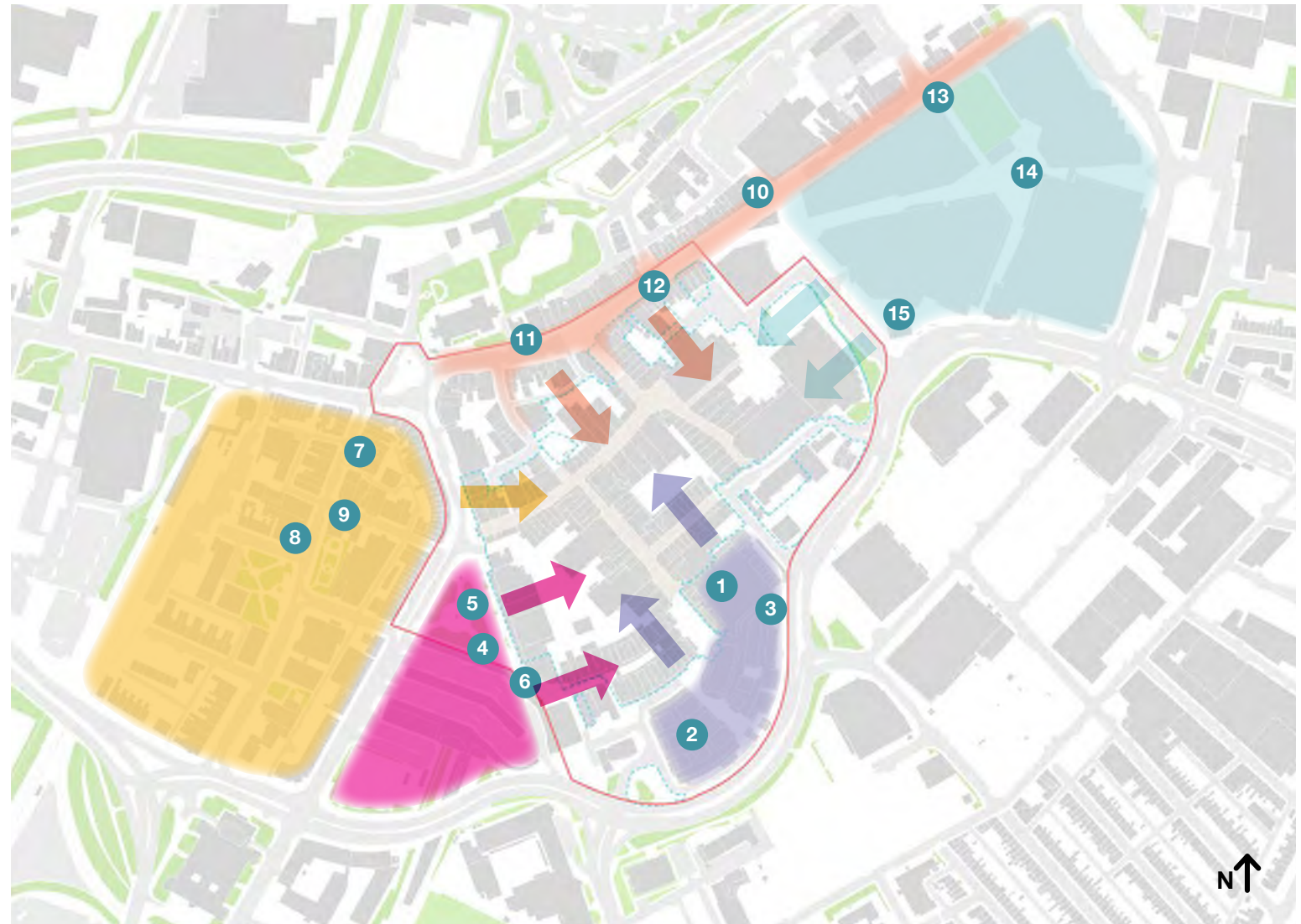
As described earlier in this section the site and surrounding context has a rich history and character that can help provide the Mill Gate redevelopment with several cues and inspirations from which to work.

Given that Bury Town Centre already has a quality and sense of place investigating the existing town centre can, for future development, provide a clear and responsible method to create a sense of place that is tied back to Bury. Reflecting patterns and rhythms of the surrounding buildings, roofscapes and tactility/solidity of the material can all be part of developing what we see as a site-specific sense of place.

Outlined in the following analysis is a summary investigation taken for each surrounding character area which can assist in the future architectural expression and placemaking of the Mill Gate masterplan.

### Key

- Bury Market
- Kay Gardens
- Civic Garden
- The Rock High Street
- The Rock





BURY MARKET

**MATERIALITY //**

Metal / Curtain Walling

**ROOFSCAPE //**

Single Pitched / 'Bird - Wing'

**ARCHITECTURAL STYLE //**

Open Air / Arcade / Brutalist

KAY GARDENS

**MATERIALITY //**

Sandstone / Limestone / Brick (historic)

**ROOFSCAPE //**

Flat / Single Pitched / Punctuating Chimneys

**ARCHITECTURAL STYLE //**

Mixture of late Victorian / Nineteenth Century /  
Ornamented / Contemporary

CIVIC QUARTER

**MATERIALITY //**

Sandstone + brick (modern + historic)

**ROOFSCAPE //**

Ridged / Multi-Gable / Hip

**ARCHITECTURAL STYLE //**

Mixture of late Victorian / Nineteenth Century /  
Ornamented

THE ROCK HIGH STREET

**MATERIALITY //**

Sandstone / brick (modern + historic)

**ROOFSCAPE //**

Ridged / Multi-Gable / Hip / Half Hip

**ARCHITECTURAL STYLE //**

Contemporary / Victorian / Edwardian /  
Art Deco / Tudor

THE ROCK

**MATERIALITY //**

Brick / Metal / Timber / Curtain Walling

**ROOFSCAPE //**

Flat

**ARCHITECTURAL STYLE //**

Contemporary



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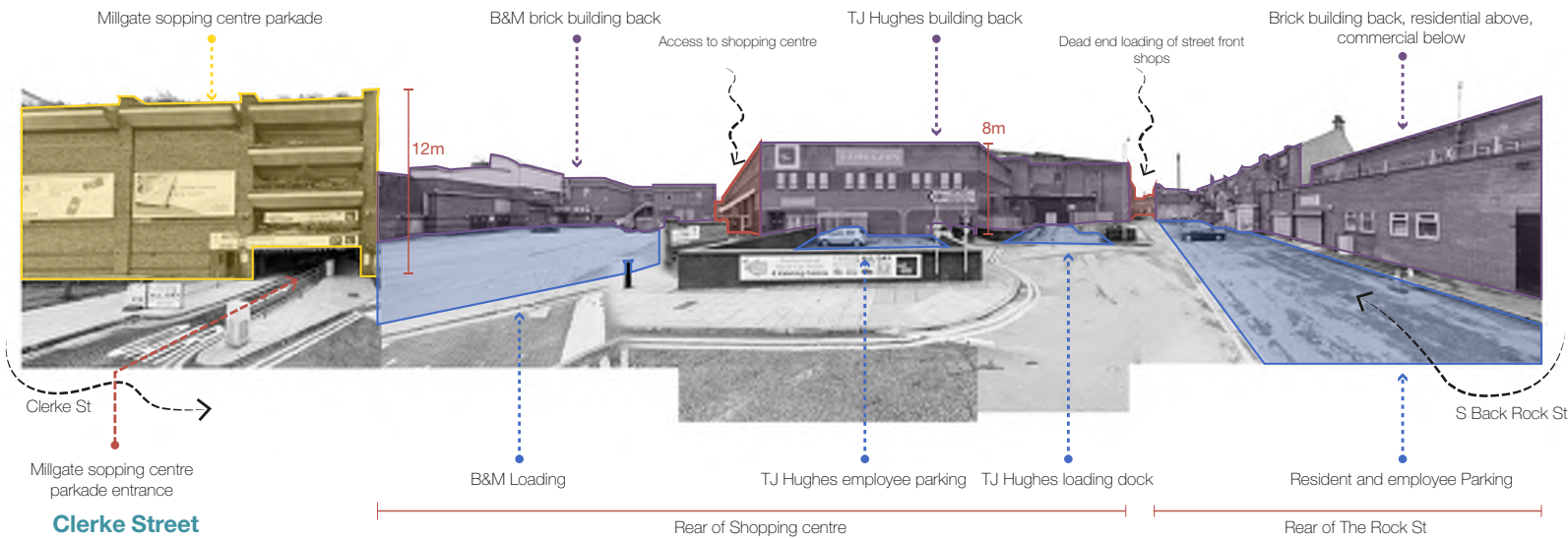
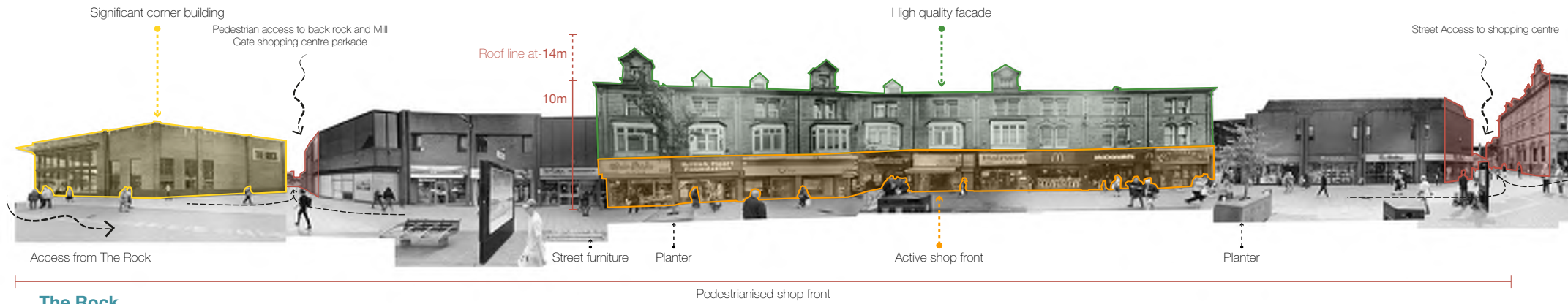


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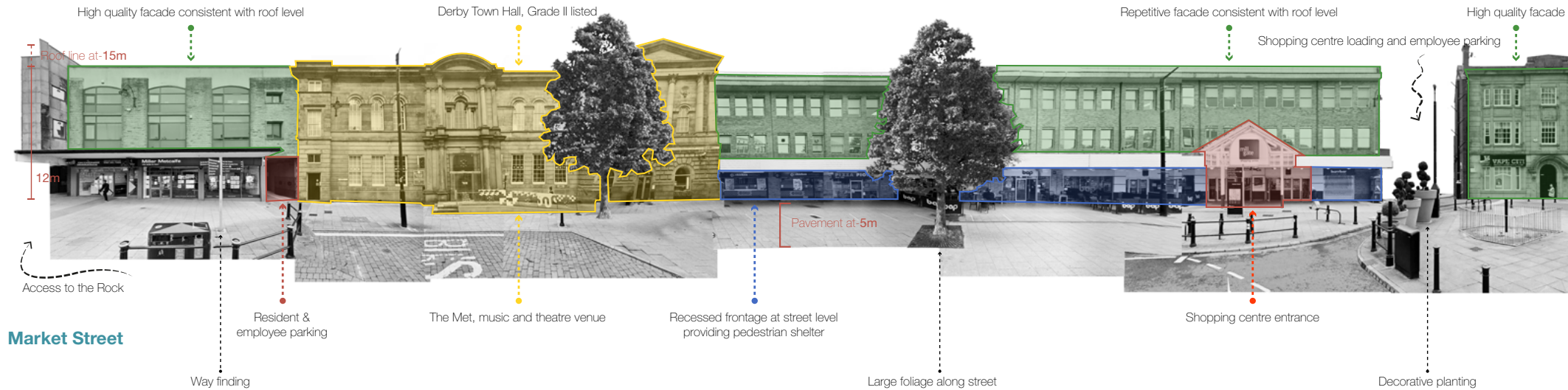
## Existing Street Scenes



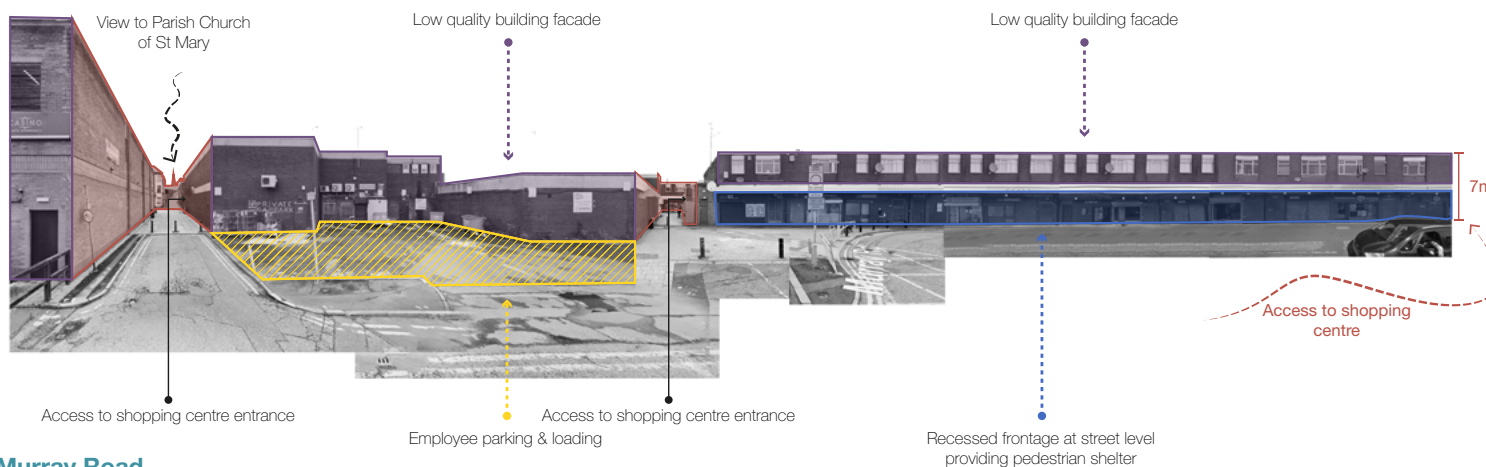
Street Scene Location Plan



## Existing Street Scenes



### Market Street



### Murray Road



Street Scene Location Plan

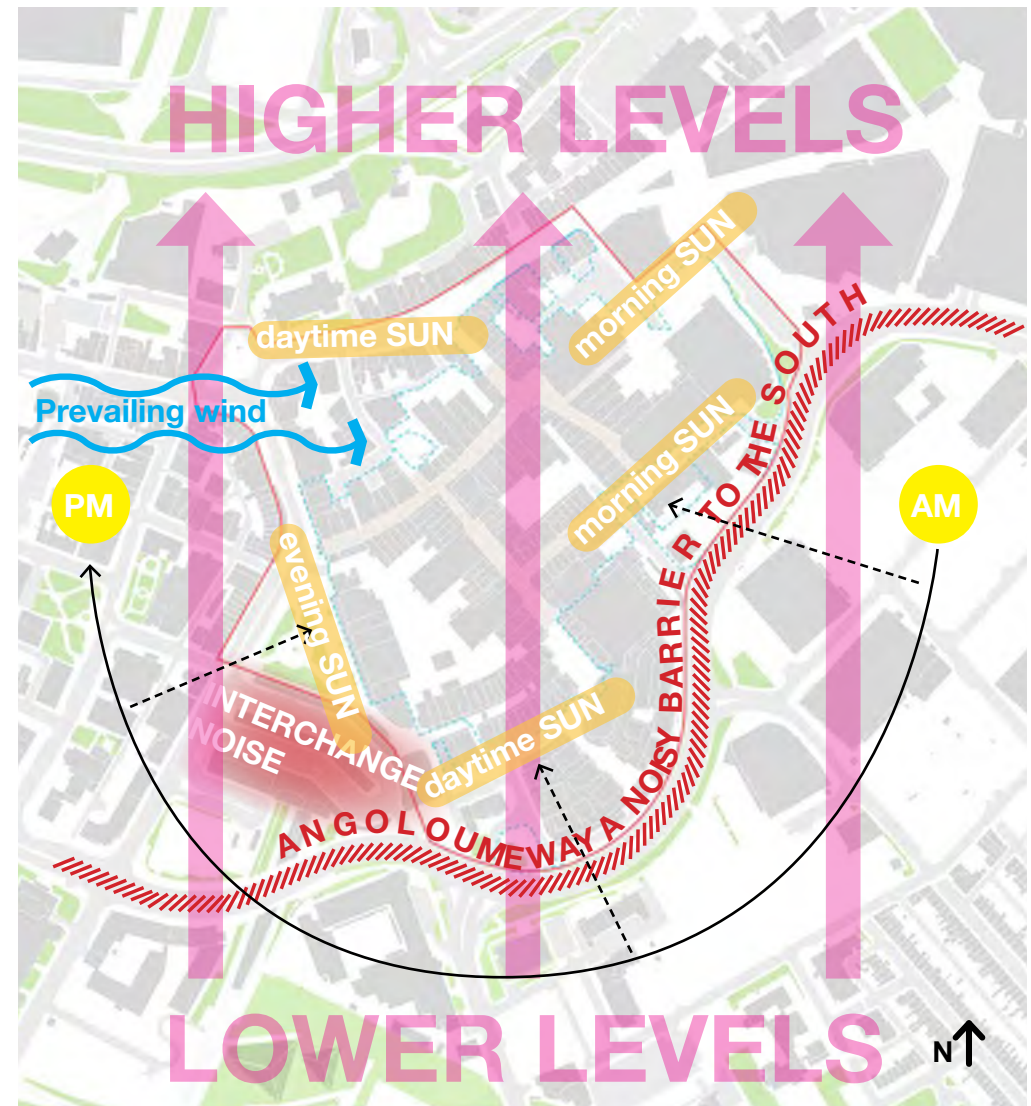


## Environmental Considerations

Analysis of the site's micro-climate is important to ensure maximum daylight is provided to both the external public spaces and the new buildings that are being proposed. The Mill Gate has areas that are very noisy and busy such as Angouleme Way, however the further north and east you travel into the site, it is much quieter – which is ideal for residential buildings. Wind analysis is important to ensure that any new tall buildings that are proposed do not have a detrimental effect on the pedestrian comfort due to increased wind speeds.

### The key principles have been:

- Maximise views to the Church of St Mary the Virgin from Rochdale Road + Bury Market.
- Frame new public realm and squares from The Rock Development.
- Maximise South facing units.
- Balance the need for views with the need for shading and voiding solar gain.
- At high level maximise views to Kay Gardens and high-quality views of the Lancashire Hillside.
- Minimise north facing single aspect units to improve daylight.



## 3.3

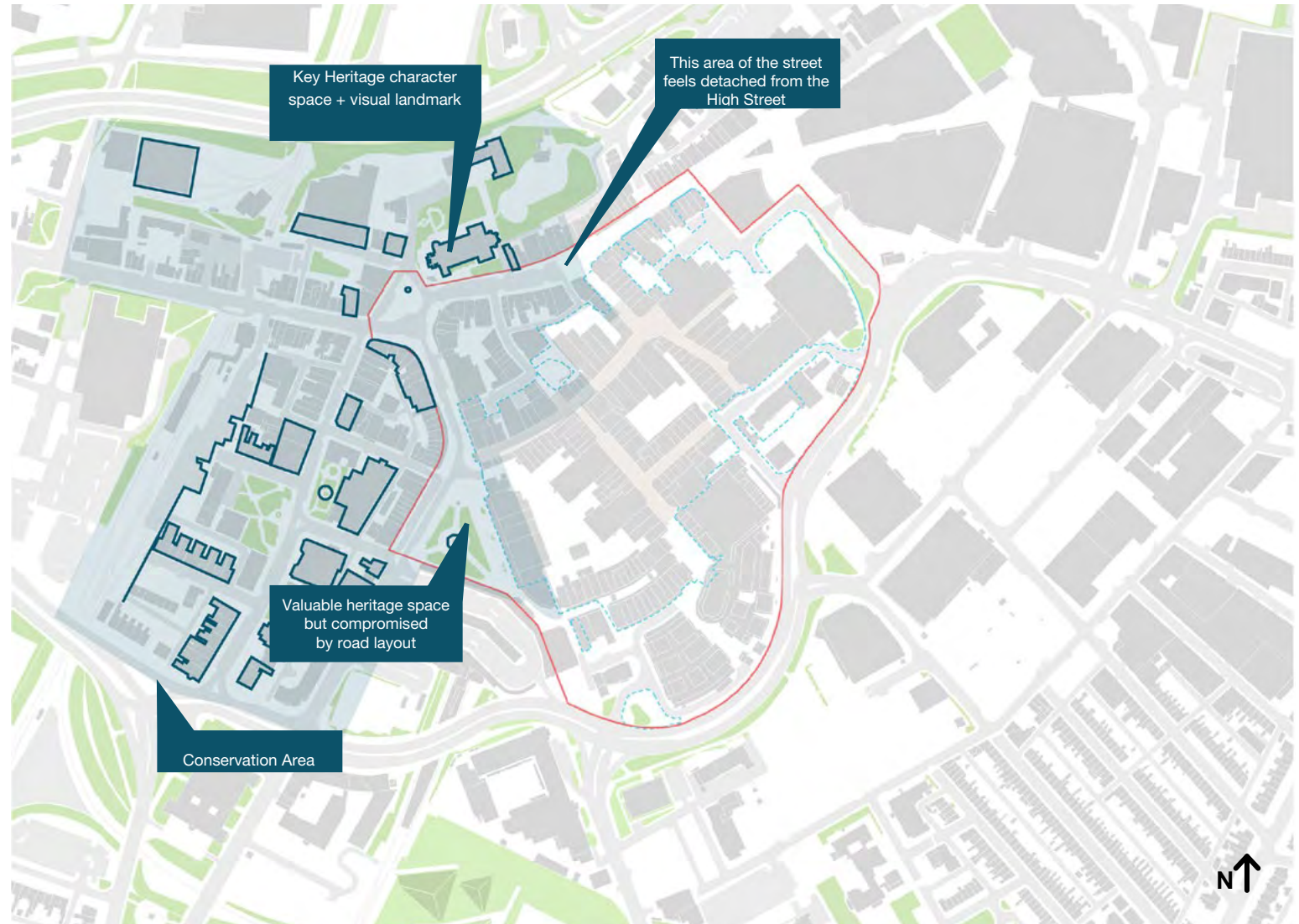
## Heritage, Landmarks + Key Views

Listed Buildings +  
Conservation Areas

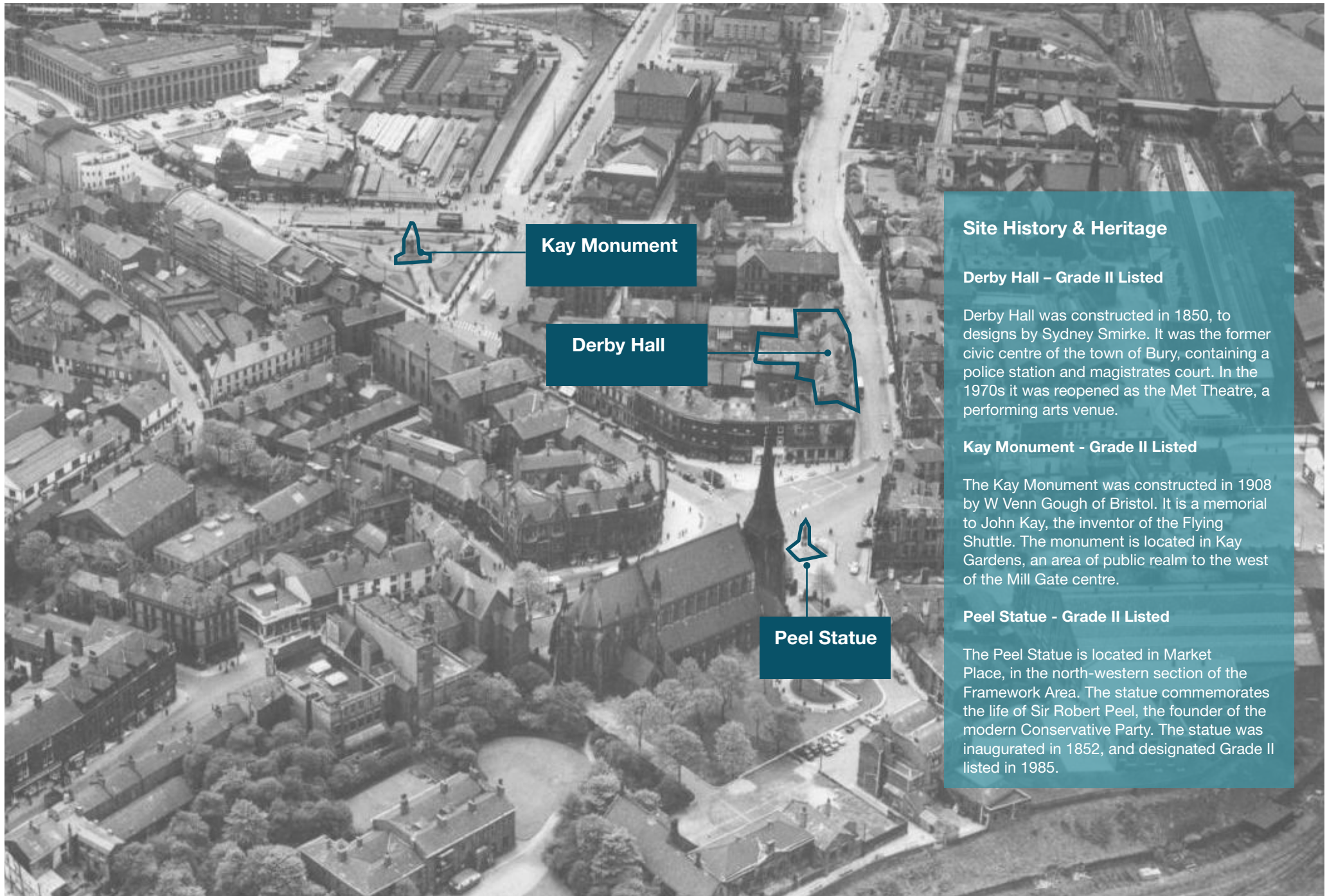
The Framework Area is partially located with Bury Town Centre Conservation Area, including sections of the Rock, Kay Gardens and Market Place.

A testament to the town centre's industrial and military heritage, there are 30 Listed Assets (comprising 2 Grade II\*, 26 Grade II, 1 Grade I and a Scheduled Monument) within 200m of the Framework Area.

Derby Hall, the Peel Memorial and Kay Monument are located wholly within the Framework Area.





**Kay Monument****Derby Hall****Peel Statue**

## Site History & Heritage

### Derby Hall – Grade II Listed

Derby Hall was constructed in 1850, to designs by Sydney Smirke. It was the former civic centre of the town of Bury, containing a police station and magistrates court. In the 1970s it was reopened as the Met Theatre, a performing arts venue.

### Kay Monument - Grade II Listed

The Kay Monument was constructed in 1908 by W Venn Gough of Bristol. It is a memorial to John Kay, the inventor of the Flying Shuttle. The monument is located in Kay Gardens, an area of public realm to the west of the Mill Gate centre.

### Peel Statue - Grade II Listed

The Peel Statue is located in Market Place, in the north-western section of the Framework Area. The statue commemorates the life of Sir Robert Peel, the founder of the modern Conservative Party. The statue was inaugurated in 1852, and designated Grade II listed in 1985.



## Landmarks

### Derby Hall

Derby Hall is a Victorian neo-classical building situated on Market Street, and forms part of the Framework Area. The hall is a testament to Bury's industrial success, and is an example of the town's 19th century civic grandeur. However, the hall is flanked to its north and south by late 20th century extensions which attempted to architecturally replicate the scale and regular facade symmetry of Derby Hall, to varying levels of success.

### Bury Market

Bury Market, which first opened in 1971, is a nationally-renowned, award winning open-air market, and is a key aspect of Bury's character. Whilst the market is not under any statutory protected status, it is covered by Bury UDP Policy S3/4, which supports proposals to seek to consolidate and enhance market facilities in Bury through environmental and physical improvements.

Despite its significance to the culture and economy of Bury, the market's last refurbishment came in 1999, and as a result the physical infrastructure is in vital need of investment. This includes the quality of public realm and its interface with the Interchange and Mill Gate shopping centre. In its current configuration, visitors must enter the Mill Gate and then cross an area of characterless, hard landscaping before entering the market through an unmarked entrance.

To facilitate improvements, £20m of the Levelling Up fund was allocated to Bury Market for the delivery of a new "flexi hall", a new oversailing canopy and improvements to access routes from Bury Interchange.

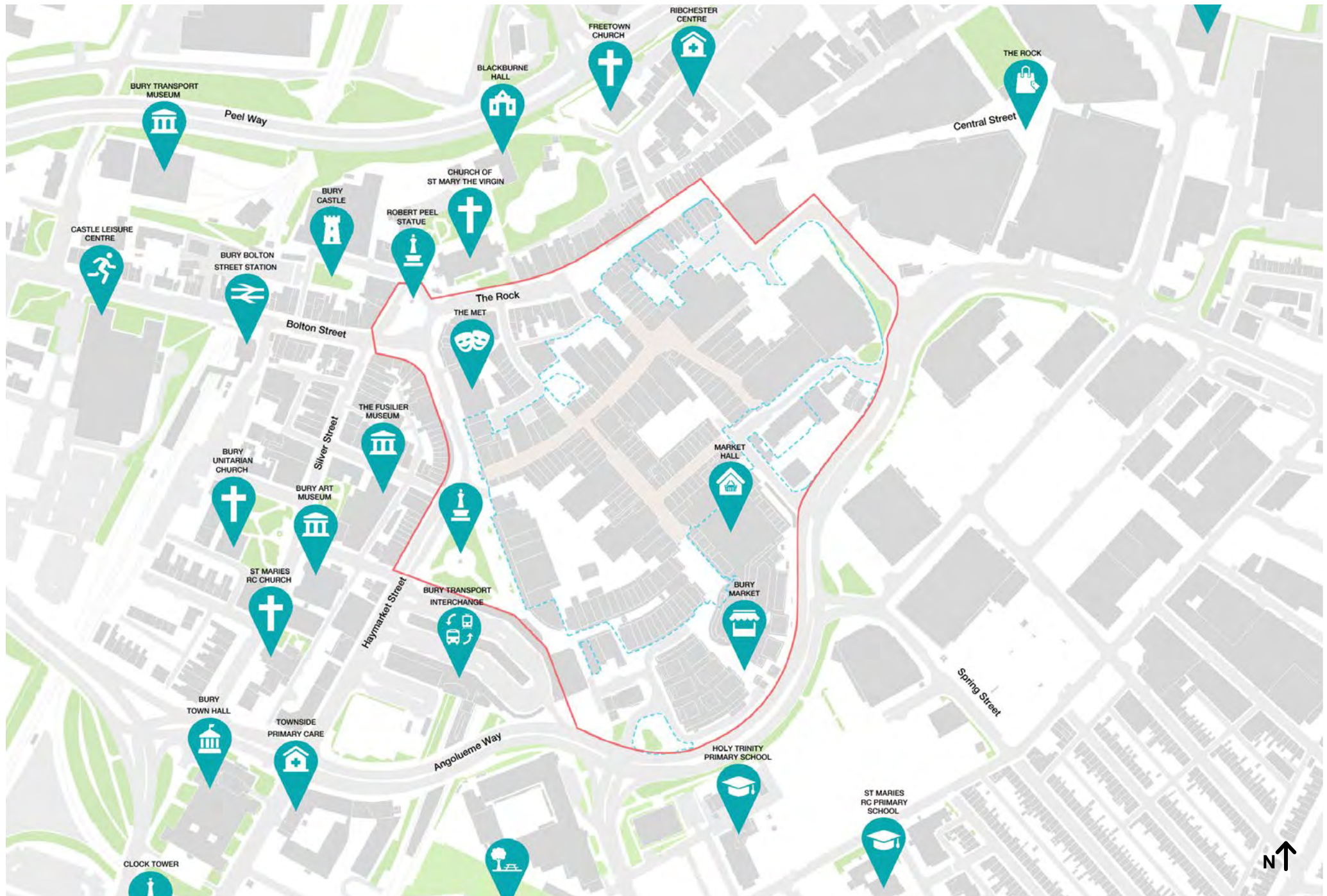
### St Mary's Church

The Spire of St Mary's is a Grade I Listed building and the highest point of the town centre. It has been the main ecclesiastic centre of the town since the 18th century, and is considered one of the main viewpoints for the town. Due to its location in the west of the town centre, it is mostly surrounded by 19th century buildings which respond well and complement the church's setting. However, as is common across a lot of the town centre, the Rock is characterised by 20th century buildings designed to recreate the patterns and symmetry of the older buildings but overall detract from the visual amenity of the historic buildings.

### Bury Interchange

Bury Interchange is the major transport hub for the town, acting as a Metrolink, bus, taxi and bicycle interchange, facilitating access to wider Greater Manchester region and the rest of the country. However, in its current configuration the layout requires users to cross four lanes of bus traffic prior to entering the town centre, resulting in a poor visitor arrival experience. This is further exacerbated by the harsh, hard landscaped area of public realm by Kay Gardens, which is the first image visitors see of Bury after fully exiting the interchange.

This experience will be remedied with funding from the City Regional Sustainable Transport Fund. In 2023, a £45m redevelopment of the Interchange was announced which will improve the configuration and include full multi-modal integration for the station, including capacity for bus, cycle and active travel parking, Metrolink and vertical circulation upgrades.







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- 1// The Met
- 2// Church of St Mary
- 3// Bury Transport interchange
- 4// Bury Art Gallery
- 5// Kay Gardens
- 6// Bury Market
- 7// Bury Bolton Street Station
- 8// Robert Peel Statue



## Key Views

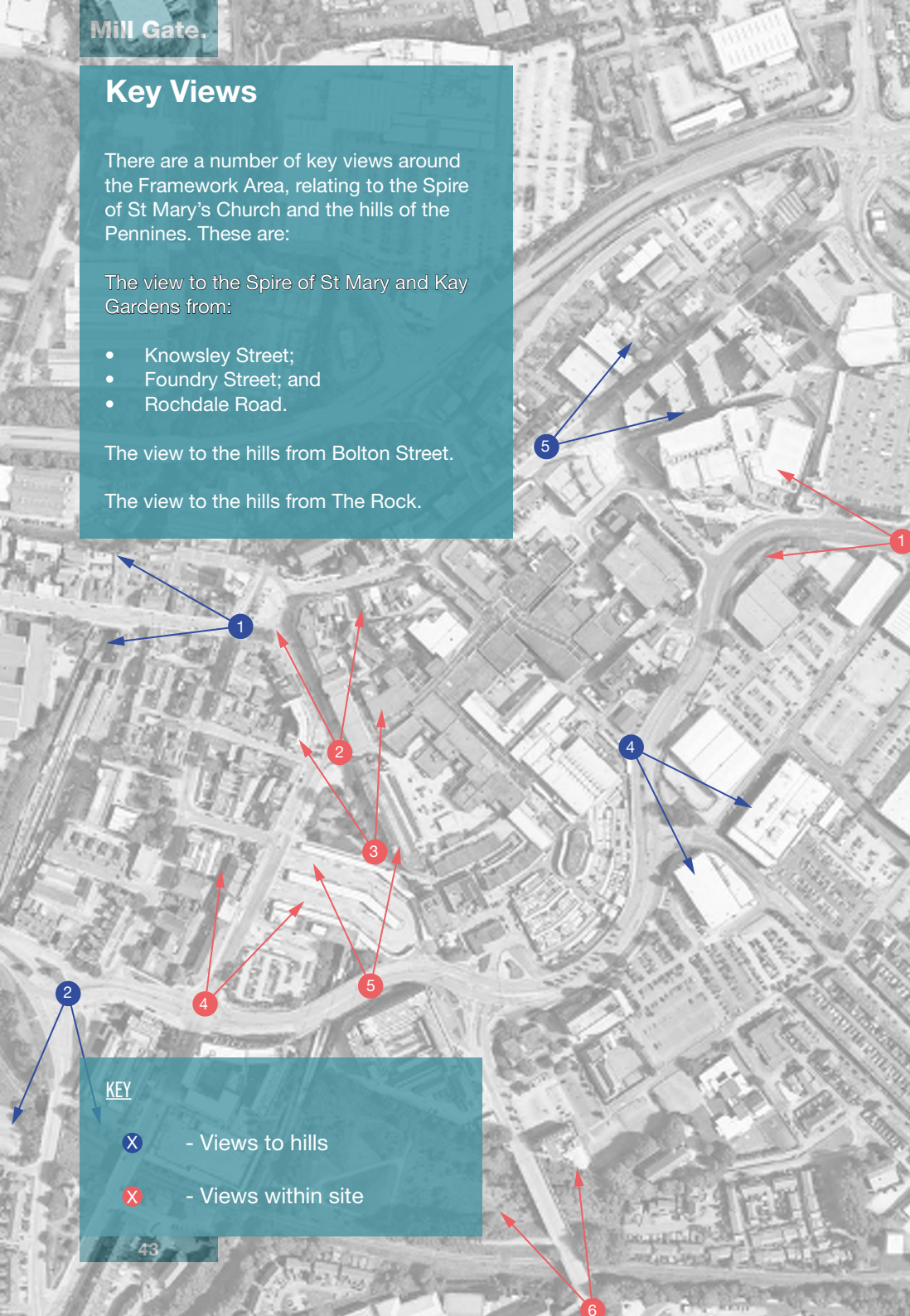
There are a number of key views around the Framework Area, relating to the Spire of St Mary's Church and the hills of the Pennines. These are:

The view to the Spire of St Mary and Kay Gardens from:

- Knowsley Street;
- Foundry Street; and
- Rochdale Road.

The view to the hills from Bolton Street.

The view to the hills from The Rock.





## 3.4

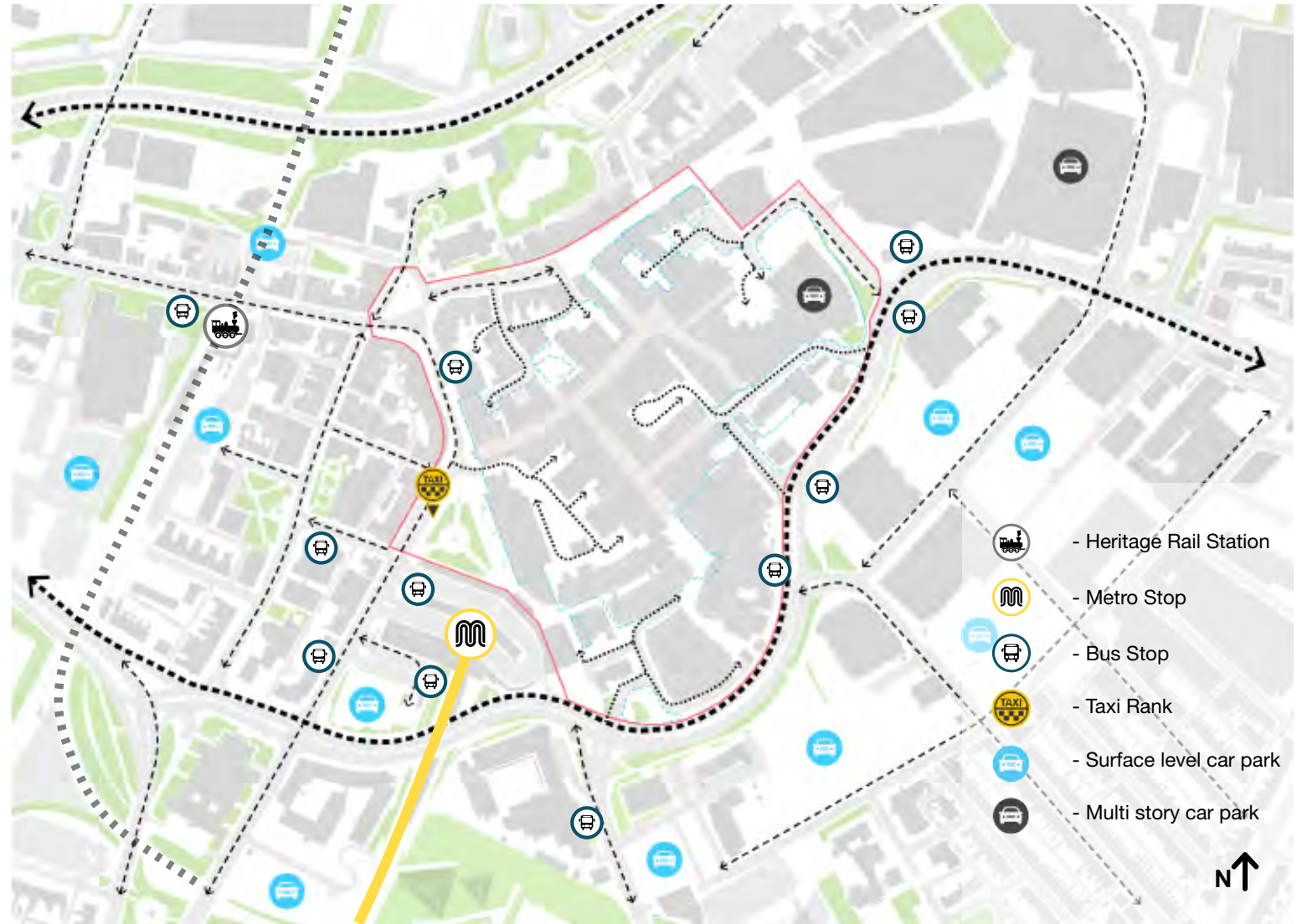
## Connectivity + Public Realm



**Existing Connectivity** - The Framework Area benefits from excellent bus and Metrolink transport links. To the south-west of the Framework Area is Bury Interchange, an integrated bus and Metrolink transport hub. Additional bus stops to serve the Framework Area exist on Heymarket Street, the A58 and Bolton Street.

**Vehicular Access** - The Framework Area benefits from good vehicular access around the Mill Gate centre, with access to the multistorey car park from the A58. There are also surface level car parks south of the A58, which serve the Mill Gate shopping centre and Bury Market.

**Taxi Ranks** - Taxi ranks provide an invaluable function for those wanting to visit the town centre who may not be able to drive, or indeed afford a car; which is especially pertinent considering the demographic of visitors to the Framework Area (particularly the Mill Gate and Bury Market).



**Key**

----- - Service Vehicle Movement

■ - Service Yard

🚗 - MSCP

🚗 - Surface carpark

—— - Primary Vehicle Movement

## Service Yards

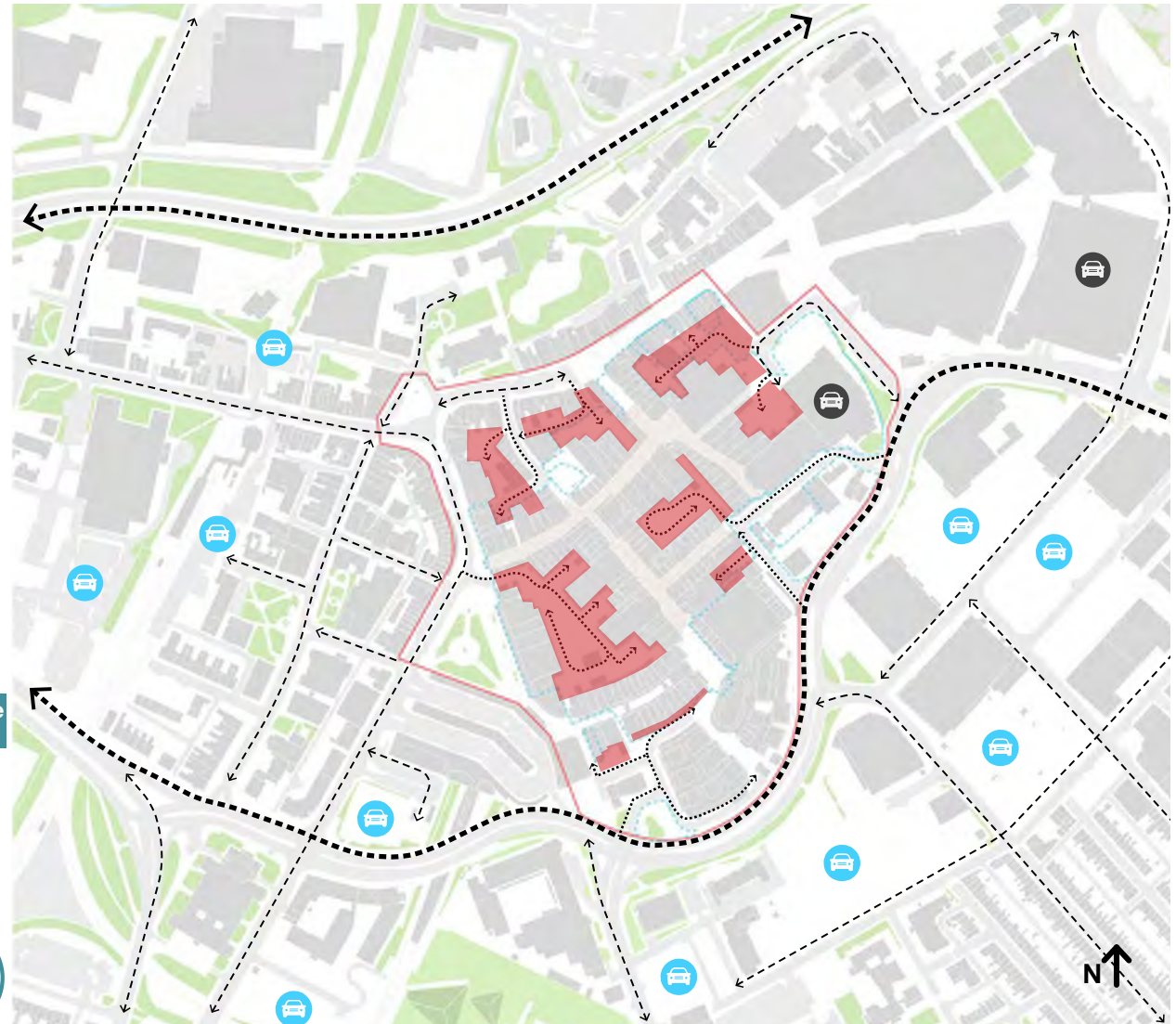
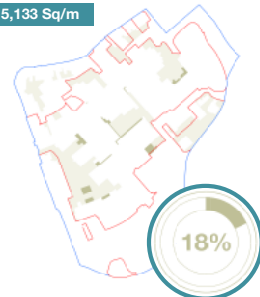
The Mill Gate is dominated by service yards, making up in the region of 18% of the site area. Some of these are very large designed to accommodate a higher frequency and demand by tenants on vehicle type that does not match modern retailer requirements.

The Mill Gate includes an over-concentration of service yards and areas which detract from the quality of the environment. The extent of service areas impacts connectivity throughout the Mill Gate and hinders wayfinding and legibility.

The Market is served by the entrance to Market Parade from Angouleme Way and is a key asset to ensure deliveries are not impacted by any redevelopment works. The 1960's Market Hall houses a large basement that is accessed via lift, one to the north as indicated on the plan, and the other within the market hall aligned to Market Parade access.

### Existing Vehicle Service Zones

15,133 Sq/m



Service Movement and Parking Plan



### Pedestrian Permeability

Pedestrian permeability through the Framework Area is poor. Multiple entrances and exits into similarly looking arcades results in poor orientation for visitors who are not familiar with the shopping centre.

Cyclists and dog walkers cannot enter the Mill Gate, therefore for these visitors the Framework Area presents a significant barrier to movement through the town centre.

### Cycle Infrastructure

There is no dedicated cycle infrastructure around the Framework Area. Market and Heymarket Streets do not have separate cycle and pedestrian paths, resulting in a mix of users on the footpaths.

Whilst the Rock, to the north of the Framework Area, is largely pedestrianised, there is currently no separation for pedestrians and cyclists. The public realm is also used by servicing vehicles for the Mill Gate, resulting in an unpleasant visitor experience.

The Mill Gate does not permit bicycles within the shopping centre, further restricting the cycling accessibility and permeability through the

Framework Area. There is, however, a dedicated cycle parking hub at the Interchange, containing 39 secure cycle spaces.

### Opening Hours

The Framework Area makes up a significant proportion of Bury Town Centre, particularly the Mill Gate and Market. However, these locations are constrained by relatively old-fashioned opening hours.

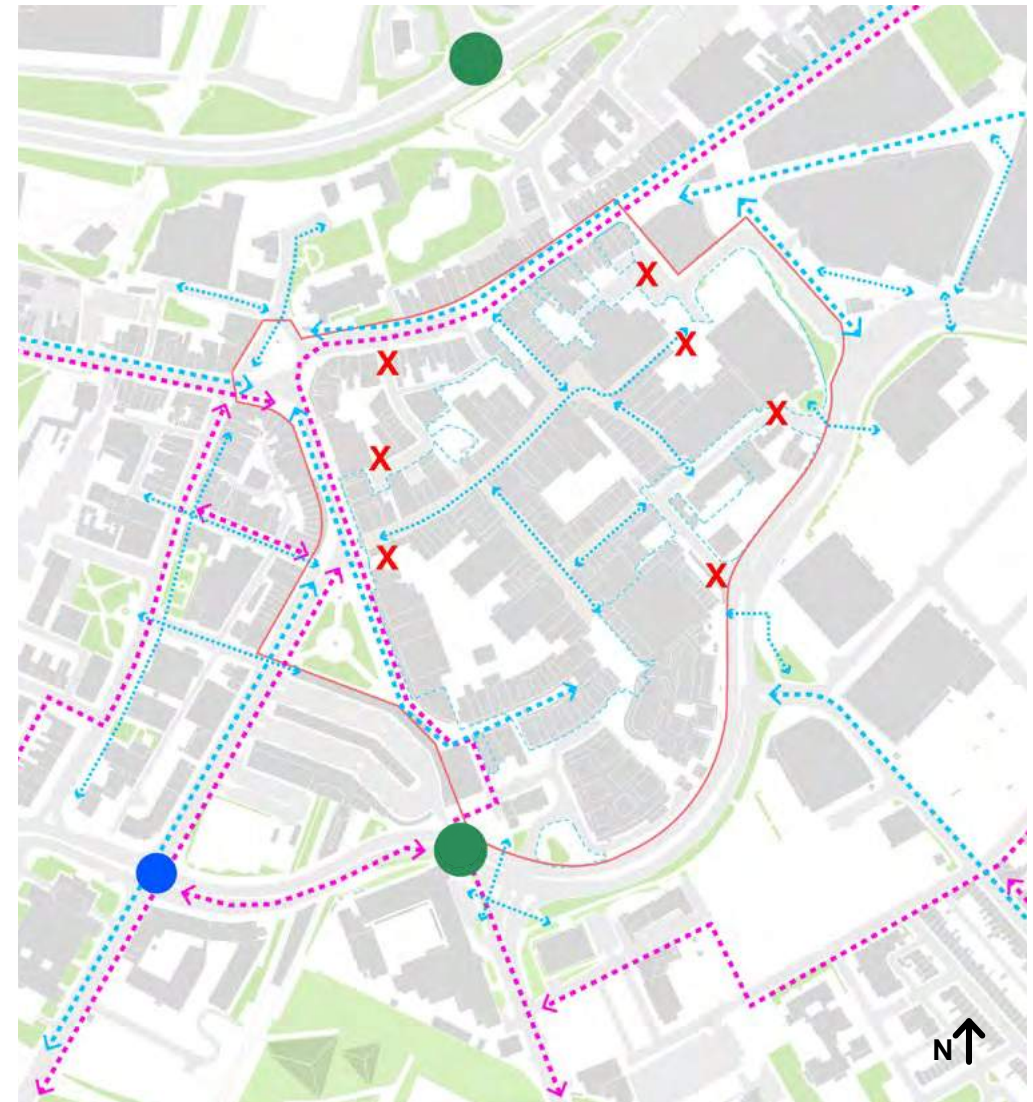
The Mill Gate is open between 09:00 and 17:30, which limits the leisure and food & beverage offerings which can be operated successfully within those fixed parameters. This opening time is shortened by a further hour on Sundays and Bank Holidays.

The Bury Market Hall is open for a similar length of time; between 09:00 and 17:00 on Monday to Saturday. The open-air market, which operates on Wednesday, Friday and Saturday, operates the same hours. All functions in the Market are closed on the Sunday.

These opening hours constrict the proportion of the town centre which can be visited following 17:00, and results in large portions of the town centre being impassable in the early mornings and evenings.

### Key

- - Opportunity to improve junction
- - Plans to improve junction
- X - Weak Entrance to Mill Gate
- - Pedestrian Route
- - Future Bee Way Route



## Key



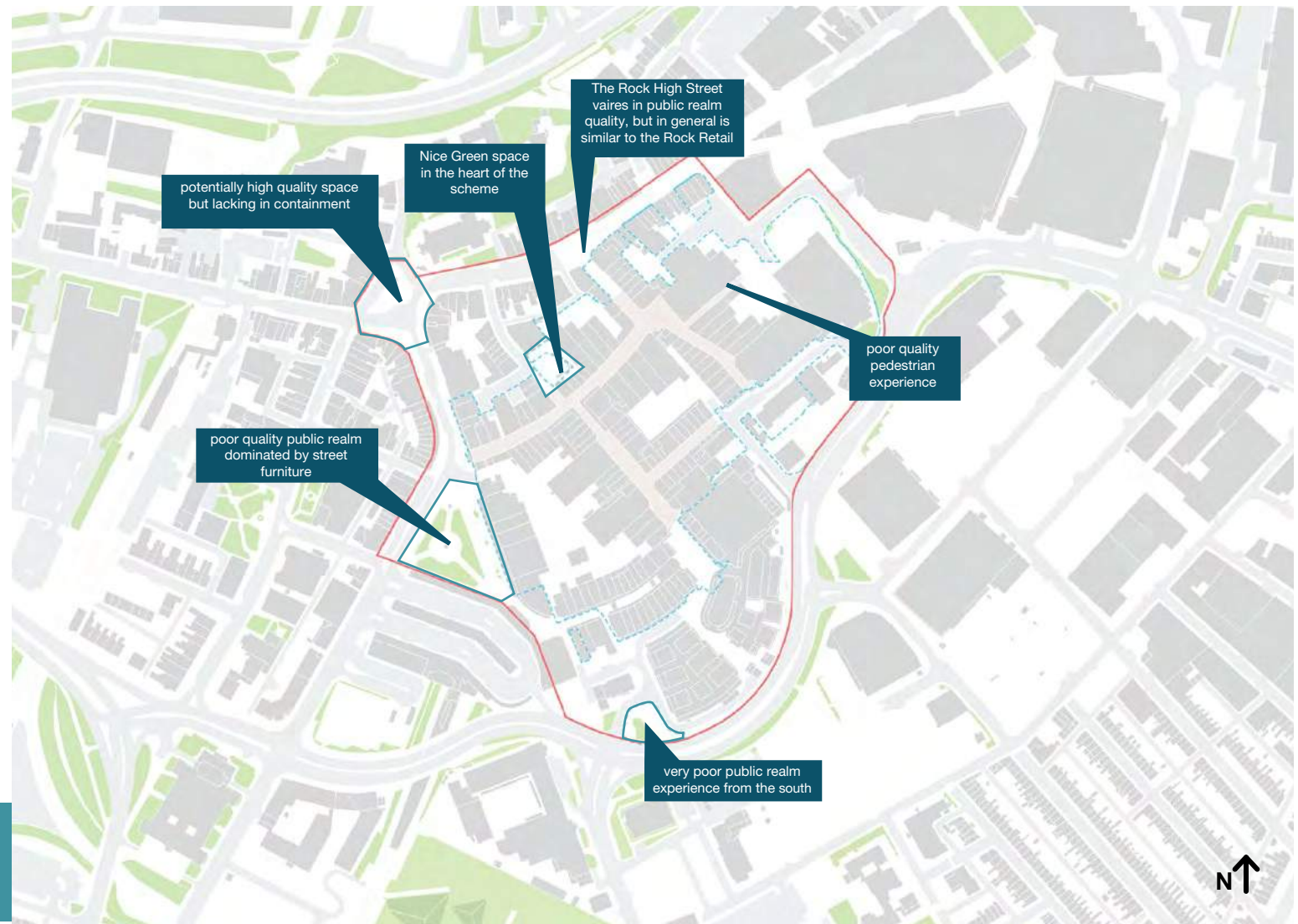
- Key Public Space

## Public Realm

To date, the Framework Area has limited high-quality public realm.

- **Kay Gardens**, to the west of the Mill Gate centre, features an over-provision of seat furniture and highway infrastructure with limited shelter for visitors. In its current configuration, the space lacks animation and is not regularly used. Antisocial behaviour is common in Kay Gardens.
- **Lions Gardens** is a small area of public realm in the north-west of the Mill Gate, however this comprises only of two low-quality trees and two benches on a hard landscaped platform, and is adjacent to a servicing yard and high walls containing plant machinery.
- **The Rock**, to the north east of the Framework Area, is pedestrianised and features a consistent architectural design with the Rock High Street, however this area is intercepted by vehicular access to the Mill Gate multistorey car park and does not permit access around the south-eastern perimeter of the Framework Area.

Overall, the public realm around the Framework Area results in a poor quality pedestrian experience.





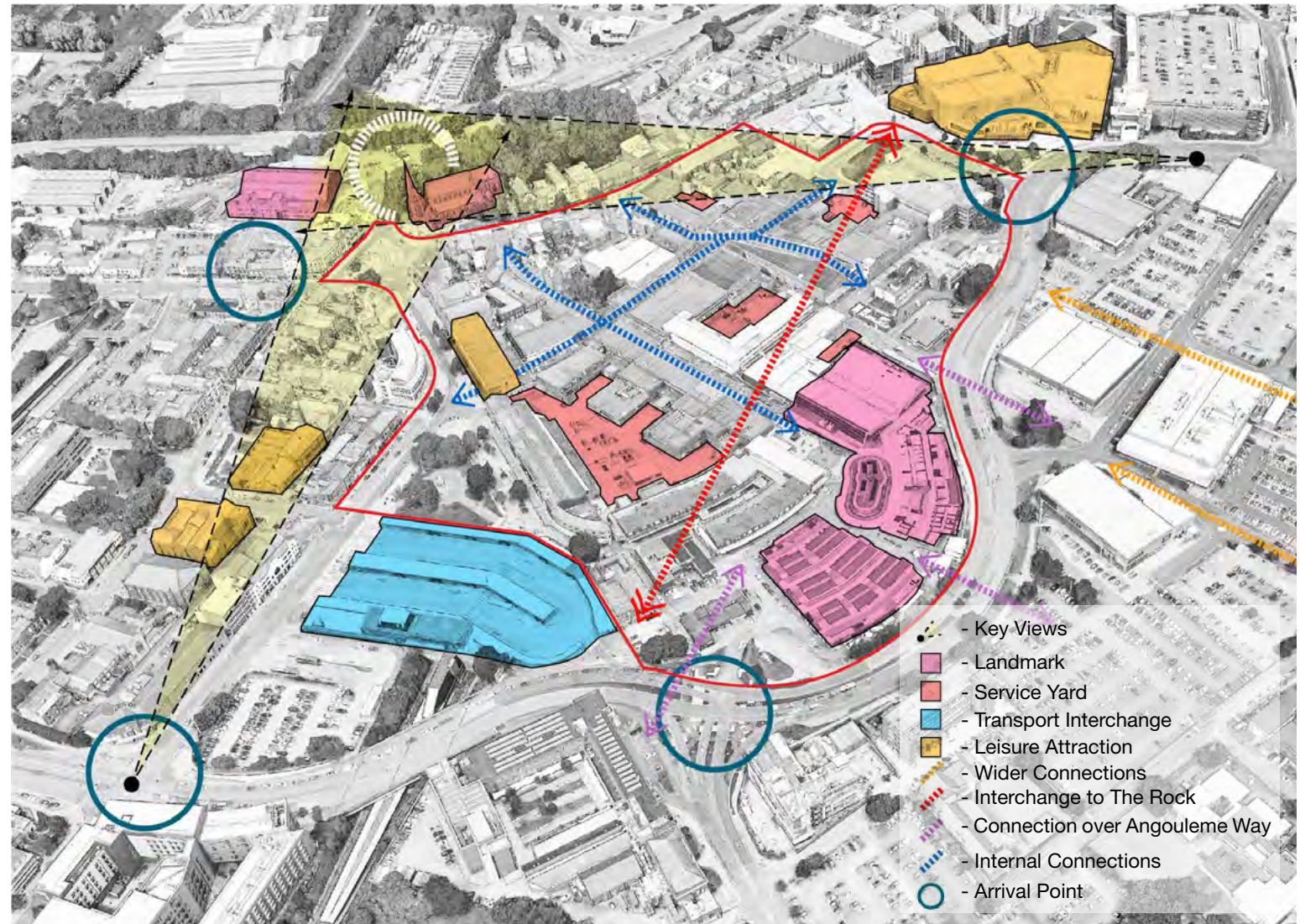
# Site Opportunities

## 3.5



The following opportunities have been identified:

- Enhance link to The Rock and pedestrian experience.
- Address the overprovision of retail space, and introverted nature to connect with the wider streets.
- Reduce the extent of service delivery yards
- Enhance the unique Mill Gate identity with links to Bury landmarks.
- Diversify retail and small provision of leisure.
- Create unique interface with the 'creative quarter' and independent market traders.
- Create a link to the college and education.
- Reduce the dominance of highways infrastructure to Kay Gardens and town centre.
- Enhanced connections across Angouleme Way.
- Enhance connections to wider communities drawing them into the centre.
- Address the poor arrival experience from the Interchange into the town centre.
- Diversify the evening and night-time economy – bringing in family orientated experiences.
- Address the dominance of hard public realm and lack of provision of open space to encourage people to dwell.





# Development Principles.

4



## 4.1

## Key Development Principles



The Framework is underpinned by an illustrative masterplan, which does not seek to prescribe the exact scale and quantum of future development and interventions.

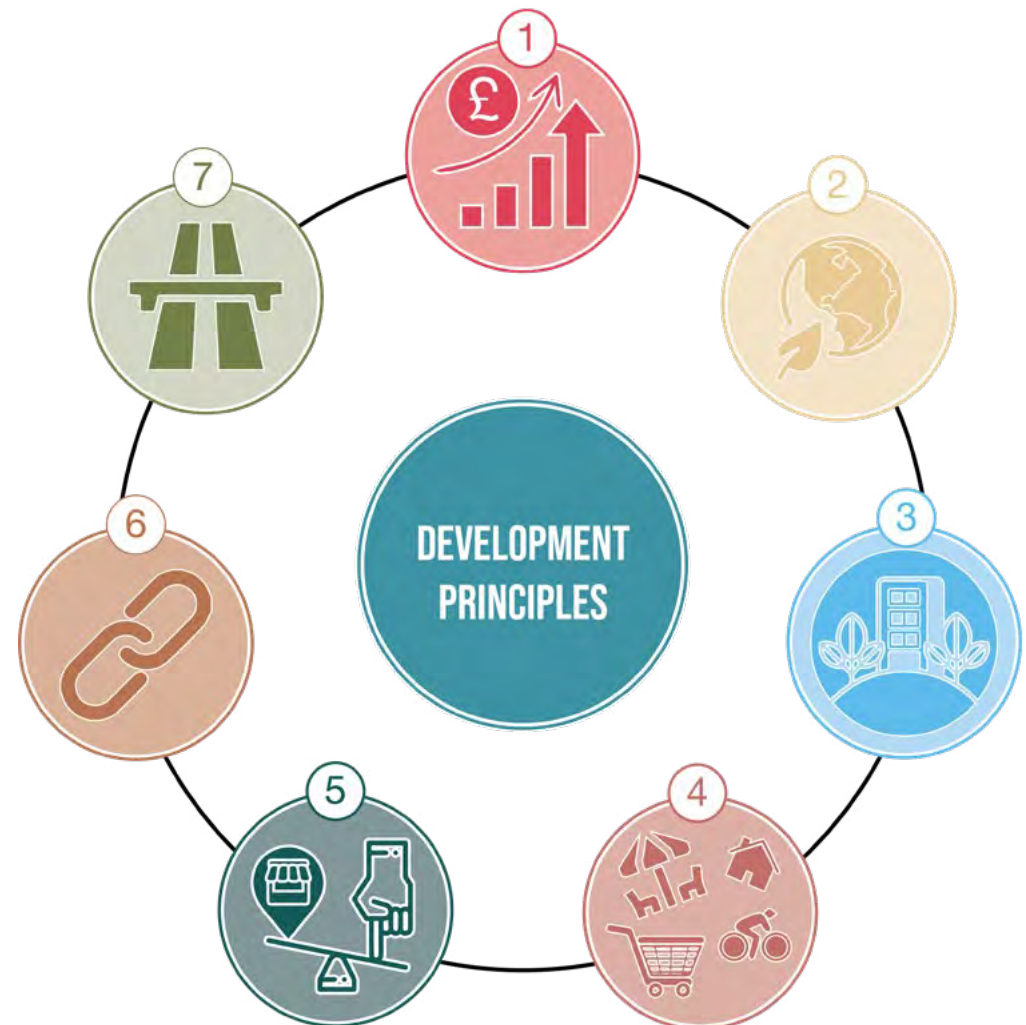
The illustrative masterplan is presented in the context of an overarching vision, key objectives and associated outcomes. The development principles seek to guide future proposals whilst providing sufficient flexibility to respond to the current and future market context and trends.

Development Principles fall within the following priority considerations:

1. Catalytic Regeneration Investment and Inclusive Growth
2. Embedding Environmental Sustainability
3. A Sustainable Residential Community
4. Diverse Town Centre Offer
5. Leveraging the market
6. Key Connections, Public Realm and Placemaking
7. Transport and Highways

Mill Gate.

Future proposals will need to consider and respond to development principles at an early stage in the planning process. Where there is a need to depart from these components, it will be necessary to justify why this is expected or appropriate, and how the proposed approach maintains or enhances the Framework's overall vision and objectives.



## 4.2

# Catalytic Regeneration Investment + Inclusive Growth



The Mill Gate has and will continue to be a significant asset for the local community. The evolution of the Mill Gate and future investment represents a key opportunity for future proposals to unlock inclusive growth and support the broader regeneration, economic and social ambitions and opportunities for Bury Town Centre.

Opportunities to maximise inclusive growth should respond to Bury's Let's Do it! Strategy which establishes Bury's 2030 Vision to achieve rapid economic growth and reduce levels of deprivation. Future proposals should seek to maximise socio-economic benefits for the whole community, including enhancing the quality of life for existing and future residents and workers.

The Framework seeks to enhance Bury's strategic role within Greater Manchester by creating an attractive and vibrant town centre hub through the delivery of sustainable development that blends a dynamic retail, leisure and residential offer. The evolution of the Mill Gate will support future growth by strengthening the town centre's reputation as sustainable and attractive place for future investment within and beyond the Framework boundary.

To maximise inclusive growth and deliver catalytic regeneration, future proposals must consider and contribute to the following:



## RESPONDING TO LOCAL NEED

- Future proposals should build upon the success of the existing town centre and established local community, informed by local voices and evidence. Proposed uses will need to complement and not compete with existing town centre uses to ensure the continued success of the wider town centre.
- Opportunities should be maximised to provide flexible buildings and public spaces that adapt to the changing needs of the community over time.
- Future proposals will be expected to demonstrate how they will support the Council's 'Let's Do It Strategy 2030'. Proposals will be encouraged to identify opportunities to address identified socio economic needs of the existing and future community through appropriate provision of social infrastructure on-site, or exploring options to work with social infrastructure providers.

Opportunities for positively addressing social infrastructure needs may include:

- Provision of new high quality homes;
- Expanded retail offer that appeals to all members of our community;
- Supported pathways to education and employment;
- Facilities to improve community health and wellbeing; and
- Integrating with an accessible sustainable transport network within the site and beyond the Framework's boundaries.







### QUANTUM AND UPLIFT

- Future proposals should be designed to support the delivery of other development plots, and future investment opportunities, with careful consideration given to: building orientation; location of entrances; introduction of active frontages; and the role and function of the public realm.
  - Explore opportunities to strengthen permeability and connectivity with existing and future communities, by ensuring key routes, connections and entrances are appropriately designed and located. This includes needing to ensure that as part of future proposals connections are future-proofed to support the continued regeneration of the town centre across all phases of the Framework, and wider future phases beyond the Framework area.
  - A critical mass of uses is expected to ensure the beneficial impacts of the regeneration proposals can be maximised across the Framework area and the wider town centre. Current target quantum per use for the masterplan are as set out as follows - these quantum are based on the indicative (illustrative) masterplan and associated analysis, and this amount of floorspace and mix of uses is overarching vision and objectives underpinning the Framework.
    - Residential Units: 700 units
    - Ground Floor Commercial: 7,000 sqm
- N.B. existing commercial floorspace: 20,000 sqm*
- Please note these quantum are indicative targets.*
- Whilst the quantum per use may flex over the long term delivery of the masterplan to respond to evolving demands, market trends and site specific considerations (including townscape), the proposed quantum reflects the current optimum based on strategic context and market dynamics to support the vision and objectives whilst ensuring viability and deliverability.



### HEALTH AND WELLBEING

- Prioritise health and well-being by providing opportunities for recreation, promoting active travel and enhancing connections with nature. This should be achieved via a network of defined high quality public realm and amenity spaces, delivering key pedestrian and cycle routes and natural landscaping.
- Residential proposals should support the delivery of a range of safe and accessible spaces that encourage play, physical activity and social interactions, whilst responding to the needs of all current and future members of the community.
- Ensure that the needs of the future residential community can be met through a clear understanding of existing social infrastructure (health care and education) capacity and delivering additional provision, where there is an identified need and where feasible to provide- recognising the importance of a healthy community in underpinning a sustainable, successful and vibrant place.
- Future proposals will seek to recognise the need to support improved health outcomes for the local community to overall health and wellbeing. Future proposals therefore should explore opportunities to deliver innovative, creative solutions and infrastructure to improve the physical health of the local community e.g. public spaces designed to encourage physical activity.



### DIGITAL INFRASTRUCTURE

- Consideration should be given to incorporating digital infrastructure into the public realm, to improve the function and management of these spaces.
- Where possible, proposals should seek to support and enable the upfront delivery of digital infrastructure, such as fibre optics, electric vehicle charging and Wi-Fi and 5G services for public spaces.



### CONNECTIVITY - INTEGRATED AND FUTURE PROOFED

- Future proposals should show how they will help achieve the objectives of the Town Centre masterplan. This means that proposals should be designed in a way that considers future development sites and opportunities both within the Framework Area and the wider town centre. The Mill Gate masterplan should seek to make best use of existing assets and high quality development within the Framework Area, to enhance the town centre's reputation as the most attractive, accessible and vibrant town centre in North Manchester. In this context, proposals will need to:
  - » Explore opportunities to strengthen physical and visual connectivity to surrounding communities to ensure proposals integrate with the existing town centre and surrounding communities by exploring opportunities to strengthen physical and visual connectivity.
  - » Increase connectivity and permeability across the Framework Area to strengthen links with other parts of the town centre. Where connections are not possible in the short term, proposals should demonstrate how they have been designed to facilitate future strategic connections when these opportunities come forward; such as improving permeable connections across Angouleme Way to communities to the south and east of the Framework boundary.
- Ensure proposals integrate with the existing town centre and surrounding communities by exploring opportunities to strengthen physical and visual connectivity.
- Future proposals should carefully consider the incorporation of active frontages, building entrances and orientations to ensure an integrated and future-proofed approach is taken. Proposals should seek to explore opportunities to address the following challenges:





### CONNECTIVITY - INTERGRATED AND FUTUREPROOFED

- » Enhance the arrival experience around Kay Gardens and the Interchange.
- » Increase pedestrian and cycle infrastructure between the Interchange / western parts of the town centre and the Rock in the east.
- » Improve the arrival experience and entrances to the south of the Framework to soften the existing hard boundary resulting from the dominance of Angouleme Way.
- » Rationalise servicing yard and surface car parking provision, where possible, and improve access arrangements into the Mill Gate multi-storey car park, to encourage reduced vehicle movements within the town centre



### EDUCATION AND TRAINING OPPORTUNITIES

- Future proposals will be expected to make a commitment to maximising use of local labour through construction, delivery and operation of future development phases.
- Future development proposals should engage with education providers and commercial occupiers to identify opportunities to support pathways to education, skills and employment. Consideration should also be given to potential use of non-residential spaces to be occupied by education and skills providers.



### ENGAGING LOCAL VOICES

- Provide ongoing opportunities for community engagement, to deliver active participation that positively shapes the masterplan and future proposals. Active local engagement and collaboration should be promoted throughout all stages of the planning process, including early design development.
- Accessible and inclusive engagement opportunities must be provided to maximise participation, to allow and encourage all members of society. This approach should seek to ensure a fair and accurate representative of local voices.



### DELIVERING SOCIAL IMPACT

- Proposals should adhere to an overarching social impact strategy to be produced for the Mill Gate, which will provide a focus on social outcomes, that is focused on the following values: environmental sustainability, a fair society, cultural vibrancies and, health and well-being.
- Future proposals should demonstrate measurable outputs against the Mill Gate's social impact strategy. This should include drawing out how future proposals respond to the following development principles: responding to local need, health and wellbeing, connectivity (integrated and future proofed), education and training opportunities, engaging local voices, homes of choice, supporting infrastructure, function of the public realm, connectivity and permeability, sustainable and active travel.

## 4.3

# Embedding Environmental Sustainability



Bury Council has set a target for the Borough to be carbon neutral by 2038. To help, Bury's Climate Action Strategy, identified a number of actions required to achieve its targets, including:

- Generating and sourcing all our local energy needs from zero-carbon and renewable sources.
- Ensuring all our buildings are carbon neutral
- Facilitating a complete transition to fossil fuel free local travel.
- Buying, using and disposing of goods in a sustainable way.
- Increasing woodland cover and protecting and enhancing soil environments and natural habitats.
- Helping our businesses to transition to carbon neutrality.



## KEY PRINCIPLES

Future proposals must consider and comply, as encouraged, with the following sustainability principles:

- Connections to surrounding green spaces and waterways should be maximised.
- Ensure the built environment and open spaces are future proofed by delivering durable and flexible solutions that can respond to changing behaviour patterns and market demands.
- All development should be carbon neutral.
- Opportunities to retain the existing built form should be explored. Proposals should support the decarbonisation and adaptive reuse of existing buildings. This should include installing renewable technologies to enhance energy efficiencies.
- Renewable energy and low carbon technologies must be assessed and incorporated as feasible – this should include exploring opportunities to

introduce solar panels, solar water heating, air, water and ground source heat pumps and hybrid /dual energy use heating systems.

- Electric vehicle parking spaces must be included in all new developments that include car parking.
- All proposals must consider future climate change challenges and impacts, including those associated with more extreme weather events to ensure climate resilience.
- In the interest of resilience, the public realm must have longevity and be flexible enough to change with habits of users whilst responding to climate crisis.
- Landscaping and building materials must be durable and carbon-conscious.
- Explore opportunities to maximise the functionality and use of digital infrastructure to optimise building efficiencies and reduce operational emissions from the built form.

- Future proposals must deliver a robust and future proofed sustainable drainage strategy, that responds to flood risk and drainage issues. The strategy should ensure that a coordinated approach is taken across the Framework area, which must ensure that the requirements and opportunities within future plots are suitably considered and accounted for.
- The hierarchy of attenuation should be applied with opportunities to incorporate rain gardens, swales and permeable paving being supported. The incorporation of attenuation tanks should be limited to where absolutely necessary.





## HABITAT ENHANCEMENTS + BIODIVERSITY

- Proposals will demonstrate a minimum 10% biodiversity net gain ('BNG') from January 2024 as a requirement of the Environment Act 2021 which PfE includes a policy. It is anticipated that the different phases will have varying levels of opportunity to deliver a greater or lesser BNG. When considered overall, it is considered that the masterplan will deliver a betterment of the regulatory requirement for 10% BNG.
- Proposals to enhance the public realm at Kay Gardens, Market Place and Market Square should explore opportunities for urban greening to enhance biodiversity and ecological value. The planting of trees and soft landscaping should be carefully considered, recognising the potential to provide shade and shelter from the sun, wind and rain.





## 4.4

## A Sustainable Residential Community



## HOMES OF CHOICE

- Future residential developments should seek to provide the mix, tenure and amenities to create a multi-generational community and become home to members of the existing community, as well as people seeking to relocate from the city centre and other parts of the conurbation. This should seek to provide homes that are attractive to those at different stages of life and affordable to a range of incomes, by delivering a variety of homes including different types, sizes and layouts.
- Proposals should deliver multi-generational community housing, including provision to support the working population, young professionals and families to attract a more diverse residential population.
- Flexible, adaptable homes should be delivered to ensure accommodation is accessible to all, and resilient over time. This should include considering the potential needs of those with reduced or limited mobility.



## QUALITY

- Residential uses will be a core component of creating a sustainable mixed use town centre hub. Residential developments should optimise the use of development plots in order to make best use of the town centre's finite land supply, deliver new high quality homes, maximise their potential contribution to placemaking and help ensure proposals are deliverable.
- Higher density residential development will be encouraged within the framework. The scale and massing of residential development should enhance legibility, whilst protecting key views.
- New residential developments should be designed to raise the standard of new homes within Bury and serve to create one of the most attractive new residential areas in Greater Manchester. New residential development should demonstrate that the scheme will deliver high quality homes, as required by the local policy and guidance. To ensure the delivery of high quality residential development future proposals should have regard to the following key considerations:
  - » Optimal separation distances
  - » Building footprints
  - » Limiting continual building frontages
  - » Internal plot space for communal / shared amenity uses
  - » Building orientation to limit environmental impact – wind microclimate, daylight and sunlight, overshadowing (of public realm / public spaces)
  - » Building entrances
- Proposals should directly support the delivery of placemaking objectives through high quality landscaping, active frontages, outdoor amenity and playspaces.
- New homes should strive to be at the forefront of low carbon energy efficient design to reduce environmental impacts through both construction and occupation. Innovative design solutions and construction methods will be encouraged.
- High architectural quality and expression should support local identity and legibility, whilst responding to site specific environmental considerations.



Proposals should seek to diversify the offer in Bury Town Centre, including through the introduction of new residential accommodation.

Future proposals should seek to ensure, where encouraged, that an appropriate quantum, mix and proportion of new residential accommodation is provided. This should include demonstrating clear consideration of the proposed residential offer's positioning within the Framework area.

As plots come forward within the Framework area, there should be an ongoing review of residential accommodation to be delivered or delivered to date. This should seek to ensure that the overarching vision and objectives, to deliver a mixed use town centre hub, are met. Consideration should also be given the proportion and quantum of residential development identified as part of the indicative masterplanning exercise, whilst recognising the illustrative nature of the Masterplan.





### AMENITY

- Future residential proposals should be considered in the context of delivering a cohesive masterplan, where residential streets successfully integrate with the wider retail and commercial function of the town centre, whilst preserving residential amenity and character. Careful consideration should also be given to the proximity of residential uses with other non-residential uses and infrastructure to protect the amenity of future residents.
- New development should have regard to privacy, microclimate (wind, sunlight, daylight, overshadowing), noise, refuse management, safety and vehicular movement to ensure residential amenity is maintained. Future proposals should also achieve appropriate separation distances and seek to avoid north facing single aspect units to protect amenity, ensure privacy and enhance sunlight and daylight penetration.
- Where active uses are proposed, careful consideration should be given to the location of any noise generating uses and occupiers to minimise amenity impacts on nearby sensitive receptors (including residents). This should be carefully considered alongside the benefits of promoting and maintaining a vibrant streetscape during the day and evening.



### RESIDENTIAL STREETS AND SPACES

- Key routes and spaces around existing and new residential-led plots should be supported by ground floor uses that activate streets to encourage footfall and provide natural surveillance. Where active ground floor uses such as convenience retail and food and beverage uses are not appropriate, active frontage should be maximised through good design e.g. positioning of entrances and windows. This may include exploring opportunities to deliver duplexes and town houses to generation activation at the ground floor level.
- Residential proposals should seek to ensure that future residents have access to sufficient provision of dedicated open space (private, communal and / or public). Access should be provided to a range of safe and inclusive spaces that respond to the needs of a diverse residential community. This should provide opportunities for local residents to stay, play and interact, fostering social interactions and community cohesion.



### SUPPORTING INFRASTRUCTURE

- Residential developments should be designed to maximise benefits of key connections, such as active travel routes, access to public realm and outdoor amenity spaces, as well as the close proximity to a range of facilities and services.
- Proposals for residential development should ensure adequate provision of convenience retail and social infrastructure is provided to respond the daily needs of the local resident community.







## 4.5

## A Diverse Town Centre Offer



Proposals should seek to diversify Bury Town Centre's offer, by supporting the consolidation of retail provision and introducing new uses such as residential, food and beverage, leisure, local amenities and workspace. Opportunities should be explored to create spaces that respond to the needs of local residents, workers and visitors, whilst providing opportunities for different groups to come together, to support social interactions and foster community cohesion.

Proposals should seek to enhance Bury Town Centre's reputation as a local and regional attractor as a key cultural, leisure and shopping destination, supported by existing anchors including Bury Market and the East Lancashire Railway.



Bury Town Centre is an established cultural, leisure and shopping destination, at a local and regional level. Future proposals within the Framework Area should seek to enhance this aspect of the Mill Gate Centre and Market, and bring forward regeneration that will help to underpin the long term vitality of the town centre.

#### Curated mix of uses //

- An overarching sustainable retail and leisure strategy should be prepared to ensure an appropriate quantum, mix and proportion of different retail and leisure uses within Mill Gate.
- Future units and spaces should carefully consider their positioning within an overall commercial occupier and lease strategy for the Mill Gate. The strategy should seek to attract a diverse range of occupiers which positively contribute to the vibrancy and identity of the local area.
- This should be reviewed periodically to ensure provision responds to changing demands and market trends.

#### SUSTAINABLE RETAIL AND LEISURE STRATEGY

##### Complementary offer //

- Future retail provision within the Mill Gate should seek to provide uses and services that are not readily available on the internet, such as specialist stores which are more experience driven to support the diversity, vibrancy and attractiveness of the town centre.
- Future retail provision should suitably respond and recognise the role and function of The Rock which is occupied by a number of chain high street brands.
- Future proposals should carefully consider existing leisure and food and beverage occupiers and how they will complement other leisure and retail areas within the town centre, such as The Rock and the Market.
- Proposals should acknowledge the need to retain existing occupiers and service providers that support the civic function and needs of the local community.

##### Daytime + night-time economy //

- A successful evening and night-time economy will enhance Bury Town Centre, helping to create a stimulating destination which will provide a safe, secure environment, with a vibrant choice and rich mix of entertainment and activities. Proposals should ensure that the introduction of evening and night-time uses are appropriately located and are attractive to a range of age groups, including families.
- Proposals should seek to contribute to a carefully curated mix of uses that enhances the existing daytime function of Mill Gate and introduces new uses and occupiers that support a vibrant evening and night time economy. These uses should seek to increase dwell time within the Mill Gate by introducing food and beverage and leisure uses that encourage activity at different times of day.



### SUSTAINABLE RETAIL AND LEISURE STRATEGY

#### Flexible / accessible + affordable spaces

- Proposals should support a sustainable and inclusive economy by providing a range of floorspaces and unit types that are affordable and attractive to local start-ups and businesses.
- The design and flexibility of retail units should seek to maximise the potential to attract independents and ensure the long-term occupancy of spaces.



### ACTIVE FRONTAGES

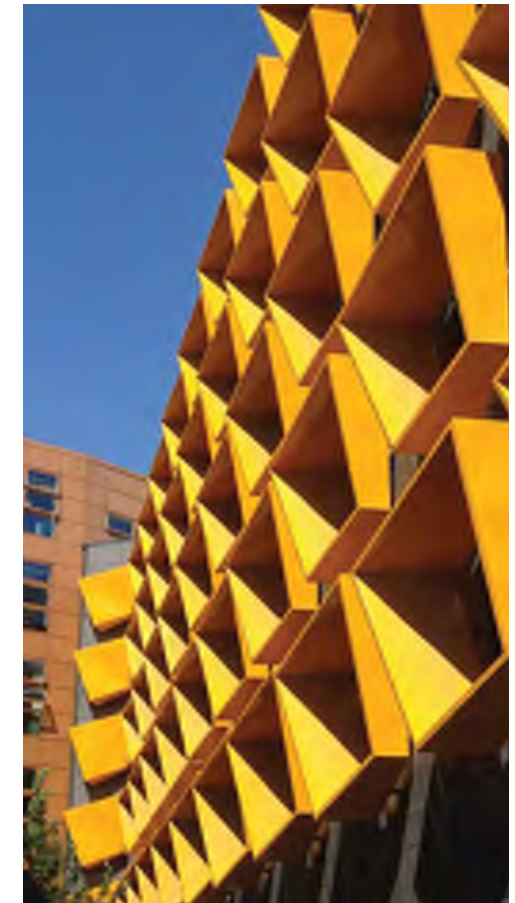
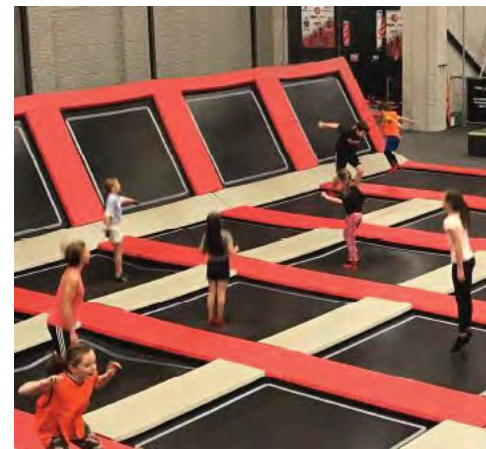
- Proposals should deliver ground floor uses that promote activity and vibrancy to draw people through the area at different times of the day.
- The provision of active street frontages should positively respond to the urban design principles, objectives of the Illustrative Masterplan and Public Realm and Landscaping Strategy. This should include aligning to the hierarchy of streets set out in this Framework.
- Proposals should ensure that streets and public spaces benefit from passive overlooking and incorporate active frontages to increase natural surveillance, deter crime and anti-social behaviour, and promote vibrancy at the ground floor level.
- This should include retaining existing areas of active frontage and maximising active frontages onto key routes and public spaces. Spill out space within key areas of the public realm will be encouraged where this supports ground floor uses and the function of the public realm.
- Proposals will need to consider and respond to the hierarchy of streets and role and function of the public realm to ensure that active frontages are appropriately located.
- Proposals should ensure that adequate, curated lighting is provided to improve perceptions and feelings of safety by creating a welcoming, attractive environment for all.





### VITALITY AND FOOTFALL

- Proposals should explore opportunities to attract new retailers and leisure occupiers, that will support the vibrancy and vitality of the town centre.
- Pop-up events and temporary meanwhile uses will be supported where these will enhance activation within the public realm. These should seek to positively contribute to local identity, social cohesion, inclusive growth and the health and wellbeing of the wider community. Pop up events and temporary uses provide low cost opportunities for local enterprises, businesses and community groups to engage with the wider public, creating an accessible and inclusive range of uses.
- Opportunities to activate key spaces and routes may include cultural / art installations to enhance the vibrancy and vitality of these spaces all year round.
- The Flexi-Hall will be a key asset for the local community, by providing a multi-functional event space that supports market stalls, pop up trading, live performance and community events. Proposals should recognise this and ensure opportunities to utilise the Flexi-Hall are maximised, for example by delivering complementary ground floor uses, and an enhanced area of public realm to maximise vibrancy and footfall in the surrounding area.



## 4.6

## Leveraging the Market



There is an opportunity to build upon the success of the iconic Bury Market and strengthen Bury Town Centre's reputation as a local and regional destination for culture, leisure and shopping. The market plays a key role in the local economy, providing a space for local traders and start-ups to operate. Bury Market is a unique iconic part of the town centre's heritage. Future proposals should seek to enhance the role and function of the market by taking into account feedback from Mill Gate retailers, market traders, shoppers and visitors. This includes feedback received during the consultation of this document and further consultation to be undertaken as part of future detailed planning applications



## ENHANCE FUNCTION

- The Market is an iconic part of Bury's heritage and identity, serving as a key attractor for locals. Future proposals should seek to enhance the role and function of the market through identifying the immediate and long term needs of traders, shoppers and visitors.
- The future retail strategy for the Framework Area will consider how best to support the market as a central component of the long-term success of the town centre, identifying key areas for investment to improve servicing and operational infrastructure, as well as ways in which the market's role in the town centre can be expanded through a more diverse offer and providing opportunities for home-grown businesses and entrepreneurs. In doing this proposals should seek to maximise opportunities to develop and grow Bury Market to increase wider footfall and diversify the potential customer base.
- Proposals should maximise opportunities to deliver active ground floor uses around Market Square; for example introducing food and beverage uses with associated spill out space in the public realm.
- Opportunities should be explored to promote increased activity on market and non-market days, capitalising on the strength of Bury Market's vibrant reputation. This may include a number of activation initiative to drive footfall, including pop-up events and meanwhile uses. This should seek to increase the days and hours of opening to expand the attractiveness and positive contribution to the vibrancy of streets during the week.
- Meanwhile uses and pop-up events should ensure that opportunities to utilise the Flexi-Hall are maximised. The Flexi-Hall will provide a key asset for the local community, by providing a multi-functional event space that supports market stalls, pop up trading, live performance and community events.
- Proposals should seek to enhance the function and identity of the market and its surroundings through public realm enhancements (e.g. soft landscaping) and other light touch interventions that create a more visible, prominent gateway into the town centre.
- Proposals should seek to improve the attractiveness and functionality of the public realm and ground floor uses around the indoor market, to unlock (potential) future investment to enhance the role and function of the indoor market.





### LOCAL TRADERS AND START - UPS

- Proposals should support existing market uses and traders, whilst providing new opportunities for local traders and start-ups to operate. This may include the installation of new kiosks and stalls within the public realm to increase the provision of affordable and attractive trading spaces.
- Recognising the important role existing traders and stall holders play in reinforcing Bury Market's iconic reputation, future proposals will need to proactively engage with and consider the needs of this group.
- Proposals will need to recognise the importance of maintaining the existing indoor and outdoor market to support continued operations and minimise impact. Where proposals have potential to impact operations, there will be a need for proposals to demonstrate how they will maintain or enhance the function, accessibility and quality of the market – this should form part of detailed future planning applications.
- Where phased delivery results in direct impacts on the market proposals should provide temporary facilities to minimise impacts and maintain on-going operations.









## 4.7

# Key Connections, Public Realm + Placemaking



The creation of a successful place is supported by a foundation of a well-connected network of public spaces, and a strong sense of local identity and character. The public realm plays a key role in enhancing local character and distinctiveness, providing health and wellbeing benefits and responding to environmental and climate change challenges. To harness local identity and distinctiveness there is an opportunity to celebrate local heritage by leveraging key assets and views.



## HIGH QUALITY ARCHITECTURE

- Future development should be of high quality design, and positively contribute towards local character and identity. Design should support the re-establishment of a rich urban grain and provide visual interest to the townscape to further reinforce a strong, attractive identity for the area.
- Proposals should avoid large areas of inactive, uniform frontages at the ground floor level.
- Proposals should be designed to provide a human scale and welcoming, intimate streetscape for residents, workers and visitors.
- Proposals should seek to ensure that a complementary palette of materials is used, by undertaking detailed design studies as part of future planning applications. These design studies and supporting analysis should provide a contextual response on the site-specific proposals, in order to deliver sufficient diversity and local distinctiveness. This should be undertaken further to precedents shown in Section 5 (Illustrative Masterplan – Development Areas) of this Framework.
- Proposed materials palettes will need to carefully consider the historic environment, namely the relationship with the town centre conservation area and Listed Buildings.
- Proposals should support the establishment of a shopfront design guide or key design principles to ensure a sense of cohesion and strengthen local identity.
- As part of the design development process, future proposals should explore opportunities to deliver distinctive architectural styles that positively contribute to the quality and identity of the townscape. This could include providing variety in architectural rhythm and block form to vary the streetscape, and support the creation of well-connected high quality spaces for pedestrians and cyclists.
- The design of future proposals should respond to the function of spaces at the ground floor, careful consideration should be given to building layouts and orientations. This should include appropriately positioning primary entrances, active frontages and back of house areas

## 6. Key Connections, Public Realm + Placemaking



### CELEBRATE LOCAL HERITAGE

- Future development should be designed to integrate with, correspond and complement the historic elements of the town centre.
- The Framework presents an opportunity to create a key east-west route between Bury's historic quarter and the Mill Gate centre, allowing more accessible pedestrian permeability between historic assets such as the East Lancashire Railway to the west of the town centre and the more recent retail development at The Rock, to the east of the town centre.
- There is an opportunity to celebrate Bury Market, as well as its history and contribution to the town of Bury, through phased redevelopment of the Framework Area, including the revitalisation of its public realm to encourage visitors and traders to spill out and animate the space.
- The design of future development should demonstrate that it contributes to the varied architectural character of Bury Town Centre, and should be specifically adapted to its context and setting



### LEGIBILITY AND WAYFINDING

- Proposals should seek to celebrate key views and frame local landmarks and landmarks to aid legibility and enhance local identity.
- Architectural design should deliver a rich urban grain and townscape interest to provide a strong and attractive identity for the area. This should aid permeability and legibility within the area.
- Future proposals should explore opportunities to deliver new landmark buildings that support strong townscape principles and make a positive contribution to local character and identity.
- Any new landmark buildings should be located at gateway locations, key junctions or to terminate key views or vistas, to support wayfinding and legibility. Some buildings may be distinctive in their own right, for example through architectural design or scale, to support the creation of new local landmarks.
- Appropriate signage and wayfinding infrastructure should be located at key nodes and around key routes and spaces to support wayfinding and legibility. An overarching wayfinding and signage strategy should be prepared for the Framework area to ensure future proposals deliver a holistic and consistent approach.
- The incorporation of public art within the public realm will be promoted animated spaces, whilst supporting legibility and wayfinding. Landscaping features should also be included to support wayfinding and positively contribute to local identity



### HIERARCHY OF STREETS AND SPACES

- A clear hierarchy of streets and spaces should be established to improve wayfinding and connectivity, and to encourage increased pedestrian and cycle movements. This may include exploring opportunities to deliver duplexes and town houses to generation activation at the ground floor level.
- The hierarchy should manage vehicle movements within the pedestrian realm whilst acknowledging the requirements of the emergency services, taxis and commercial service operators.
- Opportunities to rationalise service "loops" should be sought to minimise the frequency of vehicles within the public realm and create greater opportunity for traditional streets where "carriageway is king", to be replaced by servicing solutions that are subtly incorporated into the street scene. Beyond these service routes, future proposals should seek to ensure that access is limited to emergency vehicles only. This includes public realm in the vicinity of the market where creating a safe place for pedestrians is a priority.



## 6. Key Connections, Public Realm + Placemaking



### HIERARCHY OF STREETS AND SPACES

- The hierarchy of streets should provide a range of active travel routes whilst other key roles and functions of streets and spaces. Proposals should seek to prioritise pedestrian and cycle movements, in the context of supporting active and sustainable travel.
- Future proposals should seek to promote residential streets as being more compact than those with commercial frontage. Pedestrian amenity, including ground floor defensible space, should be prioritised in locations where residential uses are concentrated.
- In busy peripheral areas, the street hierarchy should embrace long term connectivity. Where proposals are located adjacent to Angouleme Way, opportunities should be explored to deliver well considered pedestrian nodes to support permeability with adjoining areas to create a welcoming arrival to the Mill Gate. At Market Street and Haymarket Street, a shift in priority should be sought to see the passage of vehicles through pedestrian realm rather than vice versa.



### FUNCTION OF THE PUBLIC REALM

- Regardless of the mode of travel, the public realm should create a welcoming arrival and legibly guide visitors around the town centre.
- Urban greening should be a priority for all streets and spaces, ranging from individual specimen trees in constrained locations to strategic corridors of ecologically rich soft landscape where possible.
- Establish a well-defined and accessible pedestrian route connecting four pivotal anchors: The Interchange, The Rock, The Market and Mill Gate Shopping Centre.
- The public realm should relate to the identity and place characteristics of Bury and ground floor uses should be coordinated and complementary to the external environment.
- Proposals should ensure that the public realm is welcoming, accessible and inclusive by addressing the needs of all of the diverse community, including those with reduced mobility. This should include provision of play space, suitable seating and adequate lighting to create a comfortable and attractive environment.
- Develop proposals that prioritise inclusivity, catering to the diverse needs of the community. This includes the provision of play spaces, comfortable seating, and adequate lighting to create an inviting and attractive environment.
- Explore opportunities in the public realm design to encourage community engagement with green and blue infrastructure, thereby contributing to the well-being and health of residents.
- Design of the external environment should embrace opportunities to increase biodiversity across the Mill Gate.
- Meanwhile and temporary uses should utilise public spaces that are suitably designed to accommodate the short, mid and long term aspirations for the proposals.
- Create a public realm that encourages both visitors and residents to spend extended periods in the town, offering a diverse array of attractions, opportunities for shopping, socializing, play, and recreation.
- Seamlessly integrate the market within any new development proposals while allowing flexibility for the market to expand into outdoor spaces as needed.
- Create residential streets that are green spaces with a strong pedestrian focus, fostering opportunities for play and social interaction. These streets should maintain proximity to primary pedestrian thoroughfares while promoting a tranquil environment.

## 6. Key Connections, Public Realm + Placemaking



### GREEN AND BLUE INFRASTRUCTURE

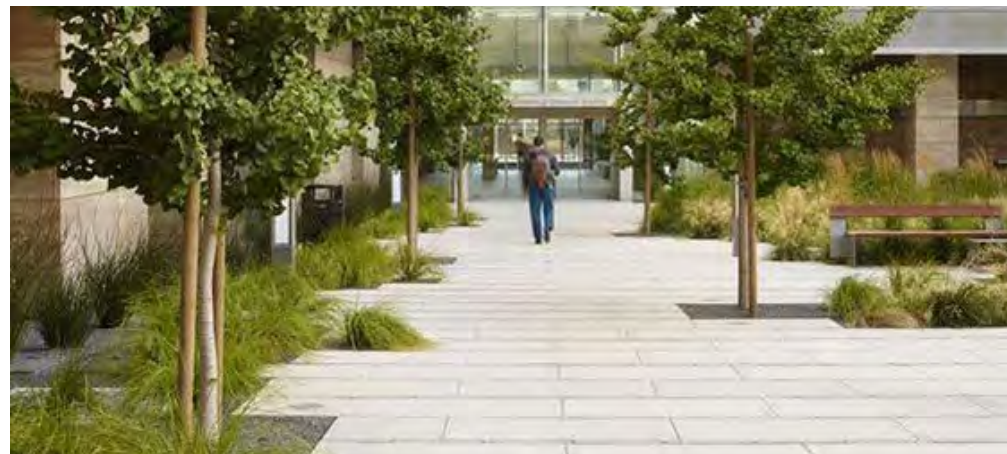
- Future proposals should maximise the relationship with nature, wildlife and the outdoors, by providing opportunities for the local community to access and interact with existing green spaces beyond the Framework Area and through the creation of a series of well-connected green spaces.
- Proposals should explore opportunities to deliver natural play areas, outdoor education, growing spaces and outdoor events to maximise engagement and interaction with the natural environment.
- Proposals should ensure that the public realm is a comfortable and attractive place for local residents, workers and visitors to stay, play and interact. Microclimate (sunlight, daylight, overshadowing, wind) consideration should therefore be considered when determining building orientations and / or developing detailed landscape proposals.
- To maintain the quality of the public realm a long term management strategy should be prepared for the Mill Gate – the public realm within the JV's ownership will be maintained and managed by the JV. Future proposals should ensure that the hard landscaping treatments are robust and durable, and that soft landscaping makes a positive contribution the space all year round.



### CONNECTIVITY AND PERMEABILITY

- Proposals should seek to enhance connectivity and accessibility across the town centre and beyond in to communities beyond the boundary by integrating into the existing movement network, exploring opportunities to deliver more crossings and connections into Mill Gate.
- Proposals should seek to enhance pedestrian and cycle permeability by addressing existing barriers to access, which should include exploring opportunities to reduce street clutter and de-engineering of highway infrastructure.
- Vehicle movements into the Mill Gate should be limited and opportunities should be sought to actively remove vehicles from the Framework Area by appraising the width of streets, rationalising on-street parking, limiting the number, size and frequency of servicing vehicles, rebalancing the existing highways infrastructure (where appropriate) and creating a consistent and distinguished streetscape language and identity, where pedestrian movement is prioritised.







## 4.8

# Transport and Highways



## SUSTAINABLE AND ACTIVE TRAVEL

To promote a well-connected, attractive town centre it will be important to concentrate vehicle movements around the edge of the town centre. Vehicle movements associated with servicing and waste and private vehicle usage therefore require careful consideration. The design and operation of proposals is therefore of fundamental importance to the success of the Mill Gate, in creating an improved environment that maximises permeability and connectivity. Interventions to de-engineer the highway network will also play a key role in maximising the quality and function of key public spaces and supporting connections between existing surround communities and the town centre.



- Future proposals should seek promote multi-modal sustainable travel by integrating into the public transport network, including by leveraging the benefits associated with the Interchange. Strong connections to tram stops and bus services should therefore be prioritised to encourage active travel and public transport usage. This will be important to promote low carbon movement and reduce reliance on private vehicle use.
- Future proposals should seek to ensure alignment with planned infrastructure by Bury Council and TfGM, including the new Interchange, segregated cycle ways, Quality Bus Corridors, Active Travel and Streets for All proposals.
- Future proposals should seek to enhance the active travel network by delivering pedestrian and cycle friendly routes that are accessible and attractive. This should include delivering increased cycle parking provision and infrastructure which should integrate into the Greater Manchester Bee Network and National Cycle Routes.

Future proposals should adhere to the following:

1. Provide high levels of sufficient, secure cycle parking provision for residents and workers.
  2. Provide visitor cycle parking, which should be carefully integrated into the design of the public realm. All cycle parking provision within the public realm should be appropriately located to maximise passive surveillance.
  3. Cycle parking should include provision for non-standard cycles (such as adapted cycles, trailer, tricycles, tandem bikes, cargo bikes etc.) and for charging e-bikes.
- Opportunities to deliver a mobility hub within the Framework should be explored. This should include dedicated secure cycle parking and parcel delivery function that serves local residents and workers.



## HIGHWAYS

- Opportunities to de-engineer the highway within key public square should be explored to enhance the quality of these spaces. In particular, this should be explored as part of any public realm enhancements to Kay Garden and Market Place.
- Proposals to de-engineer the highway network should create improved gateways and connections into the town centre.
- Future proposals should explore opportunities to proactively engage and work with Bury Council and TfGM to fully explore the possible reprofiling of Market Street to provide a new access into George Yard and an enhanced pedestrian experience at Kay Gardens, Market Street and Market Place.
- Future proposals should seek to support and advocate future opportunities to reprofile Angouleme Way in order to significantly improve pedestrian and cyclist connections in the long-term.



## 7. Transport and Highways



### SERVICING AND WASTE

- A new servicing and refuse strategy shall be produced and implemented for the Mill Gate. The strategy should maximise opportunities to reduce the amount of servicing space, restrict servicing and waste vehicle movements at certain times of the day, and simplify associated routing.
- Proposals should seek to ensure that servicing and waste arrangements not compromise the quality and function of public spaces.
- Opportunities should be explored to rationalise provision of servicing yards within the Framework area to improve permeability and connectivity, whilst also maintaining the function of servicing areas for retailers and traders. This should support the establishment of a clear of routes whilst providing a more pedestrian and cycle friendly environment.
- Main building entrances should usually be located on primary routes, with servicing and waste activities being directed to more secondary routes. This should promote the vibrancy of key streets and spaces.
- Where possible, servicing and waste arrangement should be focused at the peripheries of the Framework area, close to key arterial routes, such as Angouleme Way. This should seek to minimise servicing and waste vehicle movements within the Framework area and reduce conflict with pedestrian and cycle movement. Where necessary, servicing and waste activities should be directed to more secondary routes, away from primary routes to promote the vibrancy of key streets and spaces.



### CAR PARKING

- It is expected that the existing MSCP will be retained to ensure accessibility and inclusivity where individuals may be unable to rely on more sustainable modes of travel (e.g. those with reduced mobility). This approach recognises the key role Mill Gate and Bury Town Centre will continue to play as a central hub for surrounding communities.
- Opportunities should be explored to improve the quality of the environment around the existing MSCP. Proposals should seek to maximise opportunities to improve access and egress from the MSCP and minimise the impact of existing vehicle routes within the centre of the Framework area.
- Future proposals should demonstrate the parking demand and how alternative provision or solutions can be delivered that reduces reliance on private vehicles within the area over time. This may include retaining existing levels of car parking within the Mill Gate MSCP, reduce car parking provision within service yards should be and redirecting this to the MSCP.
- Any additional demand for car parking provision should be managed via management of existing assets and ambitious Sustainable Travel Plans. Where there is a clear identified, evidenced need for additional car parking this should be integrated into the design of buildings to limit visibility or visual impact from key routes and spaces.
- Parking provision should include appropriate accessible parking provision.
- Opportunities should be sought to provide of electric vehicle charging points within the Mill Gate MSCP.
- The potential to develop a Framework-wide parking strategy should be explored. This should present opportunities to reduce parking usage within the town centre and promote more sustainable travel. This may include the introduction of a car club which provides an effective way of reducing private car ownership and limiting associated parking.







# Illustrative Masterplan.

5

## 5.1

## Work to Date



## Baseline Analysis

The Framework provides the foundation for regeneration proposals, whilst ensuring that the necessary flexibility is provided to enable the detailed design of each plot to be refined. The flexibility of the Framework is important to allow future development to respond to changing market conditions, technological advancements, design innovation, technical analysis and environmental considerations, throughout the long-term delivery phase.

This chapter summaries how key constraints, opportunities and how surrounding developments have informed the masterplanning process. This has accumulated in identifying the possible forms and functions across the Framework area.





## 5.2

# Understanding the Opportunity

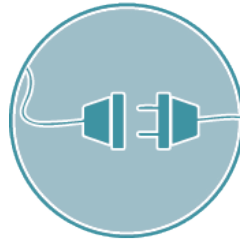


## Key Considerations

**The Framework has been developed to accord with national, regional and local planning policy and guidance.**

This Framework has been published for public consultation. Following the conclusion of the consultation period, responses will be reviewed and considered. The illustrative masterplan will be updated, where required, to respond to public consultation comments.

The illustrative masterplan is one interpretation of how the vision, objectives and development principles detailed within the Regeneration Framework may come forward. On that basis, the illustrative masterplan does not represent a fixed or prescriptive position for future development proposals to accord with.



**Disjointed town centre**



**Lacking sense of arrival**



**Poor pedestrian experience**



**Limited choice for pedestrians and cyclists**



**Vehicle dominated environment / dominance of service yards**



**Lack of sense of place to support wayfinding**



**Pre-dominant value retail led offer in the town centre and Mill Gate**



**Lack of engaging F&B, experience-led retail & Leisure**



**poor evening offer - lack of diverse evening activities**

## 5.3

## Developing the Masterplan



## RF Evolution

The preparation of The Framework has been through an iterative design process which has been informed by a range of technical studies and engagement with key stakeholders. The illustrative masterplan has sought to respond to detailed site analysis and stakeholder feedback whilst according with The Framework's vision, objectives and development principles.

As part of the ongoing design development process for the illustrative masterplan, the following considerations have been worked through by the JV, design team and key stakeholders (including Bury Council officers):

- Retention and demolition of the existing Mill Gate shopping centre.
- Diversification and consolidation of the existing Mill Gate offer.
- Massing of the proposed residential offer.
- Refinement of the key block forms and layouts, around the existing service yards.
- Existing operational servicing and access arrangements and requirements for commercial occupiers within the Mill Gate.
- The servicing strategy and associated requirements for Bury Market (indoor) and Market Hall (indoor).





## 5.4

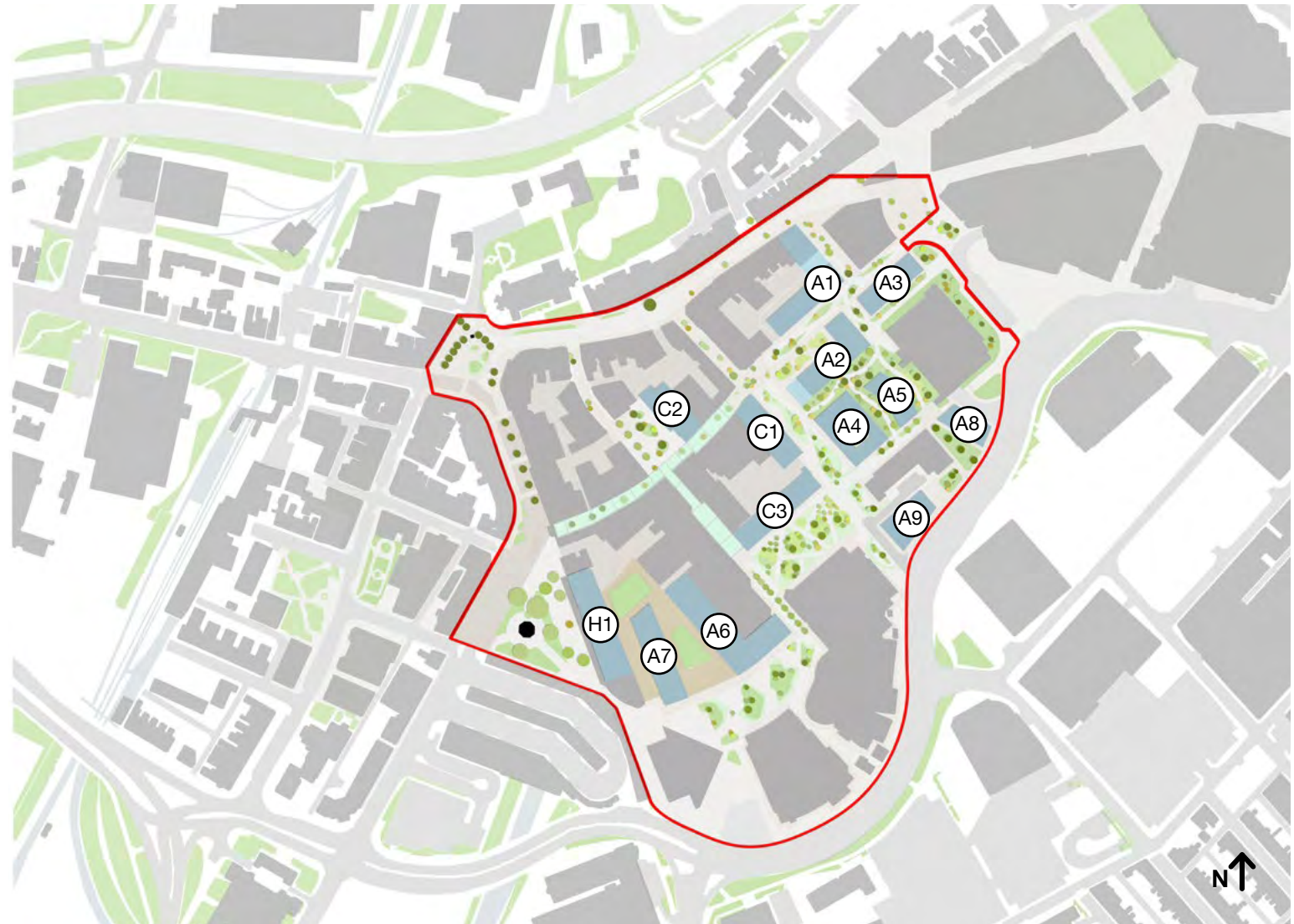
## Illustrative Masterplan



## Approach

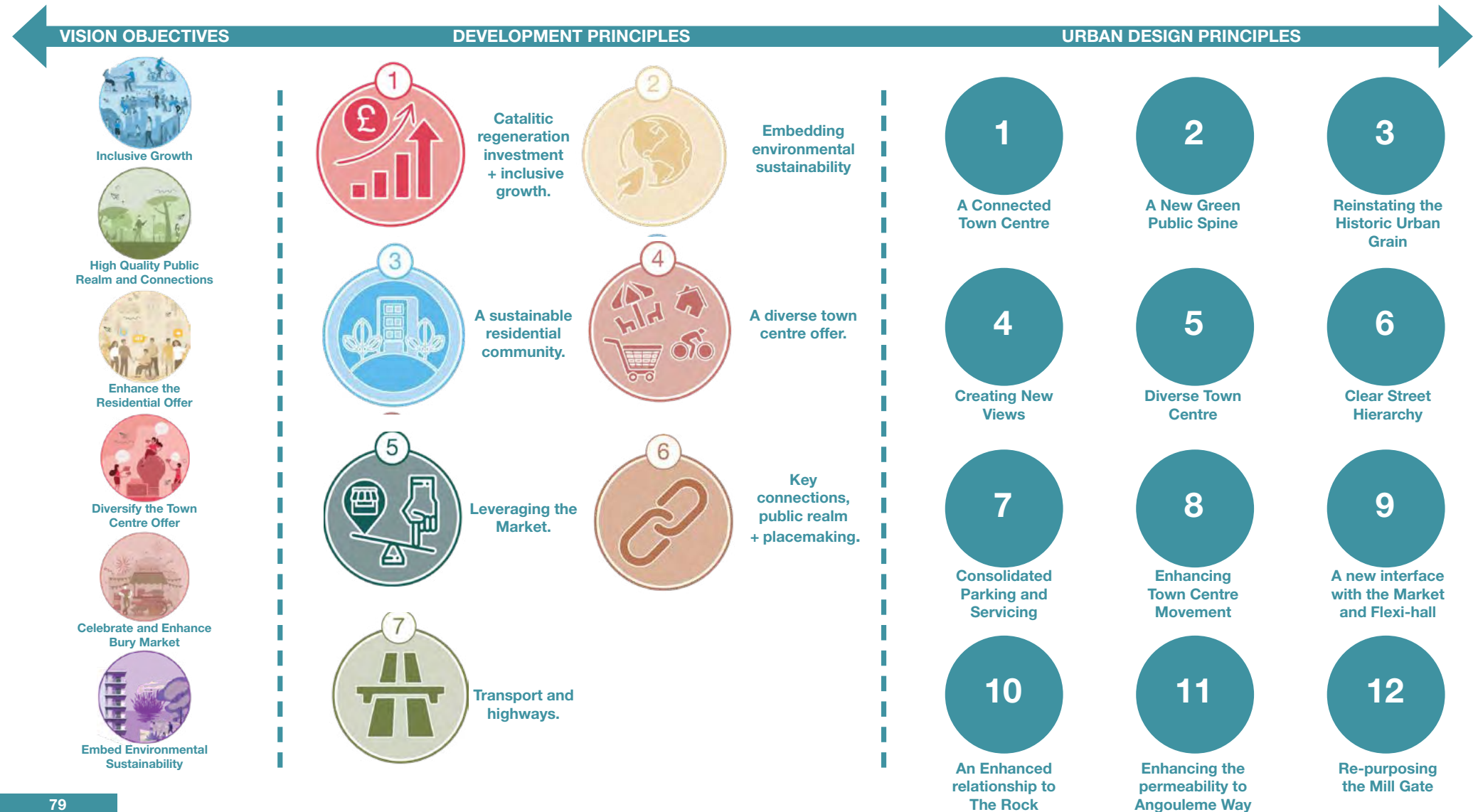
The illustrative masterplan for the Mill Gate brings together important existing characteristics of the Framework Area alongside new considered design strategies that respond to key existing site problems. The proposed masterplan significantly enhances the area and helps it achieve high potential - contributing positively to Bury's 2030 Let's Do it! strategy place making aspirations.

The illustrative masterplan represents an approach to delivering the requirements of the JV, responding to the principles set out in the Bury Town Centre masterplan in 2022 and in response to community and stakeholder engagement throughout the Framework design process.



# Urban Design Principles

5.5





## Key Interventions



### 1. A connected TOWN CENTRE

Mill Gate is at the heart of Bury but today is somewhere that doesn't feel like a part of the town rather a shopping centre which opens and closes - a key urban design principal is to make this part of the town act as a connector, drawing in surrounding streets and character areas, and become part of the town centre 24/7 365 days a year.



### 2. A NEW GREEN public spine

As part of this connected town centre a key design principal is to establish a new public route from the Rock to the Interchange creating new permeability and new circuits of movement. This is intended to offer a new green route in a place that today is dominated by buildings and service yards, creating a new public asset for the town and a connection from the hills to the market.

#### DEVELOPMENT PRINCIPLES



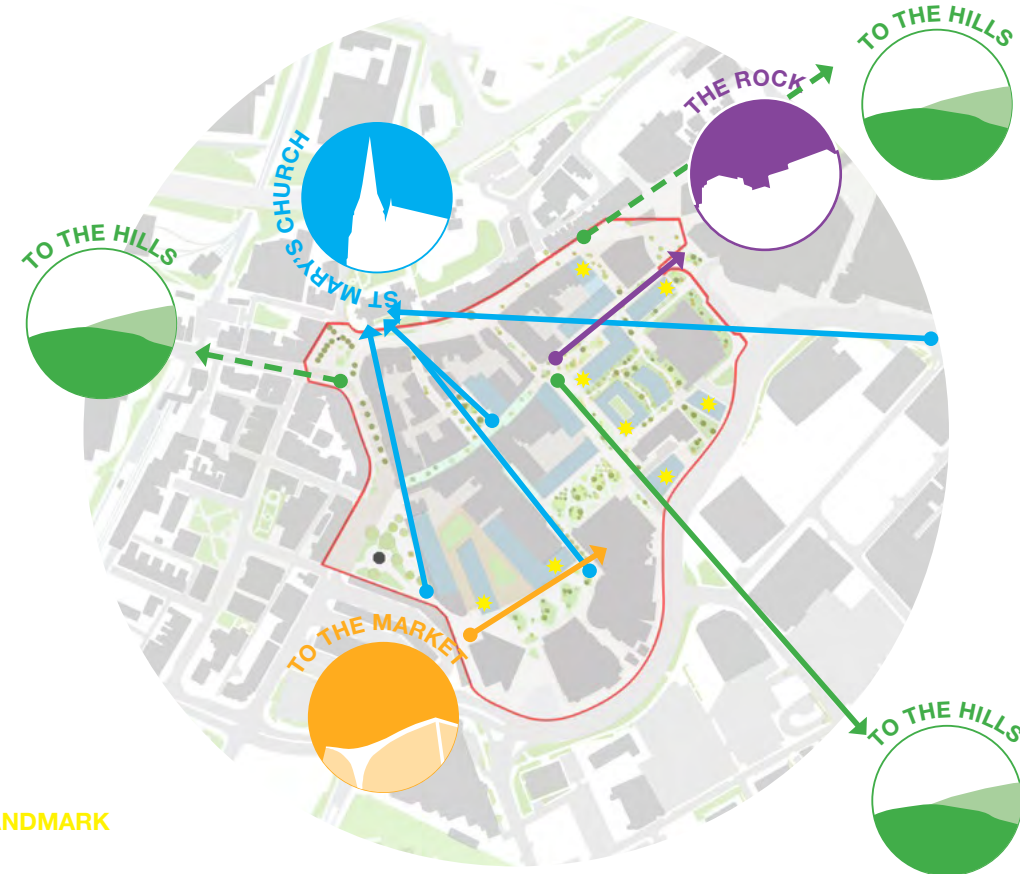
#### DEVELOPMENT PRINCIPLES





### 3. Reinstating the HISTORIC urban grain

The Mill Gate still holds some of the historic street pattern that connects to the wider surrounding streets. Through establishing a series of streets and squares, and reduction in the internal glazed mall and service yards, it is intended that these connections are re-established and a old piece of the town is reinstated.



\* LANDMARK

### 4. Creating NEW VIEWS & protecting others

Key views have been identified to transform the Mill Gate from internal shopping centre, to somewhere that could only be in Bury. These include to the surrounding hills and key visual landmarks such as St Mary's Church, the 1960's Market Hall and Market, The Rock and Kay Gardens and the Town Hall. New Landmarks offer the ability to transform the sense of arrival at the Mill Gate and Bury Town Centre

#### DEVELOPMENT PRINCIPLES



#### DEVELOPMENT PRINCIPLES

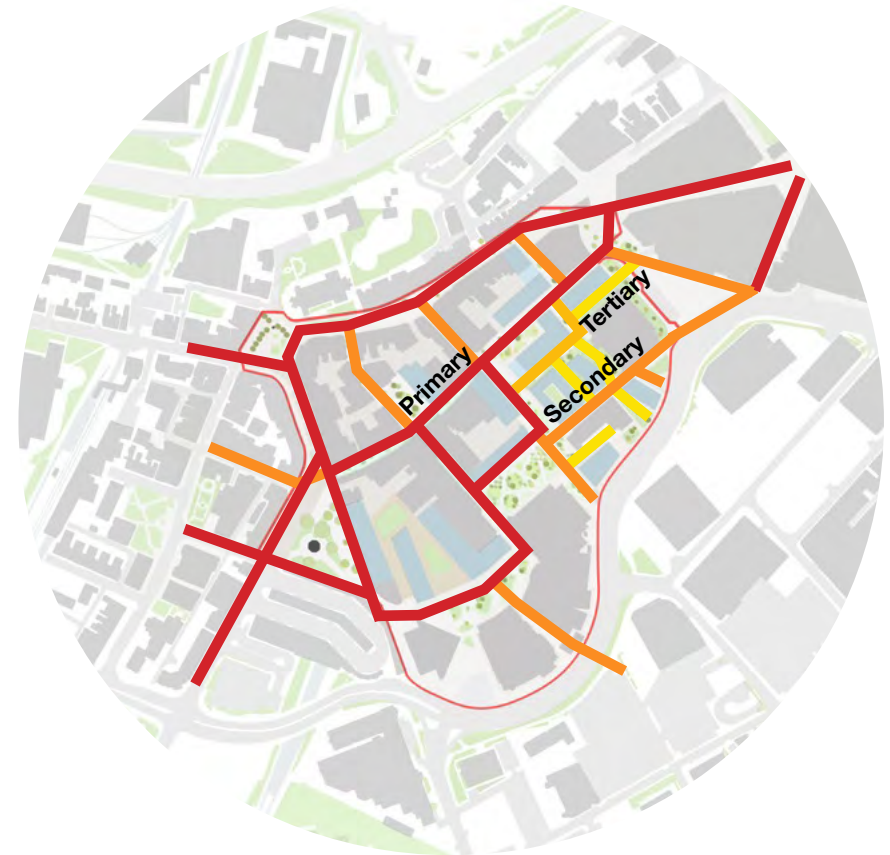






## 5. A New DIVERSE TOWN CENTRE

A key element of the proposals is to diversify the uses within the Mill Gate, with potential for new homes, workspace, and hotel over ground floor active uses including; fashion, lifestyle, convenience and leisure alongside new restaurants, cafes and bars and other town centre amenities supporting sustainable life styles, health and well-being.



## 6. CLEAR street hierarchy

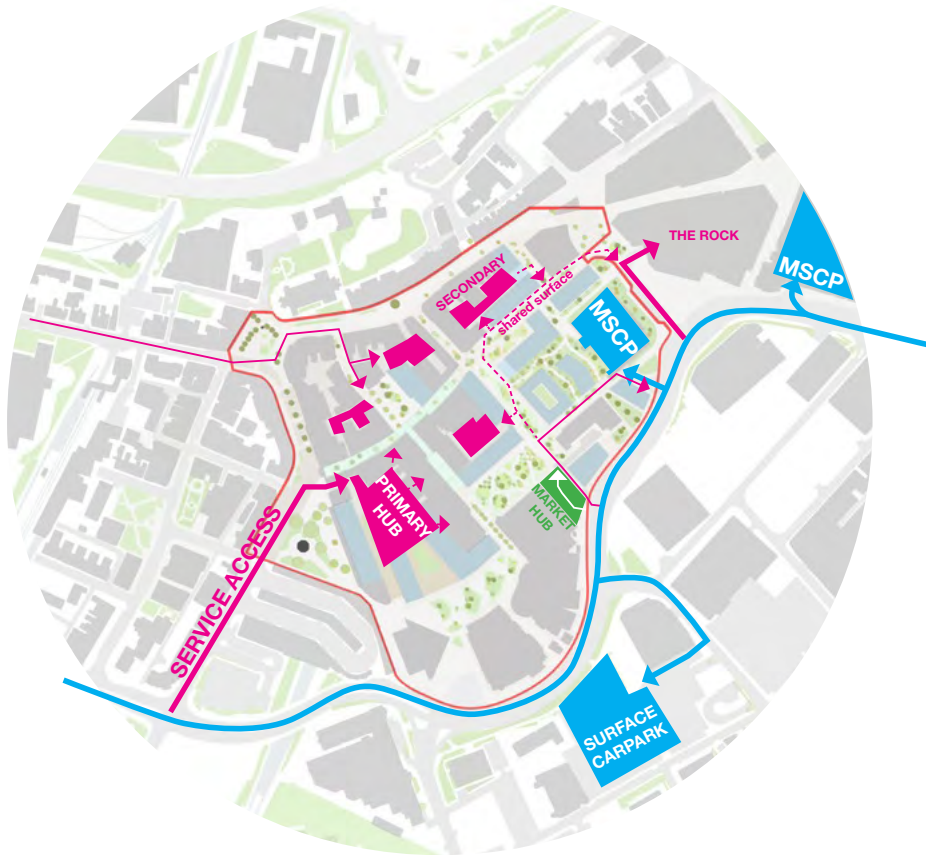
Creating a street pattern that is clear for users is a key principal. Primary streets will focus on public facing high street uses with retail, restaurants and leisure as a focus creating streets that feel vibrant and active. Secondary streets will continue this public facing activity, but be focused on smaller scale users and streets that connect. Tertiary streets will be focused on being active but quieter with a residential focus. As the Mill Gate is today the intention is that the streets will retain their pedestrianised nature, but with limited vehicle use.

### DEVELOPMENT PRINCIPLES



### DEVELOPMENT PRINCIPLES





## 7. CONSOLIDATED parking and servicing

The existing Mill Gate Centre is dominated by servicing access, and the consolidation of this is a key aspect of the proposals to enable a more permeable and pedestrian focused setting. With the opening of streets shared surface access is intended to secondary service yards. Parking access to the Mill Gate carpark is intended to be amended to be accessed from Angouleme Way allowing space to the key interface with The Rock to be transformed into pedestrianised landscaping.



## 8. ENHANCING town centre MOVEMENT

Part of reconnecting Mill Gate back into the town centre is enhancing movement along existing routes. Kay Gardens is a key arrival space in the town and one that is negatively impacted by highways and street furniture creating a space that feels unloved. Market Place is seen as a key opportunity to capitalise on heritage architecture and views to the hills, and also to enhance the connection to the traditional Rock high street which is today subdivided by parking and planting.

### DEVELOPMENT PRINCIPLES



### DEVELOPMENT PRINCIPLES



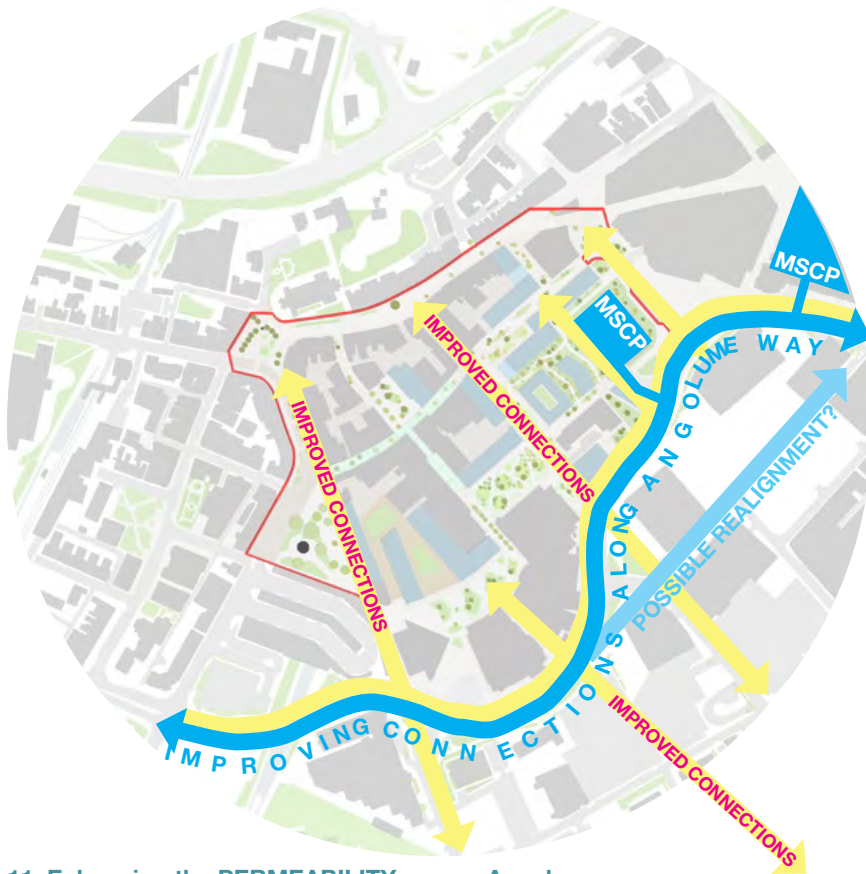




## 10. An ENHANCED RELATIONSHIP TO THE ROCK

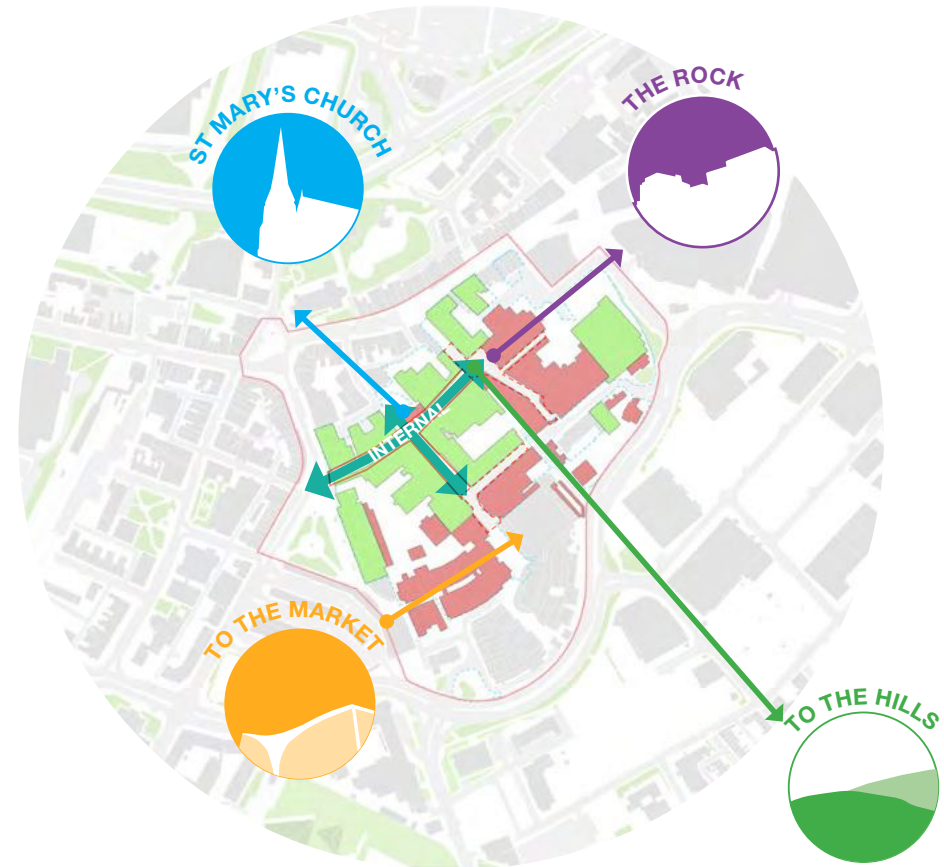
The Rock is a key neighbour, but today is connected by service yards and highways to Mill Gate. By consolidating servicing strategy to the Mill Gate and relocating the carpark entrance to the current exit, this allows a new relationship to be formed where enhanced footfall and new routes can be created connecting two key town centre assets together.





### 11. Enhancing the PERMEABILITY across Angoulême way

Angoulême Way is a bypass style piece of highways infrastructure rather than one of placemaking and drawing people into the town. Creating enhanced connections across Angoulême Way is a key design principal including new footpaths and reworked carparking entrance.



### 12. RE-PURPOSING the Mill Gate

A large area of demolition is planned as part of the redevelopment of the Mill Gate, this is indicated on the diagram as a red tone and illustrates the level of change proposed to help deliver the vision and design principals set out within these diagrams. The internal glazed mall is reduced from its current form recognising it has value as a unique all weather space. It is proposed to be reduced to a T form from its current circuit to enable wider streets to be connected with and new permeable public routes created whilst opening new views to existing Bury landmarks making the Mill Gate part of Bury's unique townscape.

#### DEVELOPMENT PRINCIPLES



#### DEVELOPMENT PRINCIPLES





## 5.6

## Development Areas



The Mill Gate presents an opportunity to deliver a **mixed-use hub** in the heart of Bury Town Centre. A number of key development areas have been identified within the Mill Gate Framework area, which are based on land use, activities and characteristics. It is not intended that each development area is considered in isolation. All development areas should seek to positively contribute to a collective, distinctive identity for the Mill Gate and Bury Town Centre, reinforcing the town centre as an integrated, connected, mixed use hub.



Within the Mill Gate RF Area, 5 distinct character zones are to be encouraged – emerging from distinct combinations of density, massing, street characters and public realm proposals to create a sense of identity and legibility while providing a practical framework for implementing the ‘vision’.

## Market / Civic / Independent

- To the south of the Framework Area, has the potential to enhance the environment around the outdoor and indoor markets and the Interchange through reconfiguration of spaces and routes. To promote a sense of arrival in this gateway location.
- Opportunity to provide a community hub, linking in with the Flexi-Hall offer and to deliver affordable flexible workspace.
- Seeking to create a front door location for public services and civic functions within the town centre.
- Opportunity, where appropriate, to provide residential accommodation at upper levels, with ground floor social and community uses.





## Precedents

CONTEXT  
PRECEDENTS  
PAGE 33

### BURY MARKET

**MATERIALITY //**  
Metal / Curtain Walling

**ROOFSCAPE //**  
Single Pitched / 'Bird - Wing'

**ARCHITECTURAL STYLE //**  
Open Air / Arcade / Brutalist

### KAY GARDENS

**MATERIALITY //**  
Sandstone / Limestone / Brick (historic)

**ROOFSCAPE //**  
Flat / Single Pitched / Punctuating Chimneys

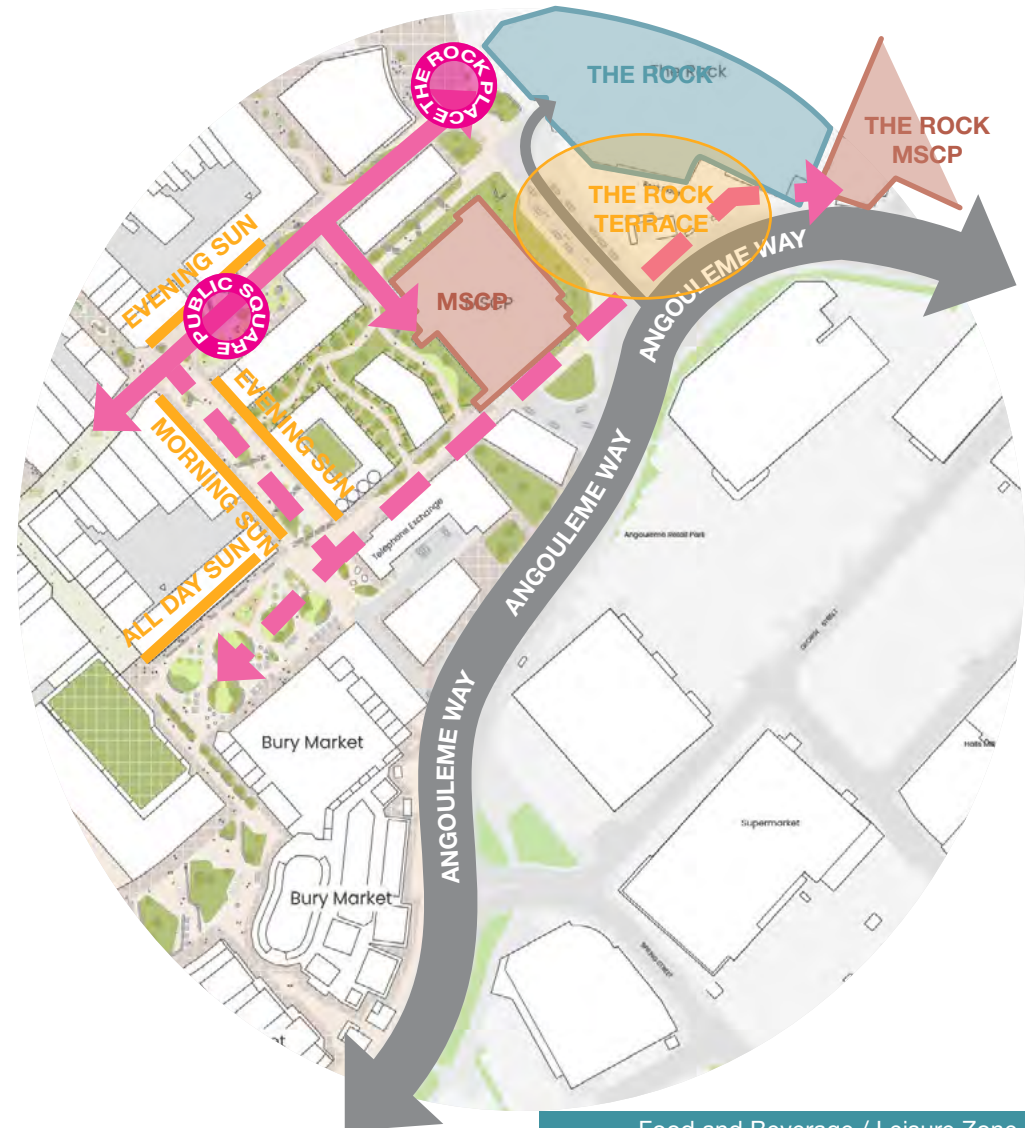
**ARCHITECTURAL STYLE //**  
Mixture of late Victorian / Nineteenth Century /  
Ornamented / Contemporary





## Food and Beverage / Leisure

- To the north-east of the Framework Area, has the potential to deliver a mix of leisure and food and beverage uses whilst benefiting from a number of existing cultural assets across the site, such as the MET Theatre.





## Precedents

CONTEXT  
PRECEDENTS  
PAGE 33

### THE ROCK HIGH STREET

#### MATERIALITY //

Sandstone / brick (modern + historic)

#### ROOFSCAPE //

Ridged / Multi-Gable / Hip / Half Hip

#### ARCHITECTURAL STYLE //

Contemporary / Victorian / Edwardian /  
Art Deco / Tudor

### THE ROCK

#### MATERIALITY //

Brick / Metal / Timber / Curtain Walling

#### ROOFSCAPE //

Flat

#### ARCHITECTURAL STYLE //

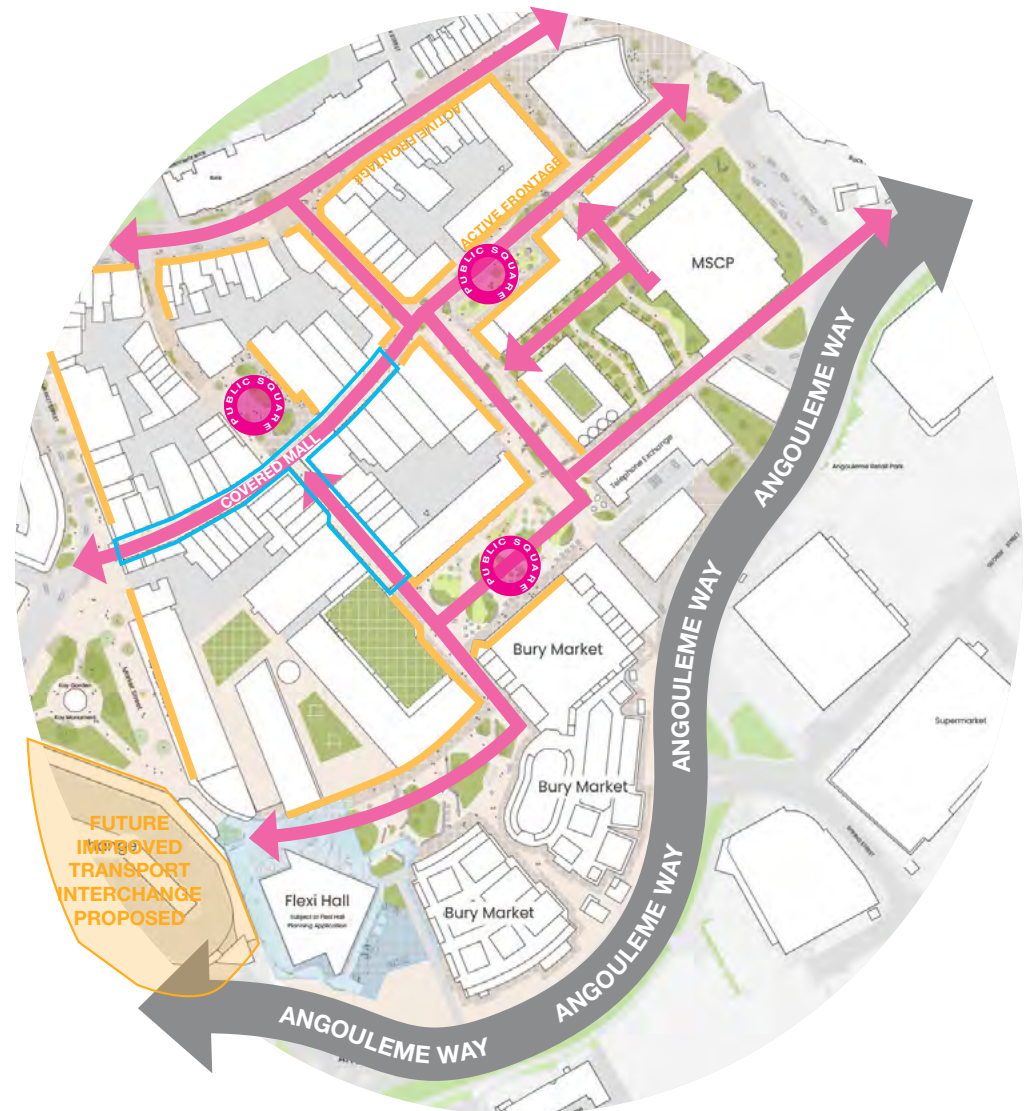
Contemporary





## Retail

- At the centre of the Framework Area, supporting the Framework's ambitions to consolidate and diversify the Mill Gate's current retail offer.
- This central zone is a transitional zone between the proposed market / civic and leisure / food and beverage zones to the west and the residential zone to the east.
- Includes the opportunity to consolidate the internal shopping mall, by removing the mall roof along Union Street and TJ Hughes, whilst retaining the mall roof along The Mall and Haymarket Street to maintain an area of weather-proofed, sheltered within the Mill Gate.
- Opportunities to reuse existing under-utilised upper floors.





## Precedents

### CONTEXT PRECEDENTS PAGE 33

#### BURY MARKET

**MATERIALITY //**  
Metal / Curtain Walling

**ROOFSCAPE //**  
Single Pitched / 'Bird - Wing'

**ARCHITECTURAL STYLE //**  
Open Air / Arcade / Brutalist

#### CIVIC QUARTER

**MATERIALITY //**  
Sandstone + brick (modern + historic)

**ROOFSCAPE //**  
Ridged / Multi-Gable / Hip

**ARCHITECTURAL STYLE //**  
Mixture of late Victorian / Nineteenth Century /  
Ornamented

#### THE ROCK HIGH STREET

**MATERIALITY //**  
Sandstone / brick (modern + historic)

**ROOFSCAPE //**  
Ridged / Multi-Gable / Hip / Half Hip

**ARCHITECTURAL STYLE //**  
Contemporary / Victorian / Edwardian /  
Art Deco / Tudor





## Residential

- The east of the Framework Area, has the potential to deliver residential development with ground floor commercial, as appropriate (such as convenience retail, social infrastructure).
- Opportunities for higher density residential development to the west. Higher density development is considered appropriate, creating a transition to the established medium density at The Rock development to the east.





## Precedents

CONTEXT  
PRECEDENTS  
PAGE 33

### THE ROCK HIGH STREET

**MATERIALITY //**  
Sandstone / brick (modern + historic)

**ROOFSCAPE //**  
Ridged / Multi-Gable / Hip / Half Hip

**ARCHITECTURAL STYLE //**  
Contemporary / Victorian / Edwardian /  
Art Deco / Tudor

### THE ROCK

**MATERIALITY //**  
Brick / Metal / Timber / Curtain Walling

**ROOFSCAPE //**  
Flat

**ARCHITECTURAL STYLE //**  
Contemporary



## Community Spine

Elements of Bury Town Centre have long been disconnected because of the existing Mall. The community spine looks to create a new energy and optimism in the area by allowing both existing and future communities of visitors and residents to mix through the use of public open spaces, food and beverage spaces, retail and other social opportunities established on the site.

The ground floor of many buildings in this neighbourhood will offer flexible future units to provide important active frontages to the area. All of this area will not be filled in with non-residential land uses so consideration will be given to appropriate locations for ground level residential units with non-residential units potentially being clustered around corners and open spaces to create a small activity hubs.





# Community Spine

CONTEXT  
PRECEDENTS  
PAGE 33

## BURY MARKET

**MATERIALITY //**  
Metal / Curtain Walling

**ROOFSCAPE //**  
Single Pitched / 'Bird - Wing'

**ARCHITECTURAL STYLE //**  
Open Air / Arcade / Brutalist

## THE ROCK HIGH STREET

**MATERIALITY //**  
Sandstone / brick (modern + historic)

**ROOFSCAPE //**  
Ridged / Multi-Gable / Hip / Half Hip

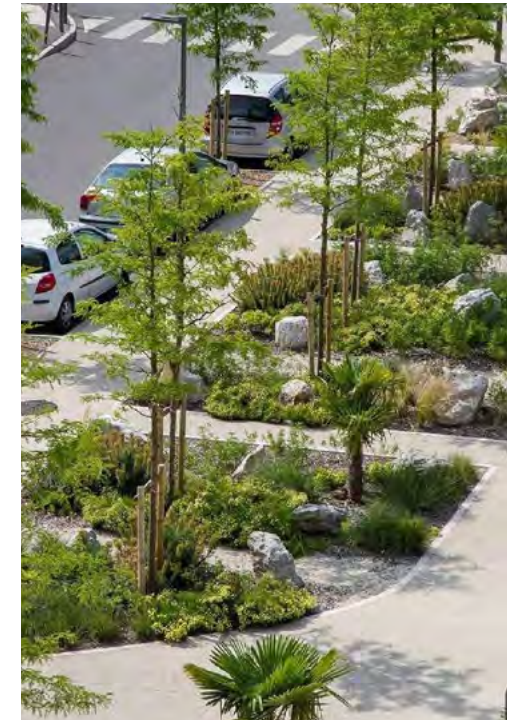
**ARCHITECTURAL STYLE //**  
Contemporary / Victorian / Edwardian /  
Art Deco / Tudor

## THE ROCK

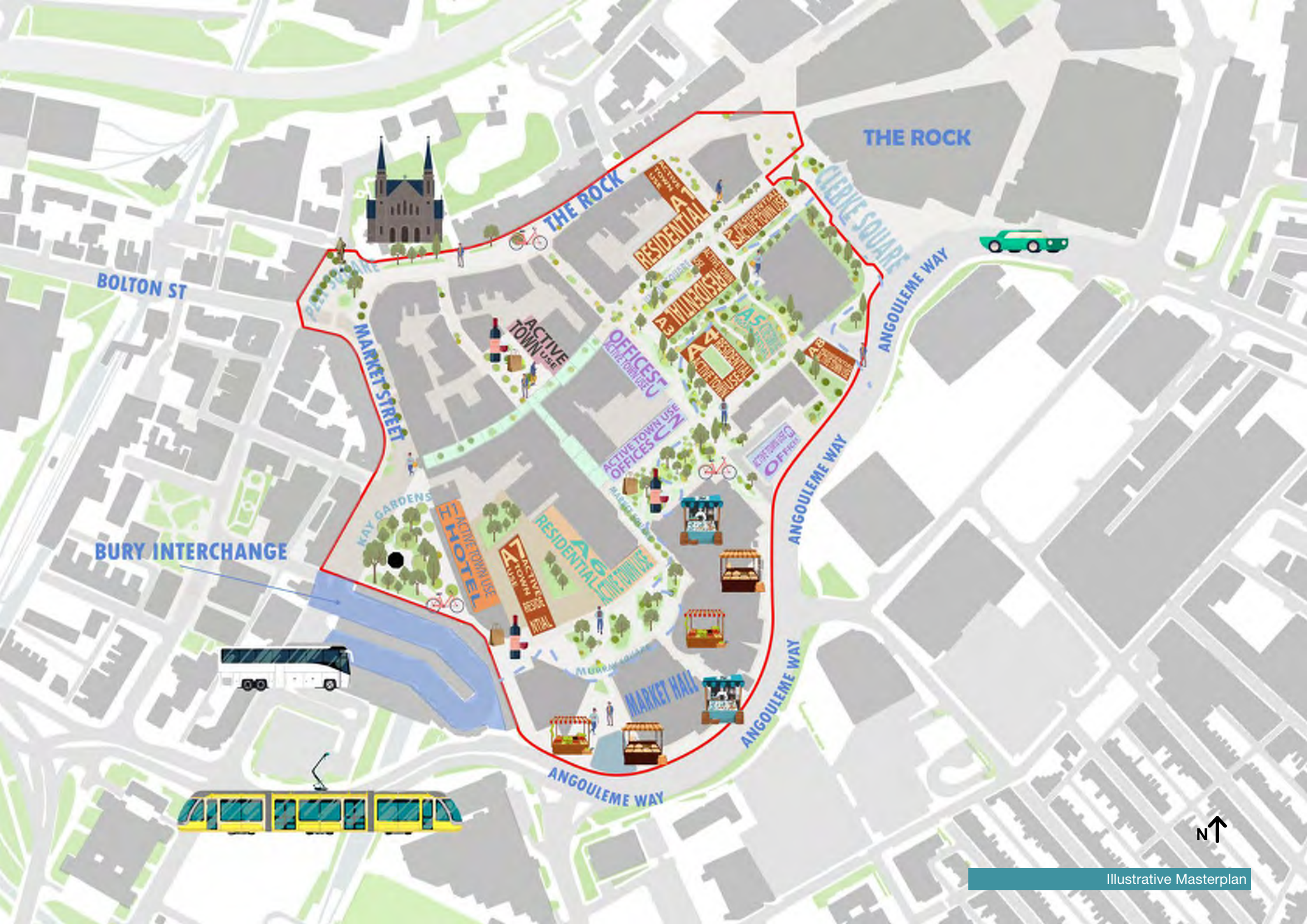
**MATERIALITY //**  
Brick / Metal / Timber / Curtain Walling

**ROOFSCAPE //**  
Flat

**ARCHITECTURAL STYLE //**  
Contemporary







BOLTON ST

BURY INTERCHANGE

MARKET STREET

KAY GARDENS

THE ROCK

RESIDENTIAL

OFFICES

ACTIVE TOWN USE

RESIDENTIAL

MARKET HALL

THE ROCK

CABLE SQUARE

ANGOLEME WAY

ANGOLEME WAY

ANGOLEME WAY

ANGOLEME WAY

N

Illustrative Masterplan



## 5.7

## Indicative Land Uses



## A Diverse Mix

Mill Gate will be predominantly residential led, the area will accommodate a mix of commercial, civic and residential uses, particularly along the Market and existing shopping centre frontage, to reflect the existing character of the area.

-  - Gf - Active Town Use  
Upper - Residential
-  - Residential
-  - GF - Active Town Use  
Upper - Work
-  - Work
-  - GF - Active Town Use  
Upper - Hotel
-  - Food & Beverage
-  - Retained Mill Gate Use
-  - Proposed Flexi-hall
-  - Existing Market
-  - Existing Telephone Exchange
-  - Existing Multi Story Car Park



## 5.8

## Indicative Ground Floor Uses



## Ground Floor Uses

The masterplan provides both residential and non-residential uses at ground floor to create an engaged and activated public realm around the Framework Area. The Flexible Future Zones are areas identified on the ground floor that would be suitable to accommodate different uses classes in the future as the masterplan becomes more realised. For instance, the Community Spine is a great location to include cafes, community uses and independent traders in the future as it becomes more used.



- ① - Ground floor active use below residential deck
- - Active town centre use
- - Residential



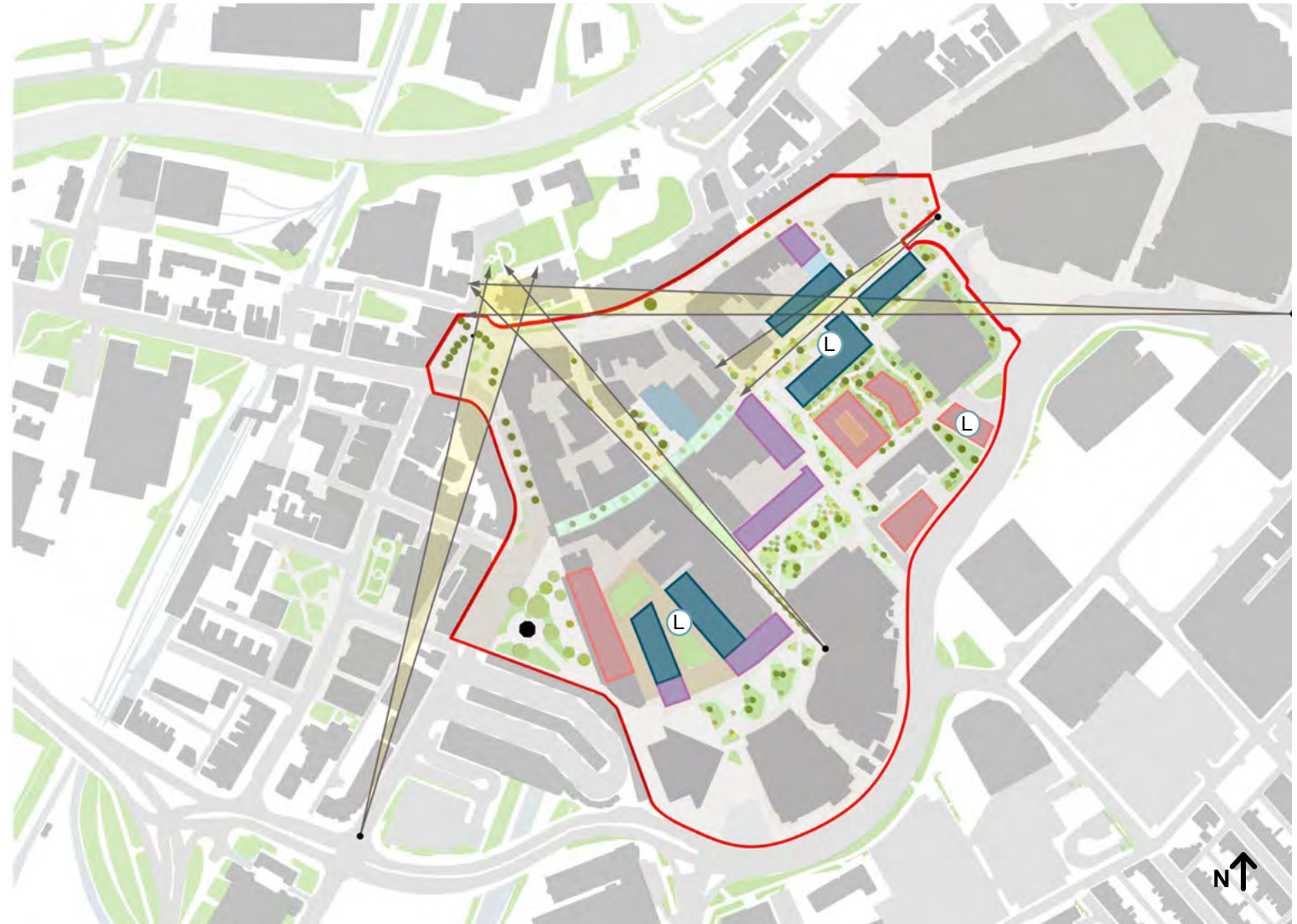
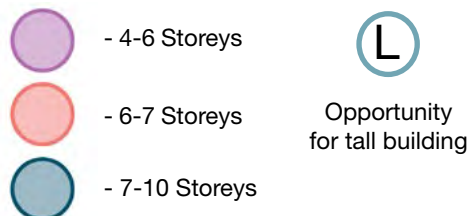
## 5.9

## Scale and Massing



To identify and complement the local 'Bury' character, pockets of massing have been articulated to help inform the creation of a language to be used in The Framework. While the scale and massing of new development will depend upon the proposed end use a combination of bold and subtle responses to both the surrounding architectural character and town centre urban form will enhance and reinforce the changes in character across the site.

The massing across the site has been designed to transition with the existing civic context to the west, the more recent development of The Rock to the east and the emerging context to the south that will come forward as part of the wider town centre regeneration. This defines three distinct areas, the boundary facing the active frontages of The Rock development, the 'Middle of Mill Gate' and the area to the west that transitions to the existing historical fabric of Market Place / Market Street and the neighbouring town centre conservation area.









## 5.10

## Active Frontages and Interface Distances



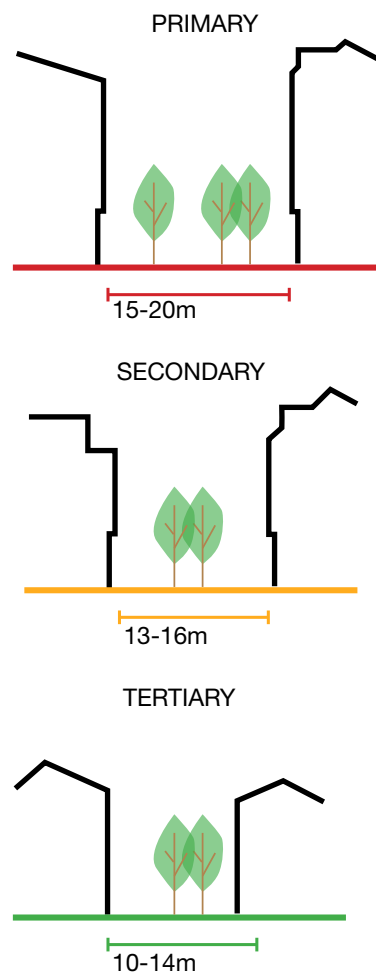
## Active Frontages

Active frontages, offering a range of local amenities, can be provided in the Mill Gate Framework along the Community Spine, as part of a linking retail and service hub, and adjacent to the re-purposed Mill Gate facades, to activate key routes and connections to neighbouring areas. In other locations, residential active frontages will be required to ensure that quieter streets have activation and surveillance. The newly pedestrianised routes of Minden Parade, S Back Rock Street and routes surrounding the perimeter of the existing multi-storey are examples of where ground floor active frontages can add to the success of the Mill Gate, providing vibrancy throughout the day and evening.



- - Existing Active Frontage
- - Proposed / enhanced Active Frontage
- - Active Residential Frontage

## Interface Distances.



### Key

- Primary Streets
- Secondary Streets
- Tertiary Streets





# Servicing

## 5.11



### Commercial Servicing + Access

Due to the layout of the retained shopping centre and the well-established habits of retailers the development seeks to retain and consolidate the existing service areas. The landscape, external areas and routes which link the service yards to the wider road network have been designed to provide suitable access for servicing, refuse and emergency vehicles. All servicing for the Framework Area is off road and contained within the site.

In addition to the modification of the existing service yards a new service loop road through the east of The Framework Area will pass through key neighbourhoods from Rochdale Road to Angouleme Way, allowing for greater permeability and continuous, easy access to existing and proposed commercial units.

Deliveries will be front and rear accessible and managed during agreed times with the Mill Gate management team. The servicing will be generally time limited to cause minimum conflict with the proposed residential zone.

- 1 - Consolidated market delivery yard
- ..... - Service Vehicle Movement
- Service Yards





# Landscaping & Public Realm Strategy

6



## 6.1

# Importance of Landscape & Public Realm



## THE IMPORTANCE OF LANDSCAPE

Integral to the sustainable future of Bury Town Centre is the creation of welcoming and functional public realm that supports the objectives of the Mill Gate Strategic Regeneration Framework (RF). In order for Bury to become an aspirational place where people choose to live, work and play, its outdoor environment should:

- Be inspirational and of the place.
- Practically and aesthetically support existing and proposed businesses.
- Include a network of streets and spaces that are easy to navigate.
- Offer a varied selection of linked spaces, each of which has a defined purpose.
- Relate to its context, be greener, both in the interest of visual amenity and biodiversity.
- Offer opportunity for people to engage with nature.
- Provide infrastructure to promote community health and well being.

## PUBLIC REALM OBJECTIVES

Improvements to public realm through the RF seek to:

- Stitch together existing and new built form to make the Mill Gate Shopping Centre well connected by high quality public realm.
- Create places that people want to visit as part of a day out to Bury.
- Make green, residential streets in which to live and play.
- Make a place that's easy to navigate.
- Put pedestrians first.
- Establish contemporary streets as a setting for business and leisure.
- Increase biodiversity through new green and blue infrastructure.
- Create flexible spaces to support the changing dynamics of the indoor and outdoor market.
- Make green, residential streets in which to live and play.
- Support multi modal travel by creating a welcoming arrival for those on foot or using public transport.
- Subtly integrate service routes into the street scene.



## 6.2

# Illustrative Landscape Masterplan



## ILLUSTRATIVE LANDSCAPE MASTERPLAN

### GENERAL INFORMATION

- SRF CORE AREA - 10.9ha**
- MILL GATE ESTATE BOUNDARY**
- SRF BURY COUNCIL / BRUNTWOOD JV BOUNDARY**

### HARDWORKS

- PAVING TYPE A**  
PEDESTRIAN PAVING 1
- PAVING TYPE B**  
PEDESTRIAN PAVING 2
- PAVING TYPE C**  
VEHICULAR BUILD UP PAVING
- PAVING TYPE D**  
GREEN GAP PAVING
- PAVING TYPE E**  
CROSSING POINT 'DECK'
- MACADAM**  
TO VEHICULAR AREAS  
TO ENGINEER'S DETAIL & SPECIFICATION
- MACADAM**  
TO PEDESTRIAN AREAS  
TO ENGINEER'S DETAIL & SPECIFICATION
- RAISED TABLE**  
TRANSITION MARKER

### SOFTWORKS

- PROPOSED TREE PLANTING**
- PROPOSED SHRUBS & GRASSES**
- LAWN**





6.3

# Street Hierarchy



## STREET HIERARCHY

To make the future street network operate efficiently, a hierarchy is applied to the Landscape Masterplan. This responds to the way streets are used, informed by the adjoining use, neighbouring building scale, servicing strategy and emergency vehicle access.



## 6.4

## Connected Public Realm



## A NETWORK OF CONNECTED PUBLIC REALM

Alongside rationalised streets, a series of new spaces will enhance the living landscape and unlock connectivity and permeability for visitors thus making Bury a more welcoming a stimulating place to live, work and visit.

Anchored on the concept of a green spine, new public realm stitches together the interface between existing and proposed built form, strategically connecting the Mill Gate with the transport interchange and The Rock. This re-imagining of the town centre will see the creation of new public spaces, as illustrated on the next page.



- Spaces
- Influencing factor
- ↔ Built form & External Space Interface
- Green route



## 6.5

## Key Public Realm Spaces



## KEY PUBLIC REALM SPACES

Each of these new and enhanced spaces has an important role to play in creating a network of connected public realm.

**06) MARKET PLACE**

A gateway into Bury from the north west, set within the conservation area.

**04) MILL GATE NORTH**

A pocket of green as a gateway to The Mill Gate, in proximity to the conservation area. Activated by new facades to the shopping centre

**07) KAY GARDENS**

Long established civic gardens with an important interface with the transport interchange and the Mill Gate Shopping Centre. Contemporary refresh to the arrangement and soft landscape style.

**05) THE ROCK**

A transitional space that links the proposed green spine to shopping streets of The Rock.

**03) MILL GATE EAST**

The confluence of key pedestrian links from the retail areas of The Mill Gate and The Rock, overlooked by residential neighbours. To include play area set amongst soft landscape.

**02) CENTRAL MARKET PLACE**

A new central green space embraced by a new market facade, commercial and retail development. Plenty of opportunity to relax and socialise within a green setting. Outdoor market to spill outdoors.

**01) INTERCHANGE**

The first impression when arriving by public transport, a flexible setting for the market and new Flexi Hall.



# Delivery + Phasing.

7



## 7.1

## Introduction



The principles within this Framework establish a versatile approach which aims to establish the basis upon which economically, environmentally and socially sustainable development can be delivered to meet the range of needs for a growing Bury Town Centre. The guiding principles of this framework also provide flexibility for the masterplan to evolve and adjust to changes in demand, design and technology over time.

The Framework details a long-term ambition for Bury Town Centre, and the Illustrative Masterplan presents an indication of what the regenerated town centre could look like. Given the scale of the Framework Area, the phases are anticipated to be delivered over a 10-15 year period. The final detailed design, configuration and phasing of the masterplan will therefore be influenced by a range of variables, which may include changing demands for each of the proposed uses, coordination with neighbouring landowners and the Council's strategic objectives and policies.

**DELIVERY CONSIDERATIONS //**

- Occupiers:** The Framework Area is home to one of Bury's most prized assets, the nationally renowned Bury Market. Therefore, it will be essential that the Market, its operators, and its visitors, are carefully considered during the future sequencing of schemes and phases, to ensure that any development impacts can be minimised so far as possible. It is also vital that any future development minimises disruption to the retail function of the area.
- Highways:** The Framework presents the opportunity to consolidate land uses across the Framework Area, including a range of positive interventions on the local highway network, which seek to improve the quality of streetscape, public realm, improve air quality and provide a more cohesive and integrated town centre. The highway interventions illustrated within this masterplan have been subject to technical analysis and are therefore considered achievable at the current time. However, when detailed plans emerge for future phases, further technical analysis and costing will be required to support final plans.
- Service Routes:** Changes to the servicing arrangements are identified as an important step to improve the way in which the market, retail and wider framework area functions. It is critical that continued delivery and servicing access for the Market and Mill Gate retailers is maintained during the delivery of future phases and a Service Management Strategy will be developed, in consultation with occupiers, as part of future detailed proposals.
- Public Realm:** Whilst the majority of the Framework Area is under a single ownership, there are sections of public realm which fall outside Mill Gate's ownership. Therefore, it will be crucial that the first phase of development is supported by a clear Public Realm Strategy, which will be prepared in consultation with any third party land owners.
- Relocation of Retailers:** Where it is necessary to relocate existing businesses to enable the delivery of a development phase, affected occupiers will be consulted early on and provided with support to find a new premises.
- Securing Planning Permissions:** Each phase of the masterplan will need to be designed in detail and subject to further statutory and public consultation prior to submission of a planning application. As part of the planning process, all future planning applications within the masterplan redline boundary will be required to demonstrate how they have addressed the key components of the Framework.
- Changes in Demand:** In order to ensure the successful delivery of the Masterplan, there is a need to maximise the beneficial outcomes from investment and drive the continued economic growth in the town centre. The indicative phasing strategy seeks to generate initial placemaking benefits including improved connectivity between the Mill Gate and Rock and the creation of a residential community, whilst later phases seek to integrate with Bury Council's long-term ambitions for the Interchange. However, changes in demand which may influence the most appropriate first phase of development and this will need to be kept under review.
- Funding:** Due to the scale and complexity of the regeneration opportunity, it may be necessary to secure public funding to support overall viability of future phases and maximise wider socio-economic benefits.

## 7.2

# Introduction (Continued) & Indicative Phasing



## Temporary Arrangements

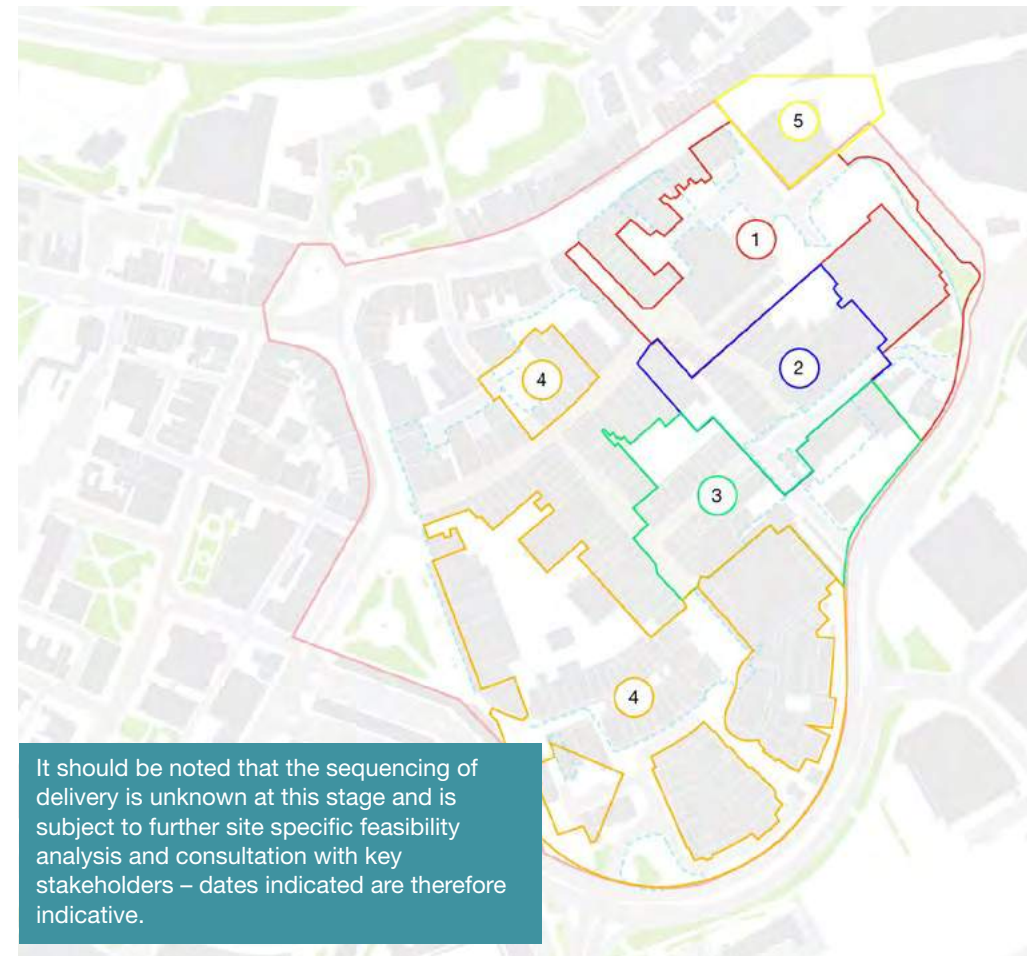
During the construction of each phase, temporary arrangements will be put in place to minimise disruption to the highway network and retained occupiers.

## Market Operations

In committing to the delivery of the regeneration programme, the JV recognises the need to maintain the market's existing operations and minimise any potential impacts. Future proposals will recognise the importance of continuing to support the continued operations of the market – details of this will form part of future detailed planning applications.

The following provides an indication of how the masterplan could be delivered across multiple phases. Before the masterplan sequence can be established, there will be a need for further detailed technical and commercial analysis, as well as additional stakeholder engagement.

- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5



Mill Gate.



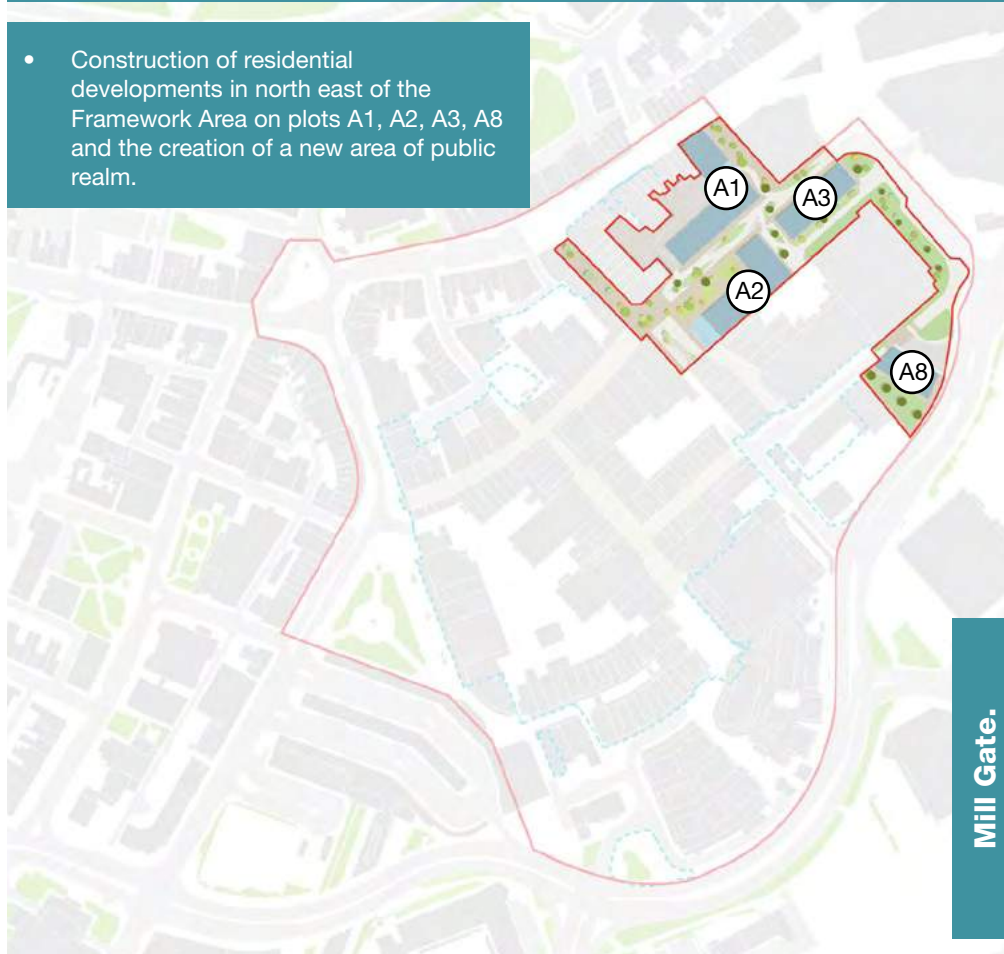
## 7.3

## Indicative Phasing



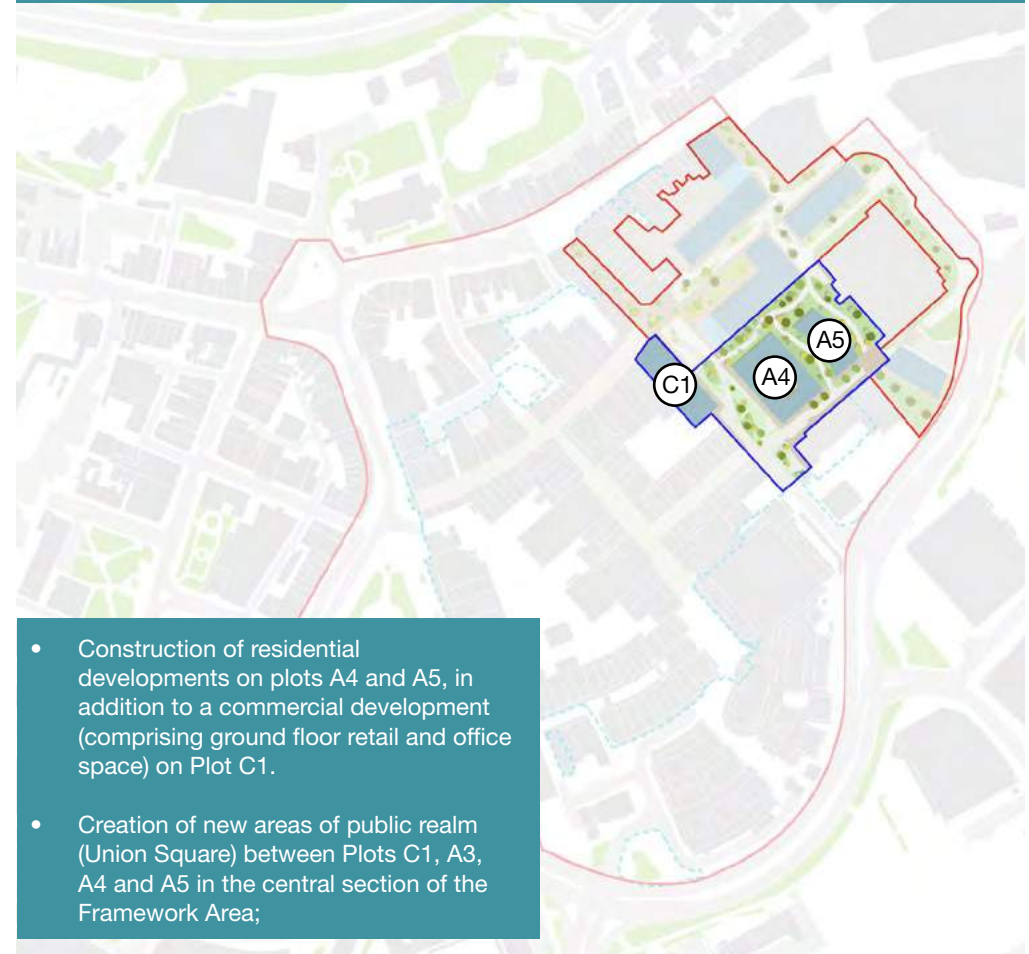
## PHASE 1 - 'Residential Quarter': 2024 - 2028

- Construction of residential developments in north east of the Framework Area on plots A1, A2, A3, A8 and the creation of a new area of public realm.



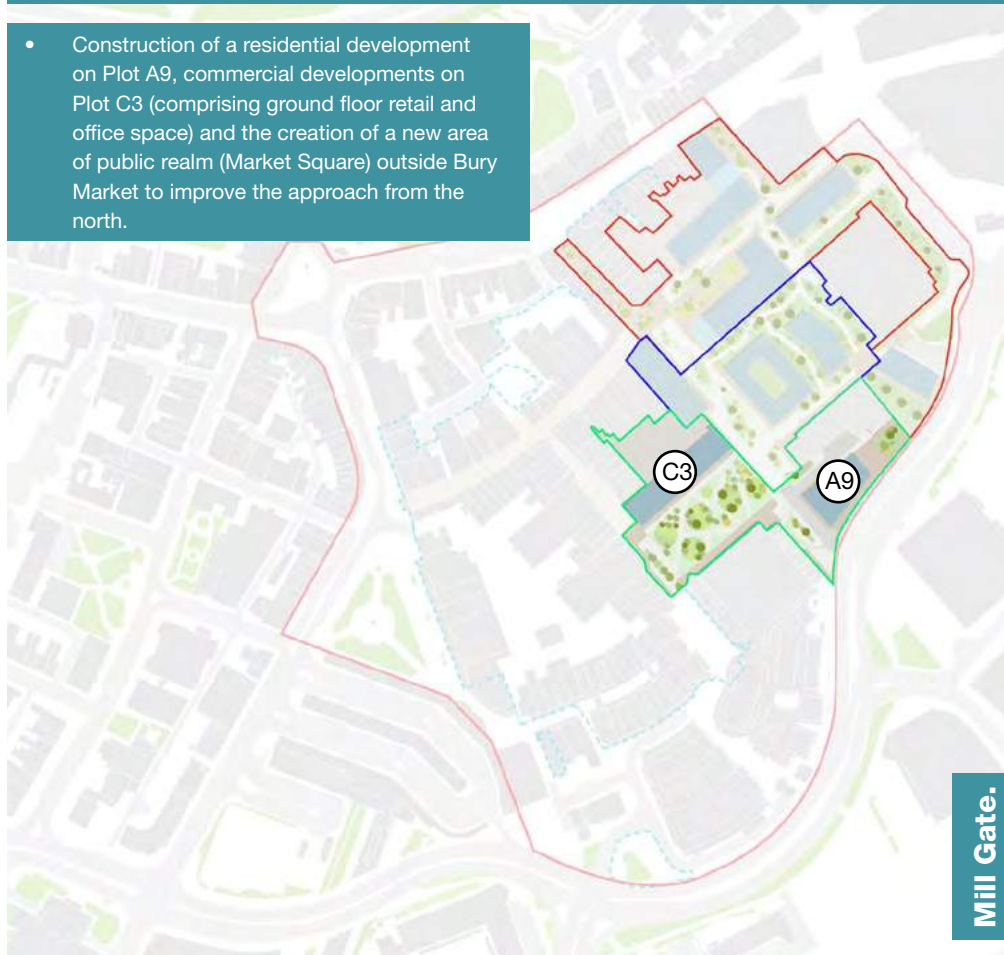
## PHASE 2 - 'Retail Quarter': 2025 - 2029

- Construction of residential developments on plots A4 and A5, in addition to a commercial development (comprising ground floor retail and office space) on Plot C1.
- Creation of new areas of public realm (Union Square) between Plots C1, A3, A4 and A5 in the central section of the Framework Area;



### PHASE 3 - 'Residential Quarter': 2026 - 2031

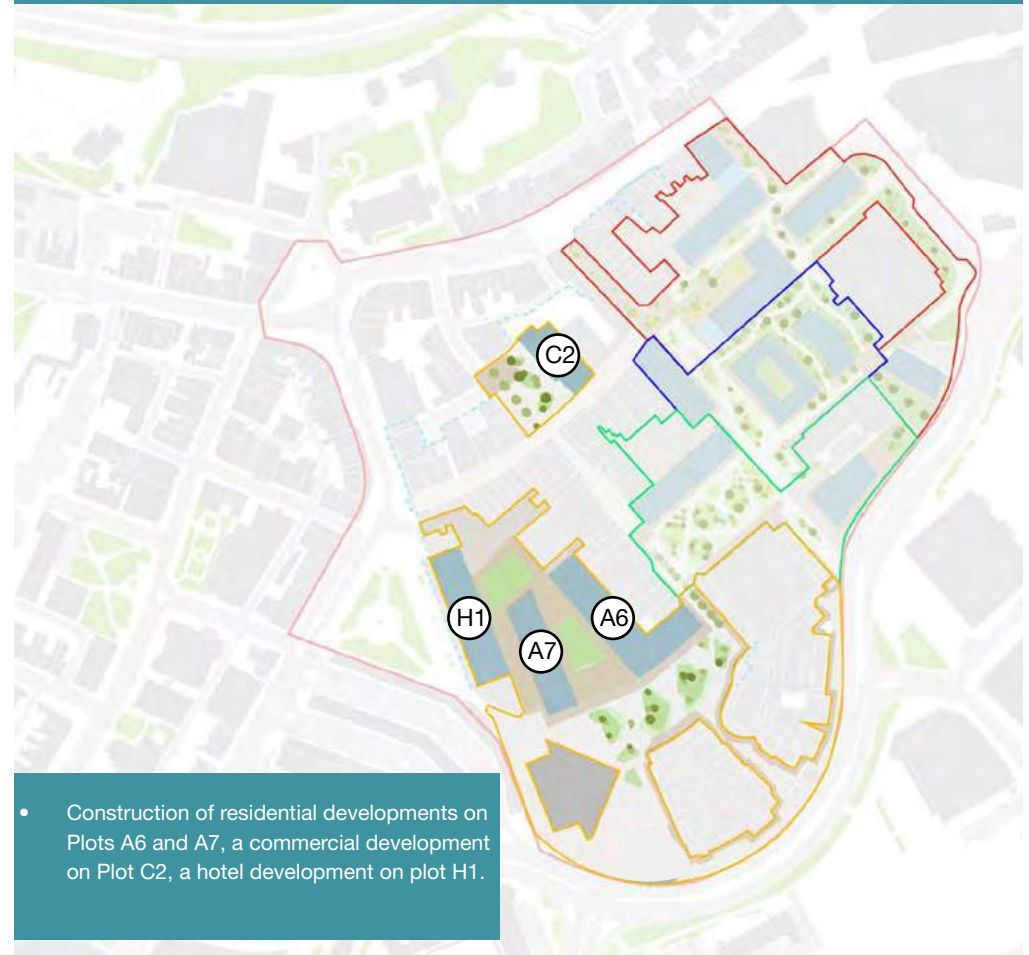
- Construction of a residential development on Plot A9, commercial developments on Plot C3 (comprising ground floor retail and office space) and the creation of a new area of public realm (Market Square) outside Bury Market to improve the approach from the north.



Mill Gate.

### PHASE 4 'Leisure Quarter': 2028 - 2033

- Construction of residential developments on Plots A6 and A7, a commercial development on Plot C2, a hotel development on plot H1.





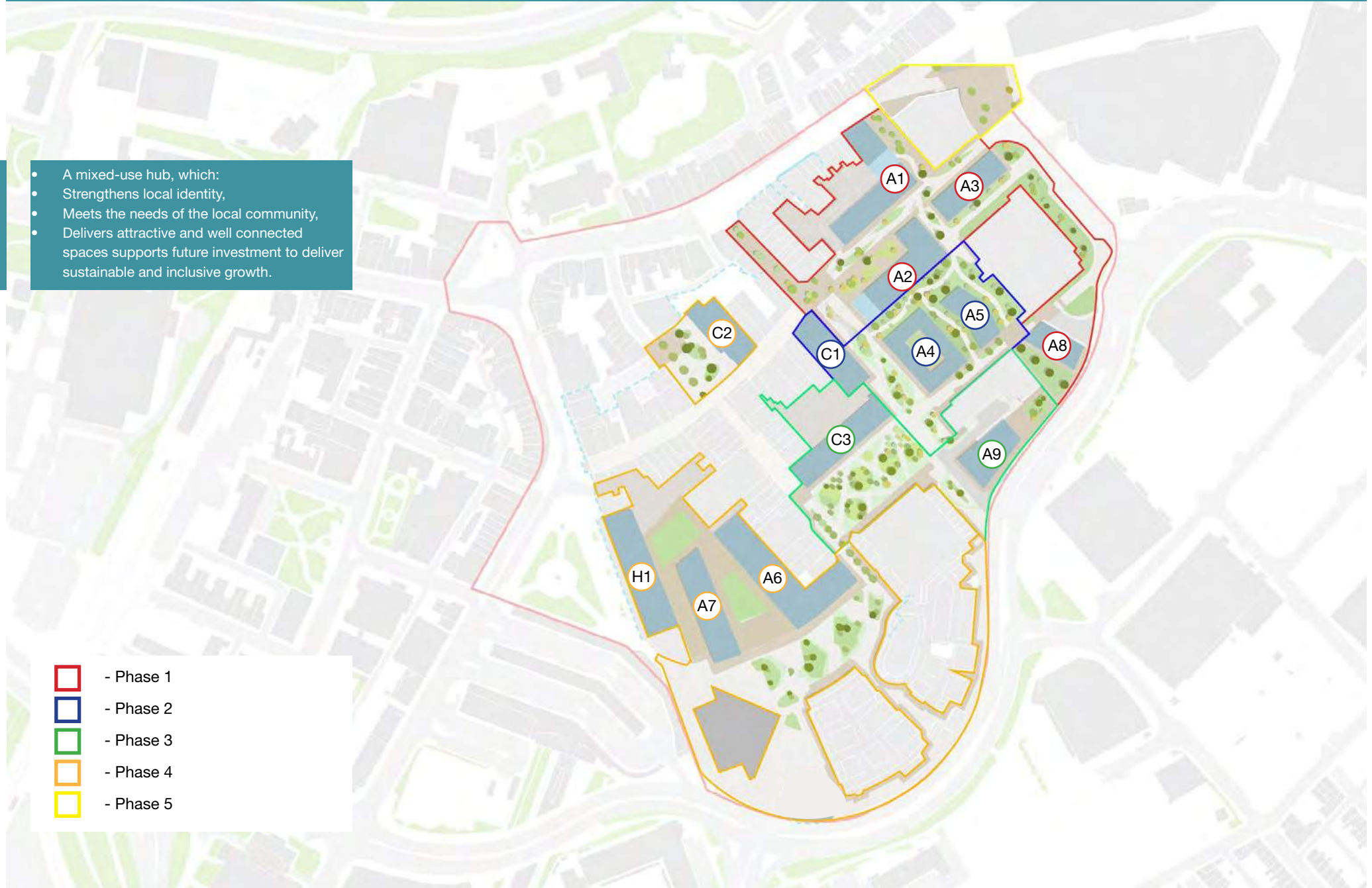
COMPLETE

Mill Gate.

- A mixed-use hub, which:
- Strengthens local identity,
- Meets the needs of the local community,
- Delivers attractive and well connected spaces supports future investment to deliver sustainable and inclusive growth.

Mill Gate.

- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5



## 7.4

# Planning Obligations



The provision of key infrastructure should be considered as part of future planning applications in order to support the amount of development proposed and the success of the regeneration project. As such, it should also be considered in relation to mitigating or offsetting any identified and otherwise unacceptable additional pressure on existing social, physical and economic infrastructure. In accordance with national planning policy, this key infrastructure will be secured via the planning process through planning conditions, and where that is not possible, through the use of planning obligations.

The negotiation of planning conditions and planning obligations will be an integral part of the process for determining planning applications at Mill Gate. Planning obligations will be sought where they meet all of the following tests: a) necessary to make the development acceptable in planning terms; b) directly related to the development; and c) fairly and reasonably related in scale and kind to the development.

With regard to the saved policies of Bury's adopted Development Plan, Policy RT2/2 Recreation Provision in New Housing Development and Policy H4/1 Affordable Housing of Bury's UDP (1997) and Bury planning guidance documents SPD1 (Open Space, Sport and Recreation Provision) are relevant. Along with SPG5 (DC Policy Guidance Note 5: Affordable Housing), they outline the potential use of planning obligations relating to affordable housing provision and

recreation provision.

With regard to the regeneration of Mill Gate, Policy H4/1 and SPG5 should be addressed and it is anticipated that affordable housing provision will be secured through a Section 106 Agreement. To support the ultimate delivery of the project and its ambitious regeneration outcomes, viability appraisals will be prepared to identify the levels of infrastructure contributions that the project can sustain, without impairing its viability. Viability appraisals issued in support of planning proposals will be prepared in accordance with national policy and guidance.

Greater Manchester's Places for Everyone Plan (Main Modifications Draft) reiterates the importance of infrastructure implementation, with Policy JP-D 1 (Infrastructure Implementation) outlining that the Combined Authority will establish a long-term funding mechanism to support transport and site specific infrastructure and ensure the timely delivery and capture of developer contributions. It also highlights the importance of early dialogue between developers and infrastructure providers to identify the infrastructure needs arising from new development, and ensuring that these are addressed through building design, utility networks and connections in time to serve developments. Policy JP-D 2 (Developer Contributions) also outlines the requirement for developers to provide or contribute towards, the provision of mitigation measures to make the development in planning terms, via the most appropriate mechanism e.g.

planning conditions, Section 106 planning obligations, agreements made under Section 278 of the Highways Act 1990 (as amended).

Due to the phased approach across the Framework Area, there will be forward consideration for what infrastructure improvements and any other planning obligations should be made during the initial phases in order to support the delivery of later phases.







# Glossary.

8

## 8.1

## Glossary



1. **Active Frontage:** A design approach that encourages ground-level engagement and activity such as leisure facilities or commercial space, this is often along streets and sidewalks.
2. **Active Travel:** refers to any form of human-powered transportation, such as walking, or cycling, that promotes physical activity and reduces reliance on private-vehicle.
3. **Biodiversity Net Gain:** Biodiversity net gain is a method by which to contribute to the recovery of nature when developing land. It helps to ensure that habitats for wildlife are in a better state than it was prior to the development.
4. **Blue Infrastructure:** Water-based features and systems, including rivers, canals, and wetlands, incorporated into urban planning for multiple purposes, such as flood control and recreation.
5. **Cabinet:** Bury Metropolitan Borough Council's governing body, made up of eight Councillors and chaired by the Leader of the Council. The Cabinet has full authority for implementing the Council's budgetary and policy framework.
6. **Catalytic Regeneration:** A type of urban regeneration that is designed to stimulate broader economic and social development in a particular area or community.
7. **Clustering:** The concentration of similar businesses or activities in a specific area, fostering collaboration and specialisation.
8. **Connectivity:** The degree to which different parts of the community / urban area are linked and integrated with one another.
9. **Conservation Area:** A designated area of historical or architectural significance where special planning restrictions apply to protect its character.
10. **Consultation:** The process of seeking input, feedback, and opinions from various stakeholders often including local residents and community groups regarding development and regeneration plans.
11. **Development Plan:** A document that sets out the local authority's policies and proposals to guide land use and development within its administrative boundary. Planning authorities should consider applications in accordance with the Development Plan unless material considerations indicate otherwise.
12. **Development Principles:** The set of guidelines and objectives that provide the guiding framework for the design and implementation of a scheme or strategy. All future proposals are encouraged to consider and respond to these.
13. **Endorsement:** The formal approval or support given by a group of Council officials, in this case Bury Cabinet. Endorsement effectively makes the Regeneration Framework a material consideration in planning decisions in a specific area.
14. **Façade:** The exterior, usually street-facing, frontage of a building, including its architectural design and appearance.
15. **Framework Area:** The area within the remit of the Regeneration Framework.
16. **Green Infrastructure:** Natural or semi-natural elements integrated into urban planning to enhance environmental sustainability, such as parks, green roofs, and urban forests.
17. **Habitats:** The natural home or environment of an animal, plant or other organism. Protecting habitats helps to improve biodiversity and enhance the local environment.
18. **Hard Landscaping:** The non-living materials used in areas of public realm, including concrete, stone, brick and metal.
19. **High-density Development:** A planning and design approach that concentrates buildings and people in a compact area, often to promote sustainable urban growth.
20. **Historic Fabric:** The overall physical structure and layout of historic areas, including its buildings, streets, and public spaces.
21. **Historic Setting:** The context and surroundings of a heritage site or asset that contribute to its historical significance and character.
22. **Holistic:** Consideration of all interconnected factors in the design of a scheme or regeneration framework.
23. **Hub:** A central location that services as a focal point for transportation, economic activity or social interaction.
24. **Illustrative Masterplan:** A visual representation or concept plan that provides a broad overview of how a development or regeneration in a specific area may look in the future if the principles.
25. **Inclusive Growth:** Inclusive growth is economic growth that is distributed fairly across society and creates opportunities for all.
26. **Joint Venture / JV:** A partnership often between public and / or private entities to undertake a development or regeneration project in a particular area.



- 27. Key View:** A specific visual perspective or vista that is considered to be of significant cultural, historic or aesthetic value.
- 28. Legibility:** The ease at which people can understand or navigate a space or building.
- 29. Levelling Up:** A national Government policy initiative aimed at reducing regional inequalities by investing in infrastructure, education, and economic development in less affluent areas.
- 30. Listed Building:** A building of historical or architectural importance that is legally protected and cannot be demolished or altered without approval from the Local Planning Authority.
- 31. Massing and Scale:** The physical size and arrangement of buildings or permanent structures.
- 32. Material Considerations:** Factors that planning authorities consider when making planning decisions, including the guidelines and principles set out within this Regeneration Framework.
- 33. Materials Palette:** The selection of materials that are chosen for use in the design of a scheme, typically including a range of materials that are appropriate for its context, function and aesthetic goals.
- 34. Meanwhile Use:** Temporary use of a vacant space for a specific purpose until a permanent use can be found.
- 35. Micro-climate:** The climate conditions within a small, localised area, often influenced by surrounding buildings, vegetation, and geography.
- 36. Mixed-use:** The integration of different land uses, such as residential, commercial, and recreational, within a single development or area.
- 37. Net Zero Carbon:** A sustainability goal aiming to balance the carbon emissions produced and removed from the atmosphere within a defined area or development.
- 38. Node:** A point or location within a transportation network where multiple routes converge or intersect.

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