

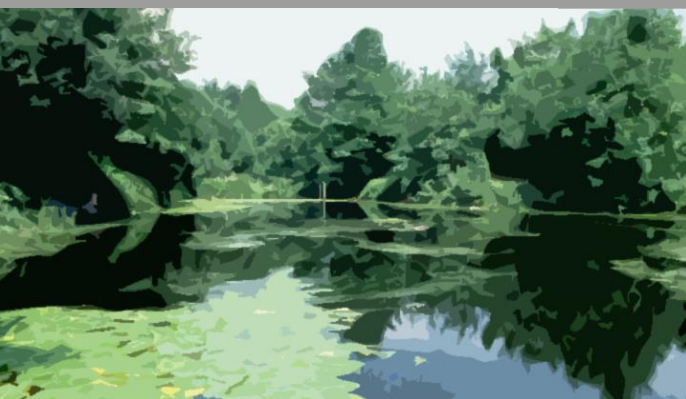


# Bury Local Plan

## Topic Paper 3: Economy



March 2025



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# 1. Introduction

- 1.1. This Topic Paper is one of a series that has been prepared as part of the process of evidence gathering to support Bury's emerging Local Plan. It sits alongside a range of other Topic Papers covering the following:
- Climate change and carbon reduction
  - Housing
  - Centres
  - Tourism and culture
  - Communities
  - Transport
  - Built environment and design
  - Green infrastructure
  - Green Belt
  - Water and flood risk
  - Air quality, pollution and hazards
- 1.2. The principal aim of the Topic Paper is to set out current key policies, plans and strategies relating to this topic area that forms the framework for the development of the Local Plan and to present a profile of the Borough that will highlight key issues, problems and challenges that the Local Plan should seek to address and which have helped to shape and influence the direction and focus of the Local Plan's policies and designations.

## 2. Background

- 2.1. Places for Everyone (PfE) includes an economic strategy that seeks to rebalance the Greater Manchester economy by significantly boosting the economic output from the north of the sub-region.
- 2.2. Bury's Economic Strategy seeks to ensure the Borough has a strong economy in the future and offers a range of job and career opportunities for all.
- 2.3. Key to ensuring both of these aspirations, is to retain and facilitate growth across the range of businesses in the Borough and ensure these companies can provide long-term, higher-skilled and well-paid employment. Ensuring there is sufficient employment land in the right locations to facilitate existing businesses to grow and attracting new businesses is also crucial.

## 3. Context

- 3.1. One of the key early stages in the process is to review other policies, plans and strategies which are of relevance to this particular topic area and which help to inform and influence the direction of the Local Plan. There is a need for the Local Plan to be consistent with planning policy at different levels.
- 3.2. The National Planning Policy Framework (NPPF) sets out Government policy in respect of planning matters and this is supported by Planning Practice Guidance (PPG). This sets out the broad planning framework within which development plans are produced.
- 3.3. Sub-regionally, the Places for Everyone Plan joint plan (PfE) establishes strategic policies and site allocations across nine of the ten Greater Manchester districts. Following its adoption in March 2024, PfE is now a key part of Bury's development plan that sits alongside the Local Plan.
- 3.4. There are also a range of other plans and strategies that, whilst not being policy, are of relevance to the Borough from an economy perspective.

### National Planning Policy

- 3.5. All development plans must be prepared within the context of the Government's planning policies. These are primarily set out within the National Planning Policy Framework (NPPF)<sup>1</sup> which sets out the Government's planning policies for England and how these should be applied. The NPPF provides a framework within which locally prepared plans for housing and other development can be produced.
- 3.6. The NPPF is supported by separate policy documents related to waste<sup>2</sup> and traveller sites<sup>3</sup> as well as more detailed information in Planning Practice Guidance<sup>4</sup>.
- 3.7. Central to the NPPF is the Government's objective of achieving sustainable development and it highlights that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways:
  - **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth,

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<sup>1</sup> [National Planning Policy Framework](#)

<sup>2</sup> [National Planning Policy for Waste](#)

<sup>3</sup> [Planning policy for traveller sites](#)

<sup>4</sup> [Planning Practice Guidance](#)

innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

- **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

3.8. The NPPF says that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support wider economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.

3.9. It states that planning policies should:

- Set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth, having regard to Local Industrial Strategies and other local policies for economic development and regeneration;
- Set criteria, or identify strategic sites for local and inward investment to match the strategy and to meet anticipated needs over the plan period;
- Seek to address potential barriers to investment, such as inadequate infrastructure, services and housing, or a poor environment; and
- Be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices (such as live-work accommodation), and to enable a rapid response to changes in economic circumstances.

3.10. Planning policies and decisions should recognise and address the specific locational requirement of different sectors. This includes making provision for clusters or networks of knowledge and data-driven, creative or high



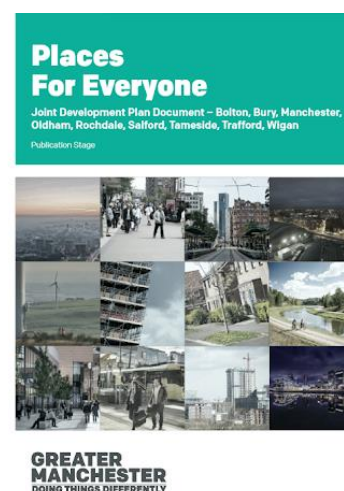
technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations.

## Greater Manchester Strategy 2021-2031

- 3.11. The Strategy<sup>5</sup> is Greater Manchester's plan for all communities, neighbourhoods, towns and cities which make up the city-region. It is a plan for recovery and renewal following the pandemic.
- 3.12. The Strategy aims to achieve the shared vision of 'Good Lives for All: that Greater Manchester is a great place to grow up, get on and grow old; a great place to invest, do business, visit and study' and how this will be achieved.
- 3.13. The Strategy builds on the work undertaken by the Greater Manchester Strategy - Our People, Our Place (2017), by ensuring that all the people in Greater Manchester have access to safe, decent and affordable transport, accelerate plans towards carbon neutrality, creation of greener homes and communities and better jobs and skills.
- 3.14. The Strategy focuses on three key themes of:
- A greener Greater Manchester – focusing on tackling climate change and working toward our carbon neutral aim;
  - A fairer Greater Manchester – addressing inequality and levelling-up, from access to good jobs, to transport, health and housing.
  - A more prosperous Greater Manchester – delivering economic growth which is more equitable and socially responsible, bringing opportunities and prosperity to all.

## Places for Everyone

- 3.15. Places for Everyone (PfE) was prepared as a Joint Development Plan Document of nine of the ten Greater Manchester local planning authorities (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan). The plan was formally adopted in March 2024.
- 3.16. PfE is the strategic spatial plan that sets out a collective planning policy framework for the nine constituent boroughs. All policies within the plan are 'strategic policies' and form a key part of Bury's wider development plan which is used to determine



<sup>5</sup> <https://aboutgreatermanchester.com/the-greater-manchester-strategy-2021-2031/>

individual planning applications. As such, Bury's Local Plan will need to be consistent with PfE.

- 3.17. As a strategic plan, Places for Everyone does not cover everything that Bury's Local Plan would. Therefore, Bury's Local Plan will set out more detailed policies reflecting local circumstances.
- 3.18. PfE includes a broad spatial strategy which recognises that if the forecasted patterns of growth across Greater Manchester continue unchecked, then the current disparities between Greater Manchester's northern and southern areas will widen.
- 3.19. This is not considered to be consistent with delivering inclusive growth and would adversely impact on the long-term prospects for Greater Manchester. As such, the spatial strategy in Places for Everyone seeks to significantly boost the competitiveness of the northern parts of Greater Manchester (including Bury), whilst ensuring that the southern area continues to make a considerable contribution to growth by making the most of its key assets.
- 3.20. PfE establishes the quantitative floorspace requirements for industrial and warehousing and office development across the Plan area for the period 2022-2039 and seeks to ensure a distribution of development that helps to achieve the strategic economic priority including the aim to rebalance the Greater Manchester economy. The requirements are for at least 2,019,000 sq.m. of office floorspace and 3,513,000 sq.m. of industrial and warehousing floorspace. These requirements are not broken down to district level, although tables 6.1 and 6.2 in PfE set out the distribution of the identified supply for offices and industry and warehousing.
- 3.21. In pursuit of this, PfE highlights the opportunity for growth along the 'North-East Growth Corridor (PfE Policy JP-Strat 7), focused on the M62 corridor from Junction 18 to Junction 21.
- 3.22. PfE identifies a strategic employment allocation at Heywood/Pilsworth (JPA1.1) as part of a collection of three employment allocations within the North East Growth Corridor. The Heywood/Pilsworth site straddles Bury and Rochdale and is the most significant proposal for employment development within Places for Everyone.
- 3.23. The Heywood/Pilsworth site occupies a strategic location adjacent to the M60, M62 and M66 and market analysis considers that this, together with the scale of the opportunity, will attract high quality businesses and employment opportunities, including advanced manufacturing processes to support product innovation and research activity in Manchester city centre.
- 3.24. The site provides the opportunity to deliver an internationally significant employment development with the potential to deliver a total of around 1.2

million sq.m. of employment floorspace and it is estimated that the development has the potential to generate around 20,000 jobs.

## Atom Valley

- 3.25. Atom Valley is a Mayoral Development Zone (MDZ) within the North East Growth Corridor identified in PfE. Atom Valley is led by a partnership of developers, industrialists, universities and local government.



- 3.26. The vision is to create an extensive and interconnected manufacturing “mega-cluster”, which builds on existing local strengths in advanced manufacturing, materials and machinery in the local area. Bringing together world-class research, manufacturing, research and development, it aims to shape the future while levelling up communities.
- 3.27. Atom Valley is focused on three key sites:
- Northern Gateway, in Bury and Rochdale;
  - Kingsway Park, in Rochdale;
  - Stakehill, in Rochdale and Oldham.

## Greater Manchester Local Industrial Strategy

- 3.28. The Greater Manchester Local Industrial Strategy (GM LIS) is a long-term plan which will aim to develop increased productivity and wealth creation across Greater Manchester.

- 3.29. It establishes the following key strategic priorities:

- Develop ‘Advanced Materials City’ in the M62 North East Growth Corridor, focused on opportunities in Greater Manchester’s manufacturing base, attracting significant inward investment;
- The North East Growth Corridor is identified as the largest new growth areas with logistics and manufacturing offering opportunities to utilise Bury’s proximity to this corridor and specialism in these areas;





- Improve productivity in Greater Manchester's manufacturing base by adopting Made Smarter approaches to accelerating the development , design, adoption and creative application of digital technologies, Artificial Intelligence, environmental technologies;
- Revitalise town centres and high streets by supporting creatives, digital entrepreneurs, and innovators to start or scale a business, social or cooperative enterprise;
- Reduce inequalities, promote diversity and improve prosperity by addressing barriers to participating in employment and accessing opportunities across the city region.

## Bury's 'Let's Do It!' Strategy

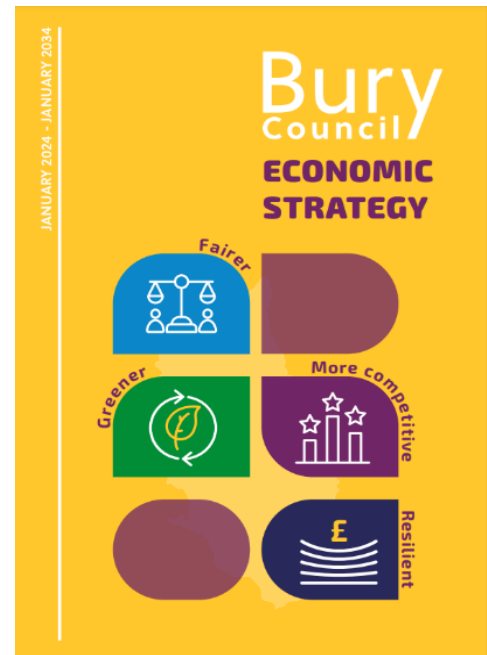
- 3.30. Bury's Let's Do It Strategy is a ten-year vision and strategy for the Borough. It seeks to build upon a shared sense of local pride and act as a call to arms for progressing the local vision of achieving *'faster economic growth than the national average, with lower than national average levels of deprivation'*.
- 3.31. It is a single strategy for the council, police, health, other public services, the voluntary, community and faith sector and business communities and some of its key aims are to:
- Develop every township in the borough to be better and stronger than before the Covid-19 pandemic;
  - Tackle the causes of inequality and ensure that our children have a better start in life, with access to improved education and broader horizons;
  - Help every adult to have the opportunity to be their very best through access to high quality, local work and to help our older residents stay connected and independent;
  - Support local businesses as they seek to recover and thrive; and
  - Deliver net zero emissions and a cleaner environment for all.
- 3.32. Bury's Local Plan will play a key role in delivering the vision and aims of the Let's Do It Strategy and, as such, it is important that there is alignment between these two key local strategies.

# Bury Economic Strategy 2024

3.33. The Economic Strategy sets out the framework and priorities to guide and steer Bury Council and it's partners collaborative approach to delivering a sustainable, competitive, inclusive and resilient local economy that fulfils its growth potential, while making a significant contribution to Greater Manchester's wider economic growth ambitions over the next decade and beyond.

3.34. Whilst Bury's economy is integral to supporting Greater Manchester's growth agenda, it is recognised that there is a distinct imbalance even within the Greater Manchester economy with economic output from the north of the conurbation, including Bury, falling behind that of the central and southern areas of Greater Manchester.

3.35. Through a clear, comprehensive and ambitious strategy, Bury is well placed to play a key role in driving forward sustainable economic growth in the Borough and in Greater Manchester. This will be achieved through the realisation of identified key opportunities. For example, the realisation of significant new and high skilled employment opportunities through the release of employment at Northern Gateway which presents a 'game changing' opportunity for Bury and for Greater Manchester.



## 4. Local Profile

4.1. This section sets out a broad profile of the Borough in terms of its economy and employment. It provides an examination of the main influences on, and challenges for, the Borough's local economy in order to assist in identifying the key issues that the Local Plan will need to address. The most fundamental and challenging features are considered to centre around the following:

- Employment composition
- Job density
- Skills
- Occupations
- Earnings

- Commuting
- Economic inactivity
- Employment land requirements;
- Employment land availability; and
- Existing employment sites

## Employment Composition

- 4.2. Between 2023 and 2024, 82,800 people (69.6%) were employed in Bury. However, this was below the North West (73.0%) and national average (75.5%)<sup>6</sup>.
- 4.3. As with other economies in the north of Greater Manchester, Bury grew up around the textile industry, resulting in a concentration of and over-reliance on the manufacturing sector. The borough developed and still has an expertise in the textiles industry. However, as manufacturing declined over the last 50 years, Bury's economy has restructured to a predominantly service-based economy.
- 4.4. Nomis Official Labour Market Statistics (2023)<sup>7</sup> show that the highest percentage of jobs in Bury are related to human health and social work activities which account for 16,000 jobs (21.9%). This is a significantly higher rate than in the North West (15.1%) and nationally (13.9%). Jobs within wholesale and retail trade is the second most dominant sector in terms of employee jobs with Bury having 13,000 jobs (17.8%) which is again higher than the North West (14.4%) and nationally (13.7%).
- 4.5. Manufacturing remains a significant sector in Bury accounting for 7,000 jobs or 9.6% of jobs within the Borough. This is higher than the North West (9.0%) and nationally (7.5%). Although there have been reductions in the numbers employed in manufacturing over many decades, it continues to be a very important sector for Greater Manchester delivering high levels of productivity and income. Advanced manufacturing is a particular strength, and supporting the success of this sector will be an important for the wider prosperity of Bury, Greater Manchester and the North West. Similarly, Bury has also seen growth in sectors connected to science, digital technologies and creative industries.
- 4.6. Logistics is a sector that is becoming increasingly central to the economy, enabling the efficient functioning of other sectors and supporting changes in consumer behaviour, such as significant growth in online retailing. Greater Manchester's central position in the North of England, its large business and

<sup>6</sup> Source: ONS Annual Population Survey – October 2023-September 2024

<sup>7</sup> ONS Business Register and Employment Survey: Open Access

customer market and its excellent internal freight connections via Manchester Airport, the Manchester Ship Canal and the nearby Port of Liverpool together provide opportunities to significantly increase logistics activity within the sub-region. Logistics and Distribution industries have changed radically in response to changing consumer behaviours, with next day and same day delivery becoming increasingly common place, and significant growth in local distribution jobs. This has led to the development of Fourth Party Logistics Firms, businesses that act as a supply chain manager to deliver a comprehensive supply chain solution from national down to the local level.

- 4.7. Education is also a significant form of employment within Bury with 7,000 jobs (9.6%) compared to the North West (8.2%) and nationally (8.6%). Whilst professional, scientific and technical activities account for 6,000 jobs in Bury (8.2%) this is a lower proportion than the North West (9.9%) and nationally (9.3%)<sup>8</sup>.
- 4.8. Of particular significance to the Borough's local economy and its residents is the strong reliance on public sector employment which is likely to be impacted on by cuts within this sector. Not only are these factors likely to lead to higher rates of unemployment for the Borough's residents but it will also have implications in terms of the Borough's own local economic base.

## Job Density

- 4.9. Job density is defined as the number of jobs in an area divided by the resident population aged 16-64 in that area<sup>9</sup>. ONS Job Density Statistics (2022) show that the number of jobs available within the Borough was 78,000 which equates to a job density ratio of 0.65 which is far lower than the job density for the North West (0.84) and nationally (0.87).

## Skills

- 4.10. One of Bury's main strength's lies in the skills of its residents, with the Borough being the location of choice for many of Greater Manchester's high-level workers, making it an essential part of the success of the conurbation. The ONS Annual Population Survey (2023) show that 47.1% of working age residents have RQF4<sup>10</sup> qualifications which, whilst being roughly equivalent to the percentage nationally (47.3%), is significantly higher than the North West (44.4%).

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<sup>8</sup> ONS Business Register and Employment Survey: Open Access

<sup>9</sup> ONS Job Density

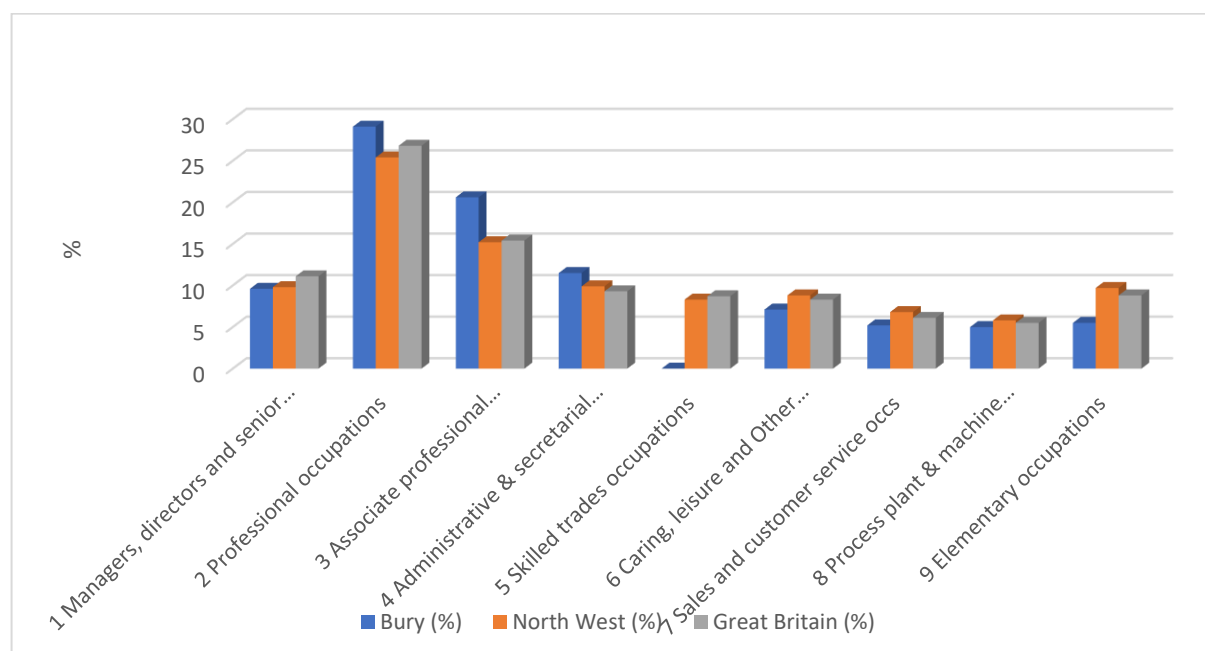
<sup>10</sup> RQF4 – HND, Degree and Higher Degree level qualifications or equivalent.

- 4.11. The Borough has a higher proportion (87.1%) of residents with RQF2<sup>11</sup> qualifications - at least 5 GCSEs at A\* to C – to the North West (86.6%) and nationally (86.5%). The Borough also has a lower proportion of residents with no qualifications (5.8%) compared to the North West (6.7%) and the situation nationally (6.5%).

## Occupations

- 4.12. Residents of Bury tend to work in higher-skilled and better paid jobs than the average across Greater Manchester as a whole. This is reflected in Figure 1 which shows that 59.3% of the Borough's residents are employed as managers, directors and senior officials; in professional; or associate professional occupations (Major Group 1-3). This compares to 50.5% in the North West and 53.4% nationally<sup>12</sup>.

Figure 1 – Occupations of Bury Residents



Source: ONS Annual Population Survey – October 2023 – September 2024

## Earnings

- 4.13. Figure 2 shows the average weekly earnings for employees in 2024 and this allows a comparison to be made between the earnings of people working in the Borough and people living in the Borough who may be working elsewhere. The average gross earnings for people living in the Borough are slightly less per week than those working in the Borough (£2.60). On

<sup>11</sup> RQF2 – 5 or more GCSEs at grades A-C, foundation GNVQ, NVQ1, intermediate 1 national qualification (Scotland)

<sup>12</sup> ONS Annual Population Survey – October 2023 – September 2024



average, people working in the city of Manchester earn £64.60 more per week than people working in Bury.

Figure 2 – Comparison of Median Gross Weekly Pay (Full Time Employees)

Bury (workplace)	Bury (resident)	City of Manchester (workplace)	Greater Manchester (workplace)	North West (workplace)
£690.70	£688.10	£755.30	£694.70	£692.90

Source: NOMIS Annual Survey of Hours and Earnings 2024

## Commuting

- 4.14. In 2011, 26,915 people were commuting into Bury from other local UK authorities and 41,550 people commuting out of Bury to other local authorities. Analysis shows the greatest daily net inflow of commuters is from Bolton and Rochdale, with a net out flow of commuters to Manchester, who most likely commute along the A56 road corridor and tram routes.
- 4.15. The sustainable and efficient connectivity offered by the Metrolink means Bury, Radcliffe, Whitefield and Prestwich have the more accessible means of accessing employment and business opportunities within Manchester City Centre and the wider central Manchester/Salford core area.

Figure 3 – Commuting Into and Out of Bury



Commuting totals for Bury:

- Inflow: 26,915 all persons commute into Bury from other local authorities in the UK.
- Outflow: 41,550 all persons commute out of Bury to other local authorities in the UK or abroad.
- Net change: Overall, commuting results in a population decrease of 14,635 all persons in Bury.

Source: <https://www.nomisweb.co.uk/census/2011/wu01uk/chart>

## Economic Inactivity

- 4.16. 33,300 people (28.6%)<sup>13</sup> in the Borough are classed as economically inactive. Economic activity is a definition used to describe those people who are not in work but do not satisfy all the criteria for unemployment. This includes those who want a job but who have not been seeking work in the last four weeks, those who want a job and are seeking work but not available to start and those who do not want a job.
- 4.17. This contrasts with the unemployment rate of 4.0% (3,400 people)<sup>14</sup> of the economically active population. The definition of unemployment covers people who are not in employment but want a job, have actively sought work in the last four weeks and are available to start work in the next fortnight, or those who are out of work and have accepted a job which they are waiting to start in the next fortnight.

## Employment Land Requirements

- 4.18. PfE policies JP-J3 and JP-J4 identify gross floorspace requirements for the whole plan areas for offices/industry and warehousing development over the period 2022-2039<sup>15</sup>. The requirements are for at least 2,019,000sq.m of office floorspace and 3,513,000sq.m of industrial and warehousing floorspace. These requirements are not broken down to district level, although tables 6.1 and 6.2 in PfE set out the distribution of the identified supply for offices and industry and warehousing.
- 4.19. To ensure that Bury makes a sufficient contribution to meeting the overall employment requirements identified in PfE, at least 971,500sq.m of office floorspace and at least 617,753sq.m of industrial and warehousing floorspace will be provided in Bury over the period 2022 to 2042. These requirements have been determined by:
- Calculating Bury's proportion of the total supply of floorspace across the districts as shown in the PfE tables 6.1 and 6.2;
  - Applying this proportion to the policy requirement figures in PfE policies JP-J3 and JP-J4;
  - Making an additional allowance to cover the period from 2039 to 2042, given the supply figures and overall requirement in PfE are for the period

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<sup>13</sup> Source: ONS Annual Population Survey (October 2023-Sep 2024)

<sup>14</sup> Source: ONS Annual Population Survey (October 2023-Sep 2024)

<sup>15</sup> Gross relates to the addition of employment floorspace; it does not take into account any employment floorspace that may be lost because of demolition or changes of use/conversions.

to 2039. This allowance has been derived by simply applying the annual average requirements for 2022 to 2039 to the 2039 to 2042 period<sup>16</sup>.

- 4.20. The approach taken to disaggregating the overall employment requirements to a district level is that put forward by the 9 PfE districts through main modifications proposed during the examination of the Plan. Ultimately, the Inspectors determined that such modifications were not necessary to make the plan sound given there is no specific requirement in national policy to establish district level requirement figures as part of a joint local plan. Notwithstanding this, the methodology is considered to remain appropriate for disaggregating the employment requirements set out in PfE for the purpose of the Local Plan.

## Employment Land Availability

- 4.21. One of the most fundamental requirements for securing inward investment is the availability of an adequate quantity and good quality supply of available employment land. The Borough's existing supply of land had been deficient in terms of quantity and quality for some time and this is considered to have 'held back' the prospect of economic growth in the Borough.
- 4.22. PfE identifies a strategic employment allocation at Heywood/Pilsworth (JPA1.1) as part of a collection of three employment allocations within the North East Growth Corridor. The Heywood/Pilsworth site straddles Bury and Rochdale and is the most significant proposal for employment development within Places for Everyone.
- 4.23. The development of the site has the potential to deliver c.1.2 million sqm. of industrial and warehousing floorspace and around 20,000 new jobs, depending upon the end uses (e.g. manufacturing/advanced manufacturing and warehousing/ logistics uses). 856,000sq.m are expected to be delivered in Bury.
- 4.24. However, it is important to ensure the Borough has a wide range of employment sites and accommodations to meet all levels of need and affordability.
- 4.25. In April 2024, the Borough's employment land supply included 16 sites suitable for industry and warehousing (893,731sq.m) and 3 suitable for office development (1,584sq.m). Details of these sites can be found in Appendix 1.

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<sup>16</sup> The approach is consistent with paragraph 1.56 of PfE which states that if a local plan looks beyond 2039, the minimum requirement figures set out in policies JP-J3 and JP-J4 should be used to inform local plan targets.

## Existing Employment Sites

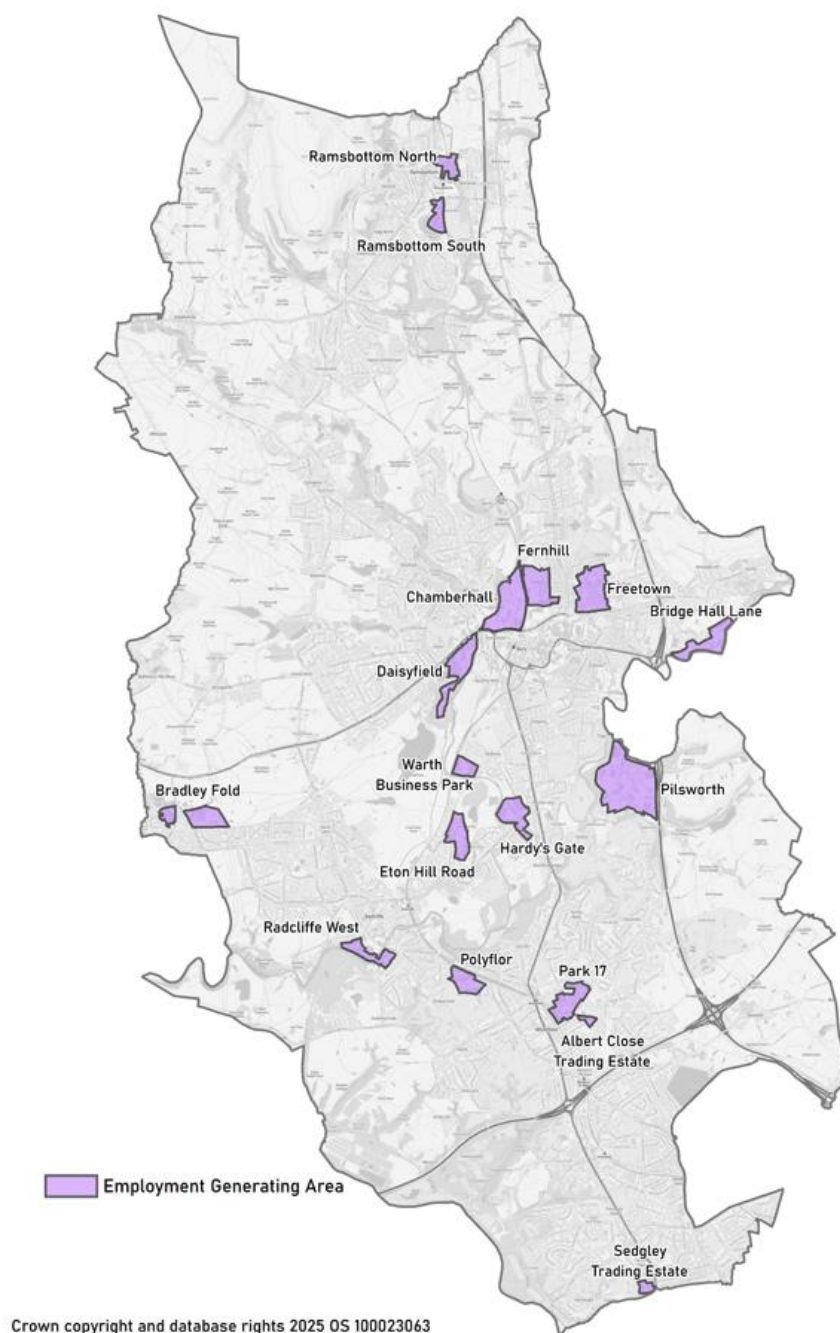
- 4.26. The Borough's industrial heritage means that Bury includes a diverse range of existing employment sites ranging from older traditional mill buildings to modern industrial estates. Existing employment sites often comprise older premises in secondary locations and close to residential uses.
- 4.27. Whilst some of the stock of existing employment sites may not be of a particularly high quality, they often provide more affordable accommodation. In addition, many of these sites offer the opportunity for people to work close to where they live, thus potentially reducing travel distances and reliance on the private car as a way of travelling to work.
- 4.28. Increasingly, these older employment sites have been subject to significant pressure for redevelopment from developers of higher value uses, such as residential. It is recognised that some sites may be beyond their economic life and have, at the present time, no realistic prospect of being used for employment purposes either in their current state, following refurbishment or redevelopment.

### Employment Generating Areas

- 4.29. The Borough's larger concentrations of employment uses have traditionally been designated as Employment Generating Areas (EGAs) and range from older, inner industrial areas of Bury, Radcliffe and Ramsbottom to the more modern areas such as Park 17 and Pilsworth. Protecting these areas provides businesses with a degree of certainty as to the future use of these areas, avoiding the introduction of conflicting land uses and having an important role to play in retaining local employment opportunities.
- 4.30. There are currently 17 areas across the Borough that include concentrations of employment uses, as follows, and these are shown on Figure 3:
- Ramsbottom North
  - Ramsbottom South
  - Chamberhall, Bury
  - Fernhill, Bury
  - Freetown, Bury
  - Bridge Hall Lane, Bury
  - Daisyfield, Bury
  - Pilsworth
  - Warth Business Park, Bury
  - Hardy's Gate, Bury

- Bradley Fold, Radcliffe
- Eton Hill Road, Radcliffe
- Radcliffe West, Radcliffe
- Polyflor, Whitefield
- Park 17 Whitefield
- Albert Close Trading Estate, Whitefield
- Sedgley Trading Estate, Pilsworth

Figure 4 – Employment Generating Areas





- 4.31. One of the Council's fundamental concerns when considering proposals for non-employment uses within an EGA will be whether this would be likely to have any adverse implications for other existing businesses operating within the EGA as well as for the prospective occupiers of the non-employment uses. For example, where housing is proposed near existing employment uses, this may give rise to pressure to curtail employment uses to the detriment of the wider EGA.

## 5. Summary of Key Issues

- 5.1. This Economy Topic Paper has highlighted several key issues that need to be considered in taking the Local Plan forward. These key issues are as follows:

- Opportunities to capitalise on growth sectors such as advanced manufacturing, science, digital, creative industries and logistics but a vulnerability to a decline in manufacturing employment and public cuts.
- A low ratio of jobs per working age population within the Borough.
- Low quality and low paid employment opportunities within the Borough leading to many well-educated residents working in higher skilled and better paid jobs working outside of the Borough.
- The need to protect suitable existing employment sites and areas to ensure that job opportunities for Bury residents and a diverse ladder of accommodation are retained.

## Appendix 1 – 2024 Employment Land Supply

### Industry and Warehousing

Site Reference	Site Name	Gross Floorspace (sq. m) only supply 2024-25 to 2028-2029	Gross Floorspace (sq. m) only supply 2029-30 to 2033-34	Gross Floorspace (sq. m) only supply 2034-35 to 2038-39	Gross Floorspace (sq. m) only supply 2039-40 onwards	Total
EL/0381/00	Northern Gateway Heywood/Pilsworth	25,000	188,670	277,330	365,000	856,000
EL/0021/02	Land at Chamberhall (Phase 2), Magdalene Road, Bury	5573	5572	0	0	11145
EL/0398/00	Buckley Wells Locomotive Depot, Baron Street, Bury, BL9 0TY	8581	0	0	0	8581
EL/0389/00	Former Christian Salvesen Site, Hollins Brook Way, Bury, BL9 8RR	0	6520	0	0	6520
EL/0402/00	Unit 3, Roach Bank Road, Bury, BL9 8RY	3065	0	0	0	3065
EL/0021/04	Land at Chamberhall (Phase 1a),	0	1844	0	0	1844

	Harvard Road, Bury					
EL/0347/00	Phase One Development Bradley Fold Trading Estate, Radcliffe Moor Road, Radcliffe	0	1656	0	0	1656
EL/0059/01	Former Reservoir Site, junction of Eton Hill Road & Eton Way South, Radcliffe	0	1212	0	0	1212
EL/0393/00	55 Rochdale Road, Bury, BL9 0QZ	833	0	0	0	833
EL/0331/00	Site bounded by Kenyon Street, Brook Street and Taylor Street, Bury, BL9 6DT	0	697	0	0	697
EL/0399/00	Former Ashworth, Miller Street, Radcliffe, Manchester, M26 4AF	669	0	0	0	669
EL/0404/00	Britannia Mill, Samuel Street, Bury, BL9 6PG (Phase 2)	465	0	0	0	465
EL/0397/00	Land off Victoria Street, Bury	359	0	0	0	359
EL/0403/00	Storage yard at Woolfold Trading Estate, Stewart	314	0	0	0	314

	Street, Bury, BL8 1SB					
EL/0412/00	Salisbury Conservative Club, Badger Street, Bury, BL9 6AD	230	0	0	0	230
EL/0413/00	Unit 55 Bealey Industrial Estate, Hallam Street, Radcliffe, M26 2BD	141	0	0	0	141
<b>Total</b>		<b>47074</b>	<b>204327</b>	<b>277330</b>	<b>365000</b>	<b>893731</b>

## Office

Site Reference	Site Name	Gross Floorspace (sq. m) only supply 2024-25 to 2028-2029	Gross Floorspace (sq. m) only supply 2029-30 to 2033-34	Gross Floorspace (sq. m) only supply 2034-35 to 2038-39	Gross Floorspace (sq. m) only supply 2039-40 onwards	Total
EL/0411/00	Land at Green Street, Radcliffe	898	0	0	0	898
EL/0414/00	Blackburn Street, Radcliffe	604	0	0	0	604
EL/0401/00	Unit 1, Britannia Mill, 1 Croft Street, Bury, BL9 7BG	82	0	0	0	82
<b>Total</b>		<b>1584</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1584</b>

Bury  
Council