

REPORT FOR DECISION

Agenda Item	
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DECISION MAKER:	COUNCIL
DATE:	15th December 2010
SUBJECT:	BURY LOCAL DEVELOPMENT FRAMEWORK – CORE STRATEGY FOCUSED CHANGE
REPORT FROM:	CABINET MEMBER – ENVIRONMENT AND TRANSPORT
CONTACT OFFICER:	Paul Allen – Planning & Transportation Policy Manager
TYPE OF DECISION:	COUNCIL (KEY DECISION)
FREEDOM OF INFORMATION/STATUS:	This paper is within the public domain.
SUMMARY:	<p>This report seeks approval for a proposed “focused change” to Bury’s Core Strategy and a subsequent four-week period of consultation on the focused change.</p> <p>The proposed “focused change” relates to employment provision in the north of the Borough and seeks to remove reference to that provision being met in the area of the A56/M66 junction.</p> <p>The Schedule of Proposed Focused Changes and Extracts from the Core Strategy incorporating these changes, together with other supporting documentation, is available at the Members’ Information Point and has been made available in electronic format to all Members. The documentation is also available on the Council’s website at www.bury.gov.uk.</p>
OPTIONS & RECOMMENDED OPTION	<p>Option 1 (Recommended option)</p> <p>That Members approve the proposed focused change and associated consultation measures and authorise the</p>

	<p>submission of the Bury Core Strategy to the Secretary of State with all supporting documentation.</p> <p>Option 2</p> <p>That Members do not authorise the submission of the Core Strategy and seek revisions to the focused change to the Core Strategy.</p> <p>Reasons</p> <p>The submission of the Core Strategy is an important stage in the production of Bury’s Local Development Framework and it is important that the Council can demonstrate it has considered all representations made and, where considered appropriate, put forward changes to support the soundness of the plan.</p>
<p>IMPLICATIONS:</p>	
<p>Corporate Aims/Policy Framework:</p>	<p>Do the proposals accord with the Policy Framework? Yes</p> <p>The existing Bury UDP forms part of the Council’s Policy Framework (being one of the statutory plans listed under Article 4) and will be replaced eventually by Development Plan Documents to be produced under the arrangements of the Planning and Compulsory Purchase Act 2004. The Core Strategy is one such Development Plan Document.</p>
<p>Financial Implications and Risk Considerations:</p>	<p>The submission of the Core Strategy is a further key stage in the production of the Core Strategy for Bury’s Local Development Framework.</p> <p>Meeting the ongoing examination and adoption measures required to ensure all interested parties are fully engaged in the process will have ongoing staffing implications, particularly for the Planning and Transportation Policy Section, and financial implications, particularly in terms of Examination requirements. See statement by Director of Finance and E Government below.</p>
<p>Statement by Director of Finance and E-Government:</p>	<p>The continuing work involved in progressing the Core Strategy towards its adoption will continue to require significant commitment of staff resources, particularly from the Planning and Transportation Policy Section. The Examination in Public will also require</p>

	<p>significant financial resources and additional consultation costs will be incurred as a result of the proposed focussed change.</p> <p>The costs of the consultation on the proposed change is estimated at approximately £1,000 and will, like previous work be met from existing revenue budgets, which can be used as necessary to fund one-off costs.</p> <p>The Inspector costs for the Examination in Public of £70,000 and Programme Officer costs of £10,000 together with other more minor costs associated with the publication and adoption of the Core Strategy, will be met by the £206,800 currently in the Development Plan Reserve, which can be used as necessary to fund one-off costs.</p>
Equality/Diversity implications:	<p>Yes <input type="checkbox"/></p> <p>An initial screening was undertaken at the Publication Stage and as there were no negative impacts identified for affected groups there is no requirement to proceed to a Full Impact Assessment.</p>
Considered by Monitoring Officer:	<p>Yes <input type="checkbox"/></p> <p>The Monitoring Officer is satisfied that the proposals set out in this report are consistent with the statutory requirements placed on the Council as Local Planning Authority, within the Council's Policy Framework and within the legal powers of the Council. The proposals outlined herein relate to a focused change which centres upon the provision of employment land in north Bury. The proposed consultation and submission arrangements are in accordance with Town and Country Planning (Local Development) (England) Regulations 2004 (as amended).</p>
Wards Affected:	All
Scrutiny Interest:	Scrutiny Committee (Internal)

TRACKING/PROCESS

DIRECTOR: K G Atkinson - EDS

Chief Executive/	Cabinet	Ward Members	Partners
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Management Board	Member/Chair		
	Portfolio Briefing 9/11/10	Briefing 17/11/10	
Scrutiny Committee	Committee	Council	
		15/12/10	

1.0 BACKGROUND

- 1.1 Members will be aware that the **Publication Core Strategy** was approved at Full Council on 30 June 2010, (Report to Council attached at Appendix A and Minute C88 refers).
- 1.2 Following 'publication' a six-week period of consultation was undertaken between 9 July and 20 August 2010 and, as a result, representations were received on a variety of issues. These representations will now go forward to be considered at an Examination in Public by an independent Inspector when the Core Strategy is 'submitted' to the Secretary of State.
- 1.3 In some instances it is considered that a proposed minor change can be made to address some of the representations made and, where this is the case, these changes have been included in a **Schedule of Proposed Minor Changes** which will be submitted to the Secretary of State along with the Core Strategy. In line with the Council resolution from 30 June 2010 approval of the proposed minor changes has been delegated to the Executive Director of Environment and Development Services in consultation with the Cabinet Member for Environment and Transport. All Members will be informed separately of the Proposed Minor Changes.
- 1.4 However, in addition to the above, a significant number of representations were received after the 20 August deadline in relation to the specific issue in the Core Strategy concerning the **potential release of land from the green belt for employment purposes in the Gin Hall area of Walmersley**, focusing on the A56/M66 junction, that was proposed under Policy SDS2 – Protecting Existing and Providing for New Employment Opportunities.
- 1.5 In the light of the representations received and the concerns raised it is proposed to make a **"focused change"** to the Publication Core Strategy. The purpose of this report is to seek Council's approval for the "focused change" ahead of the Core Strategy being submitted to the Secretary of State and to allow a further period of consultation on the focused change.

2.0 ISSUES

- 2.1 As of 2 December 2010, some 116 representations had been received, largely from local residents, raising objection to the possible release of land at Gin Hall for employment purposes, together with 2 petitions (containing 293 and 27 signatures, respectively). The main points raised concern:
- Potential loss of green belt land and opportunity for informal recreation.
 - Traffic concerns.
 - Detrimental affect on residential amenity and property values.

- Crime.
- Tipped land and landfill gas concerns.
- Lack of consultation.

- 2.2 In response to these concerns, it is proposed to make a **“focused change”** to the Core Strategy. This will have the effect of removing specific references in the Core Strategy to the potential release of land from the green belt for employment purposes in the area of the A56/M66 junction, i.e. the Gin Hall area.
- 2.3 **Instead of focusing on Gin Hall, the proposed focused change will mean that the Core Strategy will broaden the ‘area of search’ for increased employment provision to the whole of the north Bury area.** The subsequent identification of a site(s) will then be explored at a later stage when the Council is looking to develop specific site allocations as part of the Site Allocations Development Plan Document.
- 2.4 **The specific changes to the Core Strategy document are set out in a Schedule of Proposed Focused Changes to the Publication Core Strategy.** However, to clarify the extent of the changes, a document has been prepared containing extracts from the Core Strategy which specifically highlights areas of focused change in blue text. This document can be found at **Appendix 2** to this report.

Next Steps

- 2.5 Subject to the proposed focused change to the Core Strategy being approved by Council it is intended to submit the Core Strategy to the Secretary of State in January 2011. At the same time it is intended to **undertake consultation** on the focused change for a period of four weeks. All parties previously making representations on the Core Strategy (including those making representations in relation to the Gin Hall area) will be informed directly of the proposed ‘focused change’, a press notice and press release will be published, details will be made available at the Town Hall, Knowsley Place and all public libraries, and information will be placed on the Council’s website. Any representations made as a result of the consultation will then be forwarded to the Secretary of State to allow them to be considered by an independent Inspector at the Examination into the Core Strategy.
- 2.6 Following submission, outstanding representations and any other issues concerning the ‘soundness’ of the Core Strategy that the Inspector wishes to explore will be considered at the Examination in Public. It is envisaged that the Examination will take place in May 2011. With this timetable in mind it is envisaged that the Inspector’s binding report should be received in August 2011 and that adoption of the Core Strategy should be possible in September 2011.

3.0 CONCLUSION

- 3.1 Members are now requested to support the proposed focused change to the Core Strategy, agree proposed further consultation measures and allow the Core Strategy, together with all supporting documentation, to be submitted to the Secretary of State.

List of Background Papers:-

Bury LDF Publication Core Strategy (July 2010)

Representations received to the Publication Core Strategy.

Schedule of Proposed Focused Changes to the Publication Core Strategy

The Publication Core Strategy (including Post-Publication Proposed Changes) (December 2010)

The complete evidence base for the Bury Core Strategy is listed at Appendix 1 of the Publication Core Strategy.

Other key documents informing the Core Strategy include:

Planning and Compulsory Purchase Act 2004

Planning Policy Statement 12 - Local Development Frameworks and associated regulations and guidance.

Bury LDF – Draft Sustainability Appraisal Scoping Report (June 2005)

Bury LDF – Key Issues Discussion Paper (February 2006)

Bury LDF – Core Strategy First Stage Issues and Options (June 2006)

Bury LDF – Core Strategy First Stage Issues and Options – Consultation Statement (June 2007)

Bury LDF – Core Strategy Second Stage Issues and Options (July 2007)

Bury LDF – Core Strategy Second Stage Issues and Options – Consultation Statement (September 2007)

Bury LDF – Statement of Community Involvement (Revised January 2010)

Bury LDF – Core Strategy Preferred Options Report (February 2008)

Bury LDF – Core Strategy Preferred Options Responses Report (May/June 2008)

Bury LDF – Core Strategy Preferred Options Consultation Statement (July 2009)

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APPENDIX 1

REPORT TO COUNCIL ON CORE STRATEGY PUBLICATION

REPORT FOR DECISION



Agenda Item	
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MEETING: COUNCIL

DATE: 30TH JUNE 2010

SUBJECT: BURY LOCAL DEVELOPMENT FRAMEWORK – CORE STRATEGY PUBLICATION

REPORT FROM: CABINET MEMBER – ENVIRONMENT AND TRANSPORT

CONTACT OFFICER: PAUL ALLEN – PLANNING AND TRANSPORTATION POLICY MANAGER

TYPE OF DECISION: COUNCIL (KEY DECISION)

FREEDOM OF INFORMATION/STATUS: THIS PAPER IS WITHIN THE PUBLIC DOMAIN

SUMMARY:

Preparation of Bury's Local Development Framework is about to take a major step forward with the production of the '**Publication**' version of the Core Strategy. This stage marks the commencement of formal adoption procedures.

Members are being asked to approve the Core Strategy Publication version for a period of consultation into the 'soundness' of the document, after which minor amendments can be made before submission to the Secretary of State. After submission, procedures will include an Examination in Public in front of an independent Inspector and potentially binding recommendations on the Council from the Inspector, i.e.

the Council will be required to revise the Core Strategy in line with the Inspector's recommendations before adoption.

It is important, therefore, that Members are satisfied with the content of the Core Strategy at this stage as this document will guide the future development of the Borough for the next 15 years and only minor changes can be made after publication.

The Publication Core Strategy, together with other supporting documentation, is available at the Members' Information Point and has been made available in electronic format to all Members. The documentation is also available on the Council's website at www.bury.gov.uk.

OPTIONS & RECOMMENDED OPTION

Option 1 (Recommended option)

i) That Members approve the Publication Core Strategy, and the supporting documentation, together with the proposed measures outlined in this report to receive representations.

ii) That Members authorise the Executive Director – Environment and Development Services, in consultation with the Cabinet Member for Environment and Transport, to approve any subsequent minor revisions to the Core Strategy document in the light of representations received or other minor matters requiring a revision such as a change in circumstances, ahead of the Revised Core Strategy being submitted to the Secretary of State for adoption.

Option 2

That Members seek revisions to the proposed content of the Publication Core Strategy prior to further consultations and participation and/or Members seek revisions to the proposed measures for undertaking consultation and participation – Members to specify the nature of any revisions to be sought.

Reasons

The approval of the Publication Core Strategy is an important stage in the production of the Core Strategy for Bury's LDF and it is necessary to ensure that all interested parties have an opportunity to play a part in this process.

IMPLICATIONS:

Corporate Aims/Policy Framework:

Do the proposals accord with the Policy Framework? Yes No

The existing Bury UDP forms part of the Council's Policy Framework (being one of the statutory plans listed under Article 4) and will be replaced eventually by Development Plan Documents to be produced under the arrangements of the Planning and Compulsory Purchase Act 2004.

Financial Implications and Risk Considerations:

The consideration of the Publication Core Strategy is a key stage in the production of the Core Strategy for Bury's Local Development Framework.

Meeting the ongoing consultation, examination and adoption measures required to ensure all interested parties are fully engaged in the process will have ongoing staffing implications, particularly for the Planning and Transportation Policy Section, and financial implications, particularly in terms of Examination requirements. See statement by Director of Finance and E Government below.

Statement by Director of Finance and E-Government:

The involvement of the community and stakeholders in the consideration of the Core Strategy and steps towards its adoption will require significant commitment of staff resources, particularly from the Planning and Transportation Policy Section. The production of documents and the eventual Examination in Public will also require significant financial resources.

The costs of previous consultations have been met from existing revenue budgets, including contributions from Planning Delivery Grant, and contributions have been made from the Development Plan Reserve which can be used as necessary to fund one-off costs.

The current estimate of likely key costs for the Core Strategy include Inspector costs for the Examination in Public of £70,000 and Programme Officer costs of £10,000. These costs, together with other more minor costs associated with the publication and adoption of the Core Strategy, are capable of being met by the Development Plan Reserve.

Equality/Diversity implications:

Yes No

An initial screening has been undertaken (see attached assessment) and as there are no negative impacts identified for affected groups there is no requirement to proceed to a Full Impact Assessment.

Considered by Monitoring Officer: Yes Comments

(see paragraph below)

Are there any legal implications? The Monitoring Officer is satisfied that the proposals set out in this report are consistent with the statutory requirements placed on the Council as Local Planning Authority, within the Council's Policy Framework and within the legal powers of the Council.

Staffing/ICT/Property: As indicated above it will be important to ensure that staffing levels are maintained if the measures and procedures set out for LDFs are to be adhered to.

ICT will play an important role in aiding consultation and adoption processes associated with the production of LDF documents. The Authority's website will need to carry details of all documents produced, allow representations to be made and respond quickly to update requirements.

In relation to property issues, Development Plan Documents produced under the new LDF arrangements will contain revised/new planning policies and proposals which could have implications for land and property holdings. Consultations have been carried out with Property Services officers and will continue to ensure any implications are fully considered.

Wards Affected: All

Scrutiny Interest: Scrutiny Committee (Internal)

TRACKING/PROCESS

DIRECTOR: K.G. Atkinson - EDS

Chief Executive/ Management Board	Executive Member/Chair	Ward Members	Partners
Chief Exec briefing 17/5/10	Leader & Exec Member briefing 17/5/10	LAP awareness briefings (various)	LSP – Public Service Board 17/6/10

Scrutiny Commission	Executive	Committee	Council
			30/6/10

1.0 BACKGROUND

- 1.1 Members will be aware that legislation under the Planning and Compulsory Purchase Act 2004 led to changes in the Development Plan system with the effect of requiring local authorities to produce **Local Development Frameworks (LDFs)**.
- 1.2 The LDF is effectively a "portfolio" of **Local Development Documents (LDDs)**, some of which have development plan status and are, therefore, subject to independent examination i.e. **Development Plan Documents (DPDs)**, and others which are of a guidance nature i.e. **Supplementary Planning Documents (SPDs)**.
- 1.3 This report marks a major step in the production of Bury's key Development Plan Document – the **Core Strategy** with the production of the pre-submission '**Publication**' version. In approving this document, Members need to be satisfied that this is the planning policy framework which they wish to see adopted for the Borough, as provision for future changes is restricted to minor amendments after publication without going back over earlier preparation stages.
- 1.4 **Supporting documentation** accompanying the Publication Core Strategy includes the following:
- Draft Core Strategy Sustainability Appraisal – Main Report
 - Draft Core Strategy Sustainability Appraisal – Non-technical Summary
 - Regulation 25 Consultation Statement

These documents will be placed on deposit with the Publication Core Strategy. The sustainability appraisal reports seek to promote sustainable development through better integration of sustainability considerations into the preparation of the Core Strategy and the recommendations in the Appraisal Reports have been incorporated, where considered appropriate, into the Publication Core Strategy. The Regulation 25 Consultation Statement explains the consultation undertaken throughout the preparation of the Core Strategy.

Previous Work on the Core Strategy

- 1.5 Early work on the Core Strategy involved evidence gathering and consideration of issues. In February 2006, the Council undertook informal consultation on a Core Strategy **Key Issues Discussion Paper** in order to achieve consensus as to what are the most pressing issues facing the Borough.
- 1.6 This was followed by an **initial Core Strategy Issues and Options Report** in June 2006 which was subject to a further period of widespread public consultation.
- 1.7 In summary, comments received during consultation on the initial Issues and Options showed that there was general recognition that adopting the current 'business as usual' approach was not an acceptable way forward, nor was the prospect of the Borough becoming a 'dormitory town' with a focus on residential development. There was generally support for pursuing a sustainable approach to

development within the Borough as well as support for the creation of a strong and stable local economy.

- 1.8 This early consultation also brought forward concerns with regard to the format and approach used in the initial Issues and Options Report. Perhaps most fundamental of which was that the previous report did not give sufficient consideration to all available options from a 'spatial' perspective i.e. there was not enough emphasis placed on the implications of each option for specific areas of the Borough. A **Second Stage Core Strategy Issues and Options Report** therefore sought to address these concerns as well as taking account of the other comments raised.
- 1.9 The Second Stage Core Strategy Issues and Options Report was prepared in June 2007 and views were sought on three spatial options, as follows:
- **Option 1 – Focus Growth on Regeneration Areas** – which primarily concentrates economic and housing growth in locations that are accessible to the Borough's most deprived neighbourhoods;
 - **Option 2 – Spread Growth Throughout the Borough** – which seeks to create a more balanced distribution of economic and housing growth; and
 - **Option 3 – Concentrate Growth in the South with Restraint in the North** – which seeks to focus development in the southern parts of the Borough which are generally more accessible by a range of transport modes.
- 1.10 Following consultation on the second Stage Issues and Options Report an evaluation of the three spatial options was made, not just against the comments received, but also against a range of other factors including the sustainability appraisal findings, Core Strategy objectives, national and regional policies and the Borough's Community Strategy ambitions.
- 1.11 Option 2 emerged from this evaluation as the option with the most positive results, and was taken forward as the basis for the generation of the **Preferred Options Report**, which worked up the policy framework in more detail and was produced for consultation in February 2008. In particular, the spatial strategy was worked up into a series of policy directions and draft wording was put forward for emerging development management policies.
- 1.12 Consultation responses were generally supportive of the Preferred Options Report.
- 1.13 At this stage in the preparation of the Core Strategy it should be noted that Government guidance on the preparation of LDF documents was revised and emerging policy areas concerning, in particular, flood risk, de-centralised energy generation and carbon reduction required further investigation. As a result, extensive research studies have been carried out at the Greater Manchester and district levels and this work, together with other additional work on matters such as transport modelling and green infrastructure, has only now been able to inform the document before Members tonight - i.e. the **Bury Core Strategy for Publication**.

2.0 ISSUES

- 2.1 The **Publication Core Strategy** is a lengthy document but can best be considered in a number of more manageable chunks, as follows:

Spatial Portrait and Vision

- 2.2 Initial sections of the document – **Bury: The Place** and **Bury: The Vision** seek to paint a spatial portrait of the Borough highlighting the key characteristics and issues which have shaped the Core Strategy, and set out the vision for how the Core Strategy will address the issues and what we hope the Borough will be like as a result by the end of the Plan period in 2026.

Spatial Strategy

- 2.3 At the heart of the Core Strategy is the section dealing with **Bury: The Strategy**. Building on the previous Preferred Options work, and with links to the ambitions of the Community Strategy, the Core Strategy advocates a spatial strategy which seeks to give priority to development in locations that have ready access to existing infrastructure and services by a choice of transport modes. In particular, Policy SDS1 establishes the spatial strategy with reference to a number of strands, namely:

- **Strand 1 – Supporting our Key Centres** – Focussing major future development, where appropriate, on the central areas of Bury, Ramsbottom, Tottington, Radcliffe, Whitefield and Prestwich.
- **Strand 2 – Addressing the Needs of our Regeneration Areas** – Recognising the need for redevelopment and new investment to replace out-dated infrastructure in run down areas of East Bury, inner Radcliffe and other smaller pockets of deprivation such as the Besses area.
- **Strand 3 – Creating Healthy and Liveable Urban Neighbourhoods** – Recognising and promoting the role of the Borough’s extensive network of local urban neighbourhoods and local centres to accommodate development.
- **Strand 4 – Building on the Accessibility of our Transport Corridors** – Promoting the Borough’s key transport links for higher density development and service provisions in accessible locations, particularly at public transport nodes.

Complementing the areas for growth and development, the Spatial Strategy also envisages areas for restraint and limited growth where the emphasis will be on ‘green’ investment, namely:

- **Strand 5 – Protecting and Improving our Open Land** – Seeking to maintain existing green belt areas **with one exception** concerning potential release of green belt land **at Gin Hall** in the north of the Borough for employment purposes.
- **Strand 6 – Promoting a Sustainable Future for our Village Settlements** – Allowing only limited development in existing villages in the Green Belt, namely Shuttleworth, Holcombe, Hawkshaw, Summerseat, Nangreaves, Affetside, Ainsworth and Simister.
- **Strand 7 – Delivering a Green Infrastructure Network** – Seeking to protect and enhance a strategic network of multi-use greenspace throughout the Borough, focussed mainly on the moorland fringe of the West Pennines and the river valleys of the Irwell and the Roch.
- **Strand 8 – Managing Flood Risk** – Seeking to avoid inappropriate development within areas of risk and, where development is considered necessary, seeking to ensure it is safe.

2.4 Further elements of the Spatial Strategy go into more detailed policy provisions under the following headings:

- ***Delivering a Competitive and Diverse Local Economy*** – where policies make provision for between 68 and 93 hectares of employment land to satisfy projected requirements to 2026 (Policy SDS2), provision is made for future retail requirements in seeking to ensure a healthy future for our retail centres (Policy SDS3) and we seek to ensure continued development of our tourism and cultural assets (Policy SDS4).
- ***Meeting Housing Needs and Strengthening Neighbourhoods*** – where policies make provision for future housing to meet an annual average of 500 dwellings per annum (Policy SDS5) and support is given for the development of healthy and inclusive communities (Policy SDS6).
- ***Improving and Managing the Borough's Environment*** – where policies set out measures for Bury to become a 'low carbon' borough (Policy SDS7), together with enhancement of our green infrastructure network (Policy SDS8), delivering an ecological framework (Policy SDS9), managing mineral resources (Policy SDS10) and provision for the more sustainable management of waste (Policy SDS11).
- ***Improving Transport and Connectivity*** – where the focus is on better connecting places and improving accessibility (Policy SDS12).

2.5 For full details of the proposed Spatial Strategy refer to **Section 4** of the Publication Core Strategy.

Key Diagram and LAP Frameworks

2.6 What the Spatial Strategy will mean on the ground is explored in **Section 5** of the document - **Bury: How it will Look**. This section includes a Borough-wide **Key Diagram** and a series of six more detailed **Local Area Partnership (LAP) Frameworks** which seek to develop a local 'place-shaping' dimension to the Core Strategy, setting out, in a diagrammatic and bullet point format, what the Core Strategy is seeking to achieve in each of the Borough's LAPs.

Development Management

2.7 In addition to the Spatial Strategy, Bury's Core Strategy also advocates a more pro-active approach to guiding and controlling development in the future. **Section 6** of the document **Managing Development in Bury** sets out how this will be achieved through a comprehensive set of Development Management Policies. It will be these policies, and any supplementary planning documents which may accompany them, that will be critical to the consideration of future development proposals at the planning application stage. Government guidance is keen that such policies are not seen to be an overly negative control on development, but are developed to be more pro-active in seeking to ensure that development proposals contribute in an integrated manner to the wider objectives of the Core Strategy.

2.8 Development management policies cover the following matters, for full details of the proposed development management policies refer to **Section 6** of the Publication Core Strategy:

Generic:

- **DM1** - Design and Layout of New Development

Local Economy related:

- **DM2** - Employment Generating Areas
- **DM3** - Other Employment Land and Premises;
- **DM4** - Managing the Location and Scale of Town Centre Uses
- **DM5** - Primary and Secondary Shopping Frontages
- **DM6** - Managing the Loss of Retail Uses

Housing related:

- **DM7** - Managing 'Windfall' Housing Development
- **DM8** - Managing the Density of New Housing
- **DM9** - Meeting Housing Needs
- **DM10** - Providing for Affordable Housing
- **DM11** - Meeting the Needs of Gypsies, Travellers and Travelling Showpeople
- **DM12** - Safeguarding and Enhancing Community Facilities
- **DM13** - Open Space, Sport and Recreation Provision in New Housing
- **DM14** - Protecting and Enhancing Open space, Sport and Recreation Provision

Local environment related:

- **DM15** - Reducing Carbon Emissions from New Buildings
- **DM16** - De-centralised, Low and Zero Carbon Energy Infrastructure
- **DM17** - Managing and Conserving the Green Infrastructure Network
- **DM18** - New Development and Flood Risk
- **DM19** - Surface Water Management and Drainage
- **DM20** - Conserving and Enhancing the Borough's Natural Assets
- **DM21** - Conserving the Borough's Built Heritage and Landscape Character

Transport related:

- **DM22** - Transport Requirements in New development

Delivery and Monitoring

- 2.9 Finally, in **Section 7 – Delivering Bury's Strategy** and **Section 8 – Monitoring Bury's Strategy** the Core Strategy focuses on how the strategy will be delivered and kept under review, the partners that will be involved in the delivery and the infrastructure that will be needed to allow development to come forward in an acceptable manner. Key to the provision of infrastructure is **Policy SDS13 – Contributions to Infrastructure Requirements** which looks at the future role of Planning Obligations in supporting development and makes provision for the introduction of standard charging regimes in future, possibly under the provisions for a Community Infrastructure Levy, so that infrastructure costs can be spread across a wider range of developments.

Consultation and Next Steps

- 2.10 The preparation of the Publication Core Strategy has already been subject to extensive consultation throughout the early stages in the production of the Core Strategy – see Background section. Ongoing dialogue has been maintained with key stakeholders, interested parties and the wider community to inform the latest stage.
- 2.11 With the approval of the Publication Core Strategy, the Council will be required to make the Publication Core Strategy, together with supporting documentation, available for a period of six weeks to receive formal representations into the 'soundness' of the Core Strategy. It is envisaged that this period will run from Friday 9th July to Friday 20th August 2010. Statutory agencies, relevant national organisations, local community groups and bodies which represent local businesses will be invited to make representations, along with individuals and organisations that have previously expressed an interest in the Core Strategy. The publication of the Core Strategy will also be advertised in the local press and Our Voice to ensure that the wider community are made aware of the document.
- 2.12 Following the period for formal representations, consideration will be given to the representations received and if issues can be overcome by making a minor change this will be considered. Representations that it is considered cannot be overcome will remain outstanding and the Core Strategy will be formally submitted to the Secretary of State with an indication of the minor revisions the Council wishes to make.
- 2.13 Outstanding representations and any other issues concerning the 'soundness' of the Core Strategy that the Inspector wishes to explore will be considered at an Examination in Public. It is envisaged that submission will be in November 2010 and that the Examination will take place in February 2011. With this timetable in mind it is envisaged that the Inspector's binding report should be received in May 2011 and that adoption of the Core Strategy should be possible in June 2011.

3.0 CONCLUSION

- 3.1 This report has drawn Members' attention to the key elements of the emerging Bury Core Strategy. Many of the elements have been developed through an extensive programme of issues, options and preferred options, together with ongoing consultation with key stakeholders, interested parties and the general public.
- 3.2 Members are requested to approve the Publication Core Strategy.

List of Background Papers:-

Complete evidence base for the Bury Core Strategy is listed at Appendix 1 of the Publication Core Strategy.

Other key documents informing the Core Strategy include:

Planning and Compulsory Purchase Act 2004

Planning Policy Statement 12 - Local Development Frameworks and associated regulations and guidance.

Bury LDF – Draft Sustainability Appraisal Scoping Report (June 2005)

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Bury LDF – Statement of Community Involvement (Revised January 2010)

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