

IMPLEMENTATION AND RESOURCES

INTRODUCTION

The Unitary Development Plan provides the planning framework to guide development through the 1990's and into the 21st Century. If Bury is to meet the challenges ahead, and the needs of residents and visitors alike are to be satisfied, it is essential that the policies and proposals in the Plan are implemented. The implementation of the various policies and proposals is seen as a community-wide initiative. This will involve the public, private and voluntary sectors, acting either separately or in partnership, against the background of furthering the Plan's overall objectives of improving the Borough's physical environment and fostering economic regeneration, whilst working within the framework determined by Central Government and economic forces. To this end, the Plan will not only guide development, but will also be used to justify the Council's bids to Government or other sources, for funding to implement the Plan.

THE IMPLEMENTING AGENCIES

Many agencies will be involved in the implementation of the Plan, but the principal ones can be identified as:

The Council

The Council will play a significant role in the implementation of the Plan. This will be done:-

- directly through the Council's own development and work programmes e.g. derelict land reclamation programme;
- in partnership with others e.g. Bury Town Centre Strategy;
- by identifying development opportunities through the Plan for others to implement; and
- by the control of development through the Council's development control powers.

Where appropriate the Council will attach relevant and reasonable conditions to planning consents, to regulate development in accordance with the Plan. It may also refuse planning consent where it conflicts with the Plan's policies and proposals, and may use its enforcement powers to ensure that development is carried out in accordance with planning consents and that unauthorised development is dealt with as appropriate.

In order to ensure that development proposals are sympathetic to the Plan's policies and proposals, the Council will, in some instances, prepare supplementary planning guidance or development briefs, or enter into planning agreements with developers. This will provide positive guidance to developers on both general planning considerations and site specific issues, and will ensure conformity with the Plan.

Other Bodies or Agencies

In addition to the Council, there are many other bodies and agencies which can be expected to have an involvement in the implementation of the policies and proposals of the Plan.

Bodies such as the Health Authorities, statutory undertakers and Housing Associations will seek to undertake their own development programmes during the Plan period, be this new development or alterations to existing development. Such proposals will, where required, be controlled by the Council through its development control powers, but can make a significant contribution to the implementation of the Plan when in conformity with its policies and proposals.

Private Sector

Development proposals by the private sector will undoubtedly constitute the greatest impact in terms of the Plan's implementation. This will range from major development projects of large businesses to relatively minor proposals from individual householders. Through its development control powers the Council will ensure that such proposals conform with the Plan.

Voluntary Sector

The work of the voluntary sector is largely related to social, environmental or recreational areas of work. Local groups can play an important role in this respect and often the Council will work in partnership with such groups by providing the necessary expertise or administrative support required. In terms of the Plan's implementation, the work of these voluntary groups must not be underestimated.

RESOURCES

The successful implementation of the Plan requires not only agencies who are able or prepared to undertake development or other proposals, but also the availability of the necessary resources, particularly land and capital for investment.

Land as a Resource

PUBLIC SECTOR LAND

The Council is a major land owner and as such can be a significant contributor to the supply of land both for disposal for development and retention for public use. In its role as a land owner, the Council will be required to comply with the policies and proposals of the Plan in the same way as any other land owner and the release of land for development will be subject to the same considerations. The Council's role as a land owner will be clearly differentiated from its role as the local planning authority. The way in which the Council manages its existing stock of land which will be retained in public ownership is equally important in terms of the Plan's implementation.

PRIVATE SECTOR LAND

By far the majority of the Plan's proposals will be implemented on privately owned land. A steady supply of private land has come forward for development in the past and it is anticipated that this will continue throughout the Plan period. The rate at which such land will come forward for development will of course be directly influenced by the economic climate. All future development proposals will be considered in the light of the Plan's policies and proposals and be controlled by the Council through its development control powers.

Financial Resources

PUBLIC SECTOR FINANCE

Council expenditure is tightly controlled by Central Government through the local government credit control system and the imposition of cash limits. However, Government grants and borrowing approvals make up a significant proportion of the Council's financial resources and Council expenditure will continue to be a major source of funding for the implementation of the UDP's policies and proposals.

In progressing the objectives of the Plan the Council will individually, and working in partnership with others, continue to make bids, as opportunities arise, to attract external funding from such bodies as Central Government, the European Commission and the National Lottery for resources to support its capital programme and other work programmes. Proposals will be submitted annually to Central Government for housing capital expenditure in the Housing Investment Programme (HIP), for

highways capital expenditure in the Transport Policies and Programme (TPP) and for English Partnership funding in support of its Derelict Land Reclamation Strategy. Bids for funding from the European Structural Fund will also be made, especially from the European Regional Development Fund.

In addition, the Council obtains financial support from various bodies such as the Countryside Commission, The Forestry Commission, the Sports Council and English Heritage, and will continue to seek funding from whatever source, so as to maximise the level of financial resources available for investment in the Borough.

PRIVATE SECTOR FINANCE

This will form the greatest source of investment during the Plan period and includes all levels of investment from individual households to large developers and businesses. Whilst investment throughout the Plan period will be dominated by the prevailing national and local economic climate at the time, successful implementation of plans in the past has shown that even in times of financial restraint, economic activity, together with linked environmental benefits, can be stimulated by clear statements of where development opportunities exist within the Borough. To this end potential investment will be encouraged in accordance with the Plan's proposals.

Labour as a Resource

A substantial amount of work is undertaken at the local level by national or regional voluntary groups, particularly in the field of leisure, recreation and nature conservation. The time and effort put in by voluntary workers in these groups has been of great benefit to the improvement of the Borough and will continue to be so. Several voluntary sector organisations are active in the Borough, particularly British Trust for Conservation Volunteers, Lancashire Wildlife Trust and the Mersey Basin Trust.

IMPLEMENTING THE UDP - THE WAY FORWARD

The preparation of the UDP should be seen as very much the first step in developing an effective planning framework to guide and control the future development of the Borough. Further work will be essential to ensure that the policies and proposals of the Plan are acted upon and supplemented by appropriate measures to take them through to implementation.

The existence of development agencies and the availability of finance are not in themselves sufficient to ensure the successful implementation of the Plan. Implementation also requires the existence of suitable working arrangements and the undertaking of additional work to ensure that the implementation procedures are themselves put into place and carried out. To this end the following issues are relevant:

- Although the UDP outlines the Council's policies and proposals for the future land use planning of the Borough, further work will be needed to prepare more detailed planning guidance and programmes for action to ensure the effective implementation of the Plan. This will take various forms, dependent upon the particular issues in question.

The Council will, therefore, where necessary, prepare supplementary planning guidance which will take the form of Development Control Policy Notes to explain the interpretation of various UDP policies in more detail, Development Briefs in the case of site specific issues, such as may pertain on Opportunity Sites; Strategies in respect of topic based issues, such as nature conservation; Management Plans for areas such as the river valleys and country parks and area-based Action Plans for areas such as town centres, where there is a need for a comprehensive approach to deal with wide ranging, but inter-related, planning issues.

- The recent establishment of a new Department of Development and Environmental Services comprising the planning, engineering and environmental services functions of the Council, has created a single Department which can fulfil a co-ordinated agency role. This will ensure that the necessary expertise is at hand to facilitate and promote the implementation of the policies and proposals in the Plan.
- If the Council is to actively promote the implementation of those areas of the Plan for which it is directly responsible, there is a need for a corporate approach within the Authority to that end. This will necessitate close working relationships between different Council departments and a firm commitment to promoting the Plan's implementation. At the same time it will be necessary to maintain existing, or establish new, working relationships with all other agencies involved in the Plan's implementation.
- The Council must actively seek funding for the implementation of the Plan from all possible sources, both public and private. It must also ensure that its own capital programme reflects the Council's own responsibilities and aims in terms of the UDP's implementation.
- The Council must positively promote the policies and proposals in the Plan, not least the development of the Opportunity Sites identified in the Plan, particularly in the Borough's town centres.