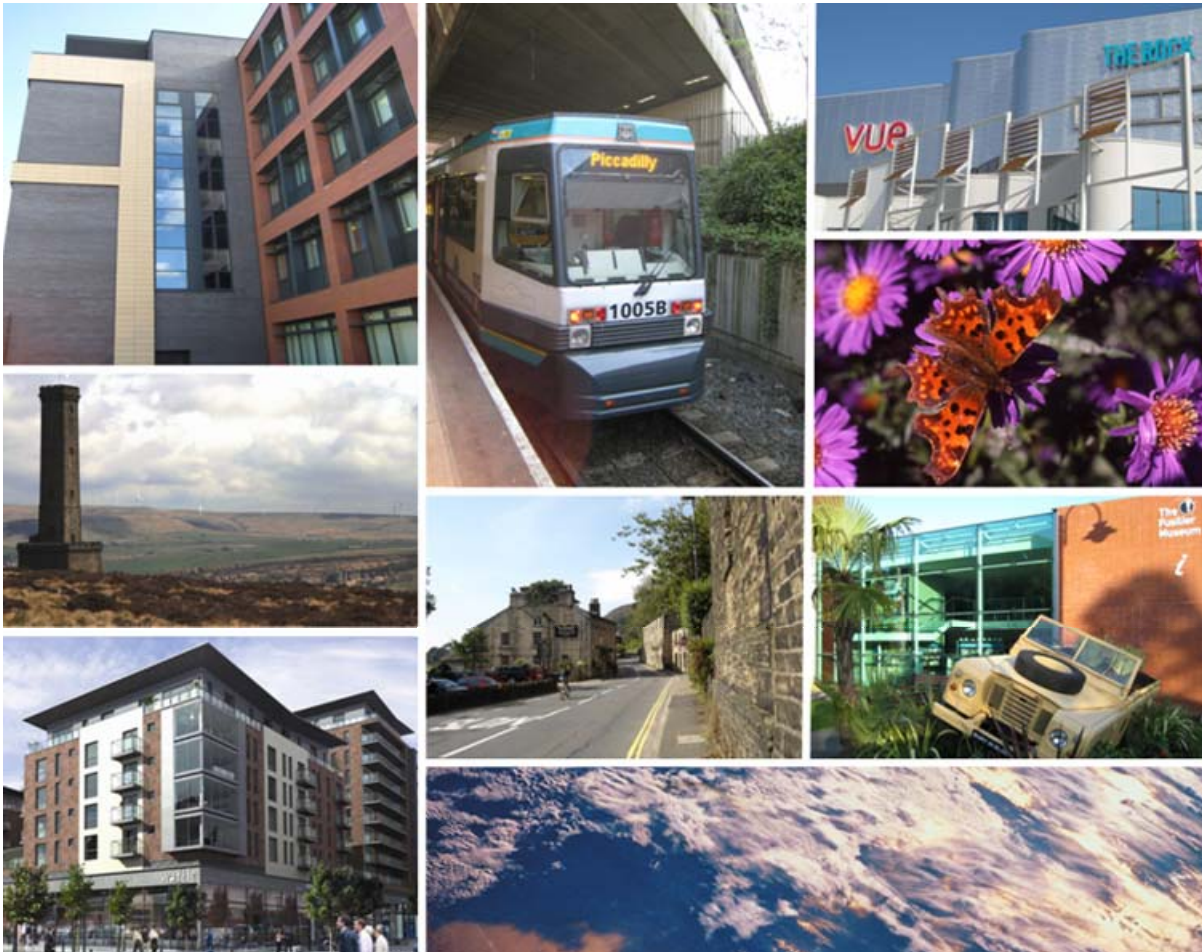


# Core Strategy

December 2010



## Schedule of Proposed Focused Changes to the Publication Core Strategy



## Introduction

In addition to a series of proposed minor changes (see separate schedule), the Council is proposing to make a further change to the Publication Core Strategy that is considered to go beyond what can be reasonably interpreted as being minor.

These proposed focused changes do not involve a fundamental change to the strategy which remains unaltered. However, the proposed changes do derive from a proposal to broaden the scope and extent of the 'Bury North' Employment Development Area as set out under Policy SDS2 of the Spatial Development Strategy. The Publication Core Strategy identifies that increasing employment opportunities in the north will arise through the subsequent identification of a site through the Site Allocations DPD based on the sustainable transport corridor of the A56 with the added benefit of being attractive to the market by way of its position in relation to the M66 motorway. This resulted in the identification of a broad location in the vicinity of Junction 1 of the M66 in the Walmersley area of Bury.

However, representations received in respect of the identification of this broad area for employment growth have raised a number of issues and there are currently uncertainties with regard to the deliverability of increased employment opportunities within the confines of this broad location and how this may subsequently impact on the soundness of the Strategy for employment growth.

As such, the Council is proposing to introduce added flexibility to the Core Strategy by broadening the 'area of search' to cover the whole of the north of the Borough. In doing so, the Strategy to increase the provision of employment in the north of the Borough remains unchanged, as does the likelihood that the specific identification of a site or sites in the north would result in the release of Green Belt. The identification of a specific site or sites would be made through the Site Allocations DPD within the framework of the Core Strategy.

As a result of the above, this document sets out a schedule of proposed focused changes to the Publication Core Strategy that the Council wish to see incorporated into the Core Strategy document prior to its formal examination and will form one of a wide range of documents to be formally submitted to the Secretary of State.

The proposed changes identified in this schedule appear in the order that they appear in the Core Strategy. Text highlighted in bold represents the area of proposed change. References to page/paragraph numbers in this Schedule relate to those within the Publication version of the Core Strategy.

Given that these changes go beyond what can be considered to be minor changes, it is necessary for the Council to re-consult on this proposed area of change. Consequently, the Council are inviting responses to the proposed focused change for a four week period between **12 January and 9 February 2011**.

Preparation of the Core Strategy has already been through a number of stages during which extensive stakeholder involvement has taken place. **At this stage, representations must relate to the proposed change set out in this schedule and must relate to issues of soundness (i.e. whether the proposed change is justified, whether it is effective and whether it is consistent with national policy) and legal compliance only.** Changes to the plans shown in Appendix 1 also incorporate the proposed minor changes in order to show what are intended to be the final complete versions. However, for the purposes of this consultation, representations are only invited on the focused changes shown in blue.

In order to ensure that the scope and content of your representations in relation to the proposed focused change is restricted to issues of soundness and legal compliances, **you are requested to make your representation on an official comment form that has been specifically designed to assist you in making your representation on this proposed focused change.**

We are keen to promote the submission of comments electronically and would encourage anyone with appropriate facilities to make their responses in this way. An electronic version of the official comment form can be found on our web site at: <http://www.bury.gov.uk/Environment/Planning/Consultations>. This form is in 'Word' format and you can type in your response and return it as an e-mail attachment to [planning.policy@bury.gov.uk](mailto:planning.policy@bury.gov.uk).

Alternatively, completed comment forms can be returned by post to the following address by no later than **Wednesday 9 February 2011**.

**Freepost RSHH-BGXC-LSSK  
Environment and Development Services  
Planning and Transportation Policy  
3 Knowsley Place  
Duke Street  
Bury BL9 0EJ**

You may also wish to accompany your representation with a request to be notified when:

- The Inspector's recommendations following the examination are published; and
- The Core Strategy is formally adopted.

**Any representations will be forwarded to the Planning Inspectorate once consultation on the focused change has ended and will be considered as part of the Examination in Public.**

For further information on this document or the Core Strategy in general, please contact a member of the Planning and Transportation Policy Team on 0161-253-5550 or [planning.policy@bury.gov.uk](mailto:planning.policy@bury.gov.uk).

Schedule of Proposed Focused Change to Publication Core Strategy (December 2010)

Ref	Chapter	Policy	Page/ Para	Proposed Change	Technical (T) or Response to Rep (R)	Reason for Proposed Change
1	4 – Bury: The Strategy	SDS1 Strand 5	Page 71 Para 4.2.70	Amend the last sentence of the paragraph by deleting reference to ' <b>up to 11 hectares</b> ' to read: 'The specific identification of a site <b>or sites</b> in this broad area will be made through the Site Allocations DPD and <b>may</b> result in the release of land currently designated as Green Belt'.	R	To introduce added flexibility to the Strategy in terms of delivering the strategy to increase employment opportunities in the north of the Borough.
2	4 – Bury: The Strategy	SDS1 Strand 5	Page 72 Figure 17	Amend the plan/key by removing the specific annotation indicating the broad location for employment growth involving the release of land from the Green Belt. Replace this with a new annotation that identifies the wider Bury North area as an area of search for employment growth (see Appendix 1 to this schedule).	R	To introduce added flexibility to the Strategy in terms of delivering the strategy to increase employment opportunities in the north of the Borough.
3	4 – Bury: The Strategy	SDS2	Page 84 Policy SDS2	Amend the description of the Bury North Employment Development Area as follows: '...through the provision of additional employment land <b>in the north of the Borough. The strategy is for this area to accommodate around 11% of the Borough's total future supply of employment land and up to 8% of the Borough's gross increase in jobs</b> '.	R	To reflect the proposal to add flexibility to the Strategy by broadening the 'area of search' to cover the whole of the north of the Borough and to identify future provision as a target rather than indicating a specific requirement based on identified potential supply.
4	4 – Bury: The Strategy	SDS2	Page 88 Para 4.3.35	Replace '50.96 hectares' with ' <b>35.80 hectares</b> '.	R	To reflect the level of potential future employment land identified at this stage.
5	4 – Bury: The Strategy	SDS2	Page 89 Following	Insert new paragraph to read: <b>'The 35.80 hectares of potential</b>	R	To clarify the strategy for employment growth in the north of the Borough and

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Ref	Chapter	Policy	Page/ Para	Proposed Change	Technical (T) or Response to Rep (R)	Reason for Proposed Change
			para 4.3.35	<b>employment land that has currently been identified does not, at this stage, include sufficient land to meet the overall need to make provision for around 82 hectares of employment land and to accommodate in the region of 11% of this within Bury North. Consequently, there will be a need to identify additional employment land within the Bury North area. This will be undertaken in conjunction with the preparation of the Site Allocations Development Plan Document.'</b>		to make it clear that an additional site or sites will be identified through the site allocations process.
6	4 – Bury: The Strategy	SDS2	Page 89 Figure 20	Replace '50.96 hectares' with ' <b>35.80 hectares</b> ' as the site area for additional potential employment sites.	R	To reflect the level of potential future employment land identified at this stage.
7	4 – Bury: The Strategy	SDS2	Page 89 Figure 20	Replace '92.60 hectares' with ' <b>73.98 hectares</b> ' as the total site area of employment land supply.	R	To reflect the level of potential future employment land identified at this stage.
8	4 – Bury: The Strategy	SDS2	Page 89 Para 4.3.37	Amend paragraph to read: 'Figure 20 shows that, when rounded, Bury's combined employment land supply, <b>as currently identified</b> , is <b>74</b> ha. <b>However, the subsequent identification of additional land in the Bury North area will increase this level of supply</b> '.	R	To reflect the level of potential future employment land identified at this stage.
9	4 – Bury: The Strategy	SDS2	Page 93 Para 4.3.62	Amend paragraph to read: 'In order to address the current spatial imbalance, the Strategy seeks to <b>improve the quality of existing employment sites and</b> increase the provision of	R	To add clarification in terms of the Strategy for employment in the Bury North area.

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				employment land in the north of the Borough <b>to around 11% of the Borough's overall supply of employment land.</b>		
10	4 – Bury: The Strategy	SDS2	Page 93 Para 4.3.63	Amend paragraph to read: 'This will be achieved through encouraging the recycling of existing employment land in the Ramsbottom Employment Generating Area to make provision for more modern and better quality employment <b>opportunities</b> as well as through the identification of new employment land <b>for a range of business (B1), general industrial (B2) and warehousing (B8) uses, including the small and creative business sector</b> '.	T	To improve the clarity of the Strategy for the Bury North Employment Development Area.
11	4 – Bury: The Strategy	SDS2	Page 93 Para 4.3.64	Delete paragraph	T	Reference to support for small and creative businesses in the Bury North area has been incorporated into the preceding paragraph.
12	4 – Bury: The Strategy	SDS2	Page 93 Para 4.3.67	Delete paragraph	R	To reflect the proposed change involving
13	4 – Bury: The Strategy	SDS2	Page 93 Para 4.3.68	Delete paragraph	R	To reflect the proposed change involving the introduction of added flexibility to the Core Strategy by broadening the 'area of search' to cover the whole of the north of the Borough.
14	4 – Bury: The Strategy	SDS2	Page 93	Move paragraph to the end of the Strategy for the Bury North Employment	R	To improve the legibility of the Strategy for the Bury North Employment

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			Para 4.3.69	Development Area.		Development Area.
15	4 – Bury: The Strategy	SDS2	Page 94 Para 4.3.71	Amend the first sentence of the paragraph to read:  <b>‘Opportunities to significantly increase the provision of employment within the existing urban area of the north of the Borough are considered to be very limited. Consequently, the identification of a site or sites in this area may involve the release of land from the Green Belt. Should this be the case, it is considered that the contribution that such a site or sites...’</b>	R	To make clear that within the broader ‘area of search’ for additional employment provision in the Bury North Employment Development Area, the tightness of the Green Belt within this whole area may mean that the specific identification of a site or sites through the Site Allocations DPD may require land to be released from the Green Belt.
16	4 – Bury: The Strategy	SDS2	Page 94 Para 4.3.72	Amend the paragraph to read:  ‘It is <b>also</b> anticipated that any site <b>or sites</b> identified <b>outside the urban area</b> within this broad location would come forward in the longer term allowing for <b>other sites within the urban area to come forward in advance.</b> ’	R	To set out the strategy if the identification of land for employment involves the release of land from the Green Belt.
17	4 – Bury: The Strategy	SDS2	Page 95 Figure 21	Amend the plan by removing the specific annotation indicating the broad location for employment growth in Bury North. Replace this with a new annotation that identifies the wider Bury North area as an area of search for employment growth (see Appendix 1 to this schedule).  Amend the percentages expressed for Bury North to <b>11%</b> land and <b>8%</b> jobs.	R	To reflect the proposed change involving the introduction of added flexibility to the Core Strategy by broadening the ‘area of search’ to cover the whole of the north of the Borough.  To reflect the proposal to add flexibility to the Strategy by broadening the ‘area of search’ to cover the whole of the north of the Borough and to identify

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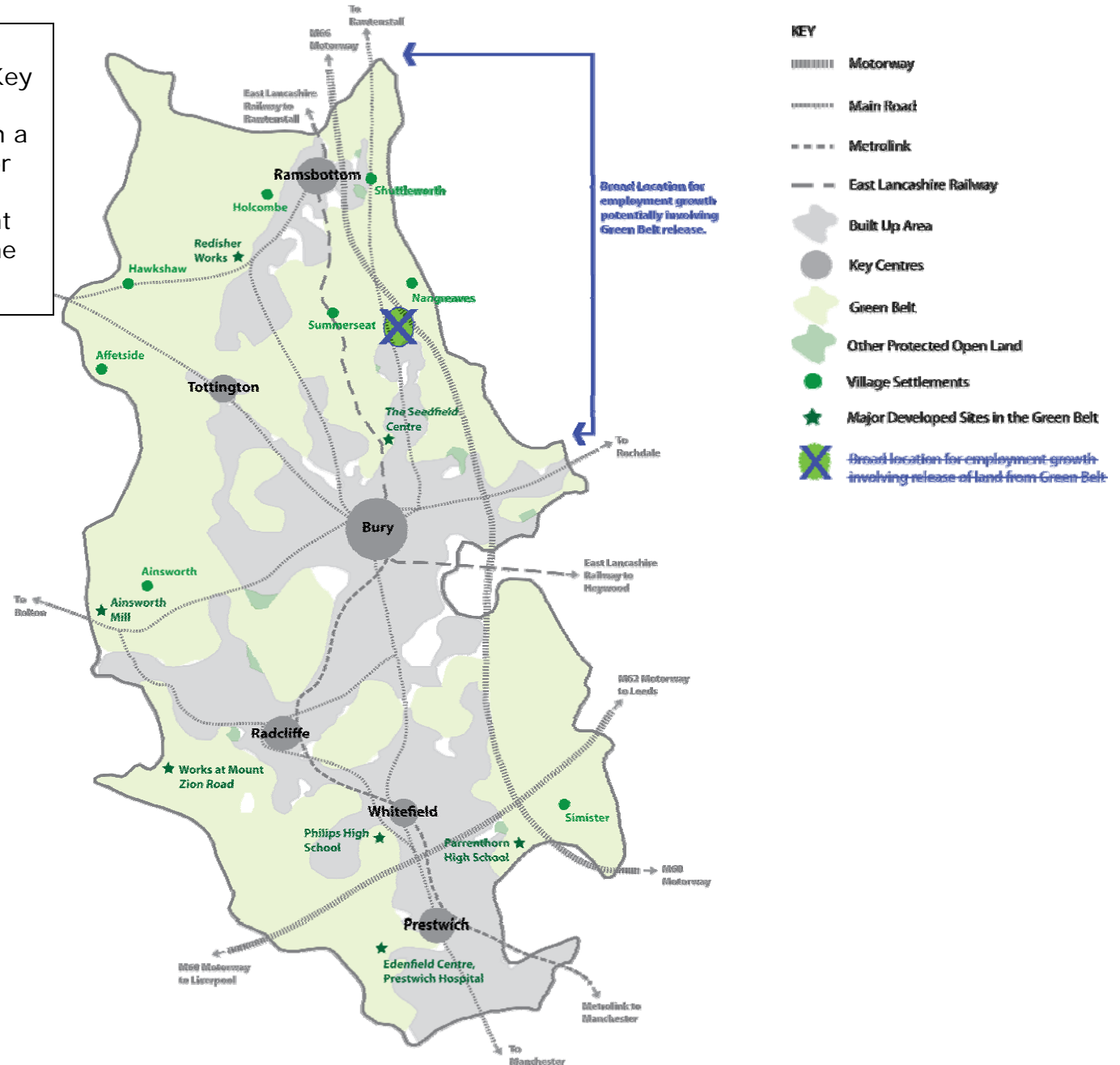
Ref	Chapter	Policy	Page/ Para	Proposed Change	Technical (T) or Response to Rep (R)	Reason for Proposed Change
						future provision as a target rather than indicating a specific requirement based on identified potential supply.
18	5 – Bury: How it Will Look	Key Diagram	Page 139 Figure 36	Amend the plan by removing the specific annotation indicating the broad location for employment growth in Bury North. Replace this with a new annotation that identifies the wider Bury North area as an area of search for employment growth (see Appendix 1 to this schedule).	R	To reflect the proposed change involving the introduction of added flexibility to the Core Strategy by broadening the 'area of search' to cover the whole of the north of the Borough.
19	5 – Bury: How it Will Look	Ramsbottom, Tottington and North Manor LAP Framework	Page 140 Figure 37	Amend the plan by removing the specific annotation indicating the broad location for employment growth in Bury North. Replace this with a new annotation that identifies the wider Bury North area as an area of search for employment growth (see Appendix 1 to this schedule).	R	To reflect the proposed change involving the introduction of added flexibility to the Core Strategy by broadening the 'area of search' to cover the whole of the north of the Borough.
20	5 – Bury: How it Will Look	Ramsbottom, Tottington and North Manor LAP Framework	Page 141 'How we are seeking to achieve it'	Amend the third bullet describing the approach towards employment by deleting 'in the M66/A56 transport corridor' from the end of the last sentence.	R	To reflect the proposed change involving the introduction of added flexibility to the Core Strategy by broadening the 'area of search' to cover the whole of the north of the Borough.

# **Appendix 1**

## **Proposed Changes to Plans**

### Proposed Change No. 2

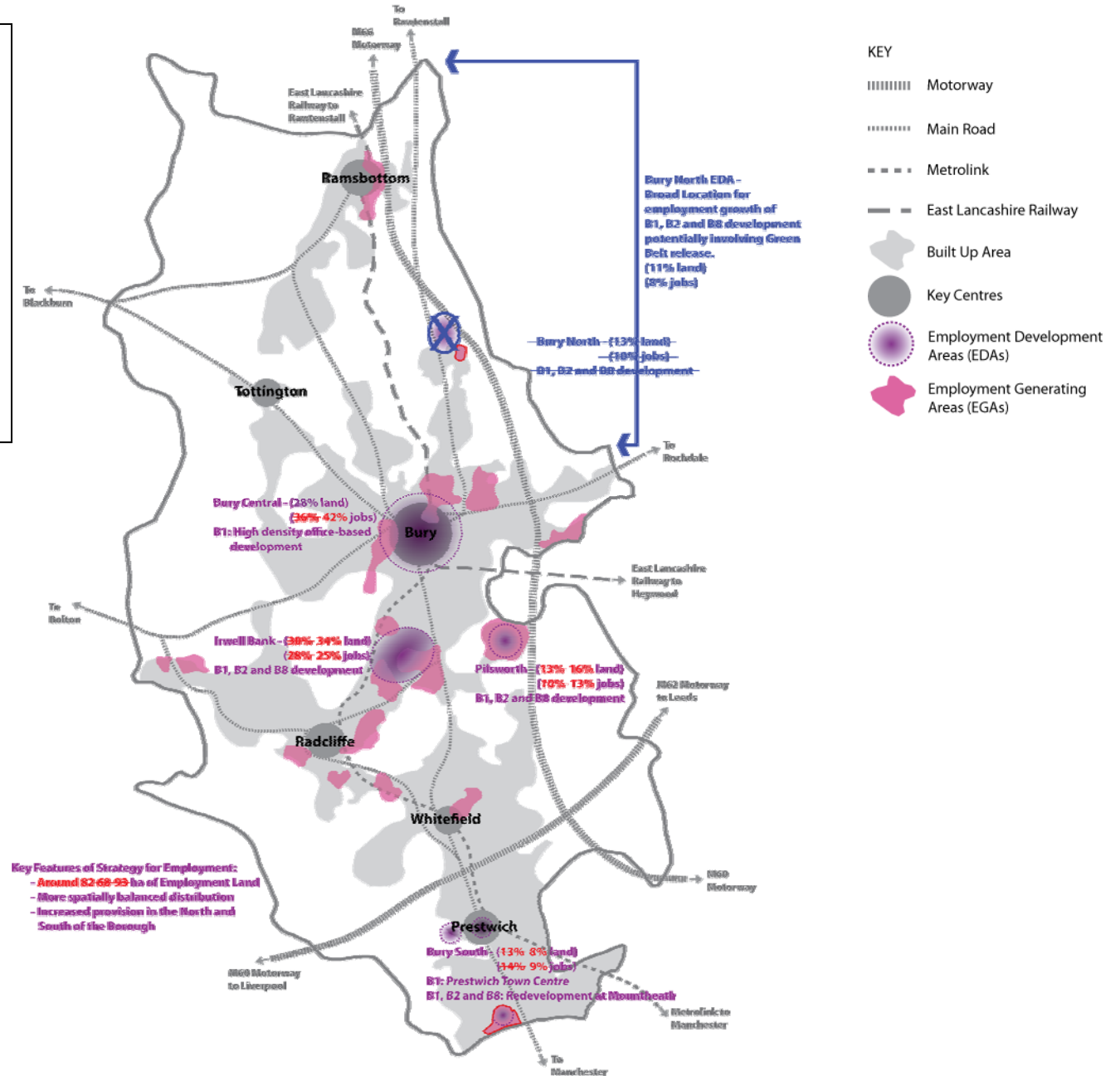
Amend Figure 17 and its accompanying Key by removing the identification of a broad location for employment growth based on a location in the M66/A56 transport corridor and replacing with an annotation that indicates that the Bury North Employment Development Area covers the whole of the north of the Borough.



### Proposed Change No. 17

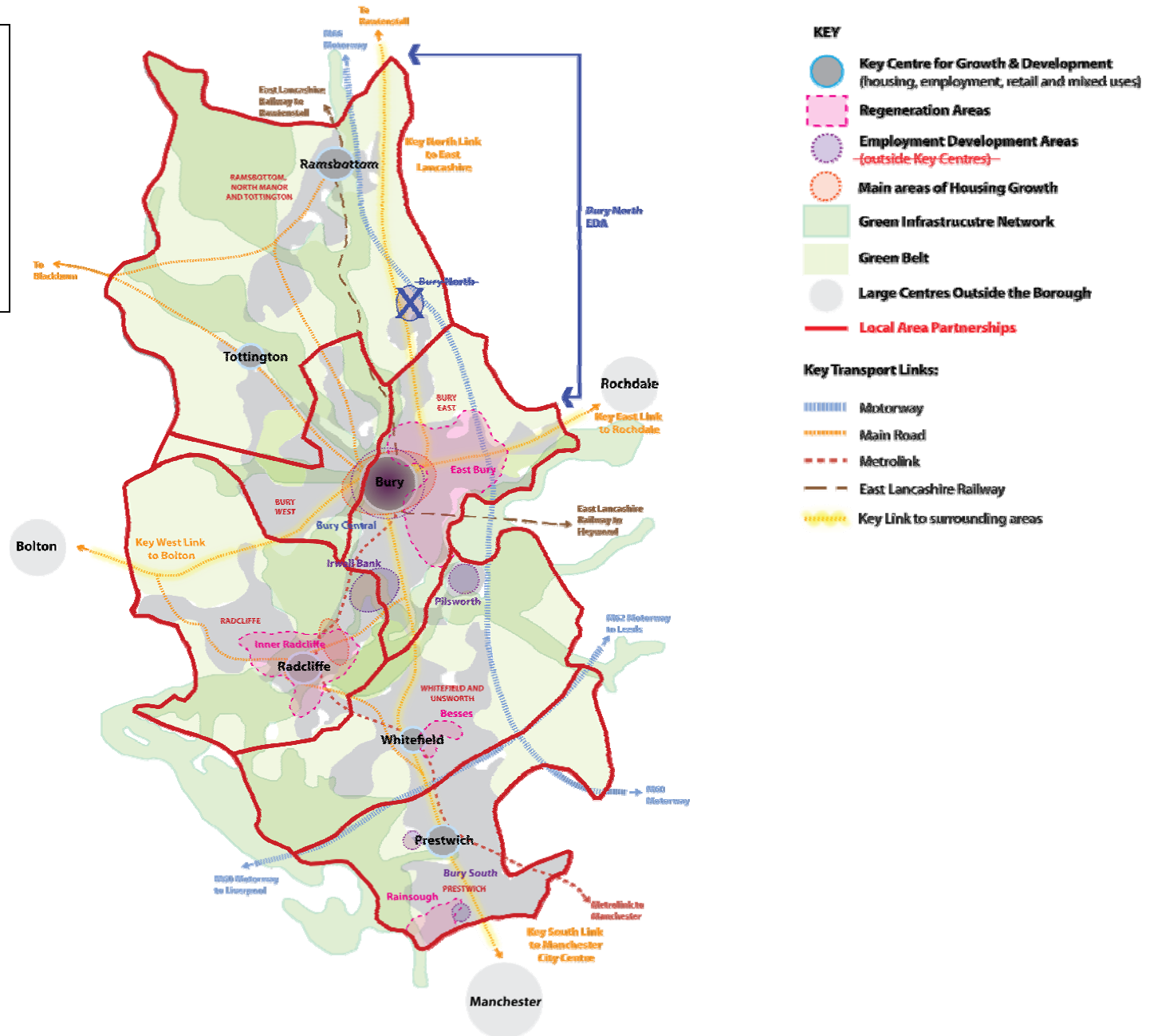
Amend Figure 21 by removing the identification of a broad location for employment growth based on a location in the M66/A56 transport corridor and replacing with an annotation that indicates that the Bury North Employment Development Area covers the whole of the north of the Borough.

Amend the percentages expressed for Bury North to 11% land and 8% jobs.



## Proposed Change No. 18

Amend Figure 36 and its accompanying Key by removing the identification of a broad location for employment growth based on a location in the M66/A56 transport corridor and replacing with an annotation that indicates that the Bury North Employment Development Area covers the whole of the north of the Borough.



### Proposed Change No. 19

Amend Figure 37 by removing the identification of a broad location for employment growth based on a location in the M66/A56 transport corridor and replacing with an annotation that indicates that the Bury North Employment Development Area covers the whole of the north of the Borough.

