

Simister Bowlee Development Framework

Consultation Statement

January 2026

1. Introduction

- 1.1 Bury and Rochdale Councils are jointly preparing a Simister Bowlee Development Framework (SBDF) Joint Supplementary Planning Document (SPD).
- 1.2 The draft SBDF has been prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.3 Regulation 12(a) requires the Councils to produce a consultation statement before adoption of the SPD. This statement must set out who was consulted, a summary of the issues raised, and how these issues were incorporated into the SPD.
- 1.4 Regulation 12(b) requires the Council to publish the documents (including a 'consultation statement') for a minimum of 4-week consultation, specify the date when responses should be received, and identify the address to which responses should be sent.
- 1.5 Regulation 13 stipulates that any person may make representations about the draft SPD and that the representations must be made by the end of the consultation date referred to in Regulation 12.
- 1.6 Regulation 12 states that when seeking representations on an SPD, documents must be made available in accordance with Regulation 35. This requires the Council to make documents available by taking the following steps:
 - Make the document available at the principal office and other places within the area that the Council considers appropriate; and
 - Publish the document on the Council's website.
- 1.7 This Consultation Statement sets out the extent of the consultation and engagement undertaken on the draft SBDF, highlights the issues raised and how the document was amended to reflect the issues raised.

2. Engagement during the preparation of the draft SBDF

- 2.1 The role of the draft SBDF is to effectively bridge the gap between the allocation of the site in Places for Everyone (PfE) and the subsequent detail of the development that will emerge through planning applications on the site.

- 2.2 The preparation of the draft SBDF and its supporting evidence has enabled key issues to be identified and addressed to the satisfaction of all parties at an early stage in the planning process. Fundamentally, the draft SBDF establishes the parameters against which future planning applications will be considered and identifies the necessary infrastructure required to support the development of the site.
- 2.3 The draft SBDF has been prepared jointly by Bury and Rochdale Councils (hereafter collectively referred to as 'the Councils') with technical input from the Northern Gateway Development Vehicle (NGDV) as the main site promoter and input from other landowners/stakeholders, including Transport for Greater Manchester (TfGM). This engagement helped to identify and understand expectations and key issues around the delivery of the site during the early stages of preparing the draft SBDF.
- 2.4 The following table sets out the key issues raised during the internal engagement and how these have been addressed in the draft SBDF.

Issue	How was this incorporated into the draft SPD
How will development be phased within the allocation?	Reflected in draft SPD which identifies that development is expected to come forward in a series of phases alongside necessary infrastructure provision and a flexible approach which is responsive to opportunities. This approach does not restrict the potential for later phases to be accelerated where opportunities arise, or where infrastructure allows certain phases to be advanced, early than currently envisaged.
When will the infrastructure be delivered	Reflected in draft WDF which specifies that infrastructure will be co-ordinated with the delivery of new homes and will be subject to triggers for implementation of infrastructure.
Concerns that some areas would be excluded from the masterplanning process	Reflected in draft SPD which requires a comprehensive approach to development

3. Screening Assessments

Strategic Environmental Assessment (SEA) Screening

- 3.1 A Screening Statement has been prepared to determine whether a Strategic Environmental Assessment (SEAA) would be required for the draft SBDF. The Councils consulted Natural England, Historic England and the Environment Agency over a four-week period (11th September 2025 – 13th October 2025) in order to seek their views on the conclusions of the SEA Screening Assessment.
- 3.2 Responses were received from all three bodies, all of whom agreed with the Councils that the above assessment would not be required to accompany the SPD.

Habitats Regulations Assessment (HRA) Screening

- 3.3 The Greater Manchester Ecology Unit (GMEU) were consulted on 11th September 2025. GMEU agreed with the Councils conclusion that the draft SBDF would not require a full HRA.

4. How to view and comment on the Draft SPD

- 4.1 The draft SBDF SPD was approved for consultation by Rochdale Council's Cabinet on 5th February 2026 and Bury Council's Cabinet of the 11th February 2026. An six-week period of consultation will commence on **Friday 13th February 2026**, running until **Friday 27th March 2026**.

How to view the documents

- 4.2 In Bury, during this consultation, all relevant documentation will be available on the Council's website, copies of the document will be made available for inspection electronically at Bury Town Hall between the hours of 8.45am and 5.00pm (Monday-Friday) and at local libraries and the Tottington Centre during their normal working hours (see www.bury.gov.uk/libraries and www.tottingtoncentre.co.uk for details. Paper copies of the draft SBDF will also be available in these locations.
- 4.3 In Rochdale, during this consultation, all relevant documentation will be available on the Council's website, copies of the document will be made available for inspection electronically at all local libraries during their normal working hours (see [Local libraries and customer service centres | Rochdale Borough Council](#)) for details. In addition, paper copies of the draft SBDF and comments forms will be put in the four main borough libraries – Heywood, Littleborough, Middleton and Rochdale.

- 4.4 Contacts on Bury Council's and Rochdale Council's development plans consultation databases will be notified directly of the consultation. The Councils will also be hosting two drop-in events, where Planning Officers will be able to answer any questions on the draft SBDF between 3.30-7.30pm on:
- Tuesday 24th February – Radcliffe Market – 4-8pm
 - Wednesday 25th February – Elton High School – 4-8pm
 - Thursday 26th February – Parrenthorn High School – 4-8pm
 - Thursday 5th March – Edgar Wood Academy – 4-8pm (Simister Bowlee Development Framework only)

How to comment on the documents

- 4.5 Comments can be made on line via Bury Council's website www.bury.gov.uk/strategicsites or Rochdale Council's website <https://www.rochdale.gov.uk/NorthernGateway>
- 4.6 Responses by email are requested to be sent to strategicsites@bury.gov.uk
- 4.7 Alternatively, responses can be returned by post to the following address:
Strategic Planning and Infrastructure
2nd Floor
3 Knowsley Place
Duke Street
Bury
BL9 0EJ
- 4.8 Those requiring further information on the draft SBDF are asked to contact a member of Bury's Strategic Planning and Infrastructure team on 0161 253 5550 or a member of Rochdale's Strategic Planning Team on 01706 924252 or email strategicsites@bury.gov.uk