
MEETING: PLANNING CONTROL COMMITTEE

DATE: 24 MAY 2005

SUBJECT: RE-INVENTING RADCLIFFE – SUN QUARTER
DEVELOPMENT BRIEF

REPORT FROM: BOROUGH PLANNING & ECONOMIC DEVELOPMENT
SERVICES OFFICER

CONTACT OFFICER: STEVEN LEVER URBAN DESIGN AND DEVELOPMENT
OFFICER

TYPE OF DECISION: Executive Key Decision

REPORT STATUS: For Publication

PURPOSE/SUMMARY:

To progress the adopted Re-inventing Radcliffe Vision and Development Strategy by considering:

- the draft SUN Quarter Development Brief that has been drawn up by the Council's consultants URBED for a town centre site comprising; the existing Market Hall, the vacant Kwik Save store, Radcliffe Bus Station, the Post Office delivery office, the Market and Dale Street car parks.
- the planning issues raised in the report and by the various stakeholders consulted through the report's 6 week consultation period.

OPTIONS AND RECOMMENDED OPTION (with reasons)

Recommended Option

- to approve the SUN Quarter Development Brief, with the recommended amendments as set out in paragraphs 3.3.5, 3.3.6 and 3.3.7 as a material consideration in assessing future planning applications for the town centre
-

development site.

- to refer the Development Brief to the Planning Control Committee.

Other Options

- to make changes to the Development Brief with the reasons specified
- not to adopt the Development Brief with reasons specified.

Reasons for Recommendation

- the Development Brief demonstrates how through continued partnership working the Re-inventing Radcliffe Vision and Development Strategy can be taken forward to the delivery stage. In implementing its proposals the Development Brief is both realistic and wide ranging in its potential benefits for the Radcliffe Community.
- to make Planning Control Committee aware of the range of issues considered by the Development Brief and their inter-relationship.
- to enable the Authority to attract a development partner in order to bring forward development proposals in line with guidelines set out in the Development Brief.

IMPLICATIONS -

Financial Implications and Risk Considerations

Financial Implications

- It is expected that the capital receipt that the Council would otherwise expect to receive for the disposal of its land assets will be completely absorbed by the cost of community facilities which, subject to affordability, it is hoped the scheme will be able to provide. The scheme plans to include for a range of key community facilities including; a new market, a new library/gallery/museum facility and a riverside sculpture garden, and crucially to fund a relocation package for the Post Office delivery office.

Risk Considerations

- Potential failure to attract a suitable development partner or achieve sufficient capital receipt/value to provide the full range of community facilities sought from

the development.

- Possible agreements not being reached with the Post Office for the relocation of the delivery office, or the GMPTA for the re-siting of the bus station.
- Potential failure of the GMPTA to secure funding from the GMPTA Capital Programme for the development of a new bus station.

Corporate Aims/Policy Framework:

Do the proposals accord with the Policy Framework? Yes

Approval of the Development Brief supports the following Council Ambitions:

- Location of choice to live in Greater Manchester
- Healthiest Borough in the North West
- Significant Visitor Destination
- Each township thriving
- Area served by first class local authority
- Quality job opportunities for Bury people

Implementation of the Development Brief will address the following Council Priorities:

- Better opportunities for children and young people
- Improve cultural and sporting opportunities
- Putting customers first
- Strengthened communities
- Choice of quality housing
- Cleaner safer greener
- Improving town centres and neighbourhoods
- Promoting healthier living

The SUN Quarter Development Brief is a development of the earlier Re-inventing Radcliffe report that was approved by Executive Committee on the 19 May 2004. The report outlined how Inner Radcliffe could aspire to become a sustainable urban neighbourhood. As such it supports a number of key Government planning policies and local planning policies within the Unitary Development Plan.

The Government has recently published its revised Planning Policy Statement 1: Delivering Sustainable Development. The proposals set out in the Development Brief represent a major opportunity to bring forward high quality development that supports the principles of sustainable development set out in PPS 1.

The Development Brief also supports the aims of a number of other Government planning policies:

- Planning Policy Guidance 3: Housing
- Planning Policy Guidance 6: Town Centres and retail development
- Planning Policy Guidance 13: Transport

All of which seek to promote a mixed-use approach to development in town centres

and in locations with good links to public transport.

The following UDP policies are supported by the Development Brief:

Area RD1 – Blackburn Street/Dale Street/Church Street West
TC2: Town Centre Enhancement and Development
TC2/2: Mixed Use Development
S3/3: Improvements and Enhancement (All Centre)
S1/2: Shopping in Other Town Centres
H1/2: Further Housing Development
HT3/2: Bus Services

Are there any legal implications? Yes
Considered by Monitoring Officer: Yes

Statement by Director of Finance and E-Government:

There are no direct financial implications in approving the Development Brief for the Radcliffe SUN Quarter as part of the overall Re-inventing Radcliffe Vision and Development Strategy. However, the Capital Programme approved at Council on 23rd February 2005 makes no provision for the range of community facilities envisaged (eg new market, new library/gallery/museum facility, a riverside garden) nor for the funding of a relocation package for the Post Office delivery office. Members should be aware that the delivery of these elements of the strategy will be dependant on the funds received as capital receipt for the disposal of the authority's land holding and/or its share of the development value. It is probable that some development expenditure will be required in advance of the receipt of funds from the sale of land; in these circumstances it would be necessary to undertake unsupported borrowing in the short term, which will result in some additional revenue costs (interest and minimum revenue provision).

Separate reports on individual scheme proposals will need to be brought to the Executive as detailed plans are prepared, identifying the proposed funding arrangements for any additional capital expenditure and any implications for revenue expenditure or income.

There may also be costs associated with the process required to assemble the site (eg CPO costs) and these will need to be found

from existing revenue budgets. Liaison with the Director of Legal and Democratic Services will be necessary to ensure the capacity required re; site assembly/transfers of land/possible CPO work is available.

Staffing/ICT/Property:

Wards Affected: Radcliffe East

Scrutiny Interest: Economy, Environment and Transport

TRACKING/PROCESS

DIRECTOR:

Chief Executive/ Management Board	Executive Member/ Chair	Ward Members	Partners
22 November 2004	02 March 2005 09 March 2005	13 December 2004	02 March 2005 09 March 2005
Scrutiny Panel	Executive	Committee	Council

1.0 BACKGROUND - THE RE-INVENTING RADCLIFFE VISION AND DEVELOPMENT STRATEGY

1.1. As a result of growing concerns for the future direction and prosperity of Radcliffe, in 2003 Bury Council commissioned a consultancy team led by urban designers URBED to develop a vision for the Inner Area of Radcliffe. The vision was to be both realistic and practical in first understanding the physical, economic and social mechanics of the town and in facing the harsh reality that Radcliffe does not have access to any special status grant aid to kick start the process of regeneration.

1.2 The resultant Vision and Development Strategy proposed 7 themes to help establish Radcliffe as a Sustainable Urban Neighbourhood (SUN):

- encourage new housing within inner Radcliffe to help regenerate the town.
- protect and encourage new jobs
- consolidate the town centre and reconnect it with adjacent areas
- create a unique identity with the arts by exploiting the opportunities of the Irwell Sculpture Trail
- improve pedestrian, cycle and road links within Inner Radcliffe
- create a model secondary school

- help transform Radcliffe through better marketing its change of image.
- 1.3 The Re-inventing Radcliffe report was widely consulted on at the time and in May 2004 approved as a material planning consideration in assessing future planning applications and in informing future policy. It was also approved as a basis for future implementation and further research/survey work where necessary. In this respect two of the report's key recommendations were that
- a town centre development brief should be prepared to put the heart back into the town and to also guide investment over the next few years and,
 - led by the new Riverside School, proposals should, as a matter of some urgency, be brought forward for the 3 linked sites at the former East Lancashire Paper Mill (ELPM) and the Coney Green and Radcliffe High Secondary School sites.
- 1.4 Later in 2004 Bury Council commissioned URBED to work up proposals for these two key recommendations by:
- producing a development brief (to be known as the SUN Quarter) which would enable the Council and its development partners to be pro-active in re-establishing a vital and vibrant new Radcliffe Town Centre.
 - producing a masterplan for the ELPM, Coney Green and Radcliffe High School sites. This Masterplan was to be worked up in partnership with the new owner of the ELPM site and with the Council's Education Department, the owner of the two school sites.
- 1.5 Because of their importance in charting a new future for Radcliffe these two pieces of work have been progressed in parallel and are being reported on to the Executive Committee for adoption at the same time. This report deals with the Radcliffe Town Centre (SUN Quarter) Development Brief. The 3 Site Masterplan is elsewhere on the agenda. It should be noted, however, that both the town centre brief and the 3 site masterplan have been consulted on jointly in the 6 week consultation period that has just ended and as will be clearly evident with reference to the consultation leaflet.

2.0 ISSUES - THE RADCLIFFE (SUN QUARTER) TOWN CENTRE DEVELOPMENT BRIEF

2.1 A Development Brief approach

The ODPM publication 'Creating Local Development Frameworks A Companion guide to PPS12' 2004 encourages local Planning Authorities to prepare development briefs for sites subject to development pressure.

A development brief is a document providing guidance on how a specific site of significant size or sensitivity should be developed in line with relevant planning and design policies. It should contain an indicative, but flexible, vision of future development form.

The Radcliffe SUN Quarter Development Brief provides this guidance and vision for a town centre development site comprising; the existing Market Hall, the vacant Kwik Save store, Radcliffe Bus Station, the Post Office delivery office, the Market and Dale Street car parks. The brief provides a mixed-use model for development within which development value derived from town centre apartments will facilitate the provision of new retailing and community/cultural facilities (including a new market and potentially a new library/gallery). This will enable the town centre to become a strong centre for a sustainable urban neighbourhood.

2.2 Development Brief – Implementation Issues

2.2.1 **Site Assembly** – A substantial proportion of the development site is already in the full control and ownership of the Council. Key to this was the opportunity purchase of the vacant Kwik Save Store (Report to Executive Committee 17.12.03 by the Borough Property & Technical Services Officer) which holds a strategic location at the heart of the development site. The acquisition of the Kwik Save store has placed the Authority in a strong position in entering into negotiations with the two remaining site ownership interests within the site; Royal Mail Property Holdings and the Greater Manchester Passenger Transport Executive. However the possibility remains that the use of the Council's Compulsory Purchase powers may be required to be exercised to complete site assembly. *In this event a separate report will be presented to the Executive Committee to be prepared by the Borough Property and Technical Services Officer.*

2.2.2 **Post Office Delivery Office** – Negotiations were initiated at an early stage with Royal Mail Property Holdings (30.6.04) to explore options for relocating the Dale Street Postal Office Delivery Office. Royal Mail have confirmed that in principle they are prepared to relocate. Discussions have so far covered a number of sites but agreement at present is still outstanding.

2.2.3 **Bus Station Relocation** – The existing bus station occupies a substantial area in the middle of the development site. Again negotiations with the GMPTE were initiated at an early stage (7.6.04). A joint working group has been established between Bury MBC's officers (and consultants) and the GMPTE in order to agree how best to integrate bus services into the development. The proposed siting and layout of the new bus station on Dale is the result of this joint working and the GMPTE have appointed a design team to work up the proposals for the new bus station as an integral part of the SUN Quarter development which will bring a "new generation" of bus passenger comfort to the centre of Radcliffe. The GMPTE are also seeking funding for the new bus station from the GMPTA's Capital Programme.

The bus operators have also been consulted on the new bus station proposals and wider implications of the SUN Quarter proposals as part of the Re-inventing Radcliffe Next Steps consultation. First Bus and Rossendale Transport (the two main bus operators operating from Radcliffe Bus Station) have both responded favourably to the proposals.

2.2.4 Market Relocation – It is proposed to replace the existing Market Hall with a new outdoor market comprising approximately 19 leasehold stalls modelled along the lines of the successful Bury Market with glazed canopies to provide weather protection. Relocating the market will release the area of the site next to the river with the highest residential values. It will also place the market in a more prominent position that will enable it to play a key role in boosting the vitality and viability of the town centre as a whole.

Markets Management has prepared an initial project brief for the relocated market to form the basis for ongoing consultation with the market traders and negotiation with a future development partner. As part of this process a meeting was arranged with representatives of the Radcliffe Market Traders Association (18.1.05) to appraise them of the scope of the Development Brief and the relocation proposals for the market.

2.2.5 New Library/Gallery/Museum – One of the 7 key themes of the Re-inventing Radcliffe strategy is to create a unique identity for Radcliffe within the north Manchester conurbation as a centre for the arts through exploiting its location on the Irwell Sculpture Trail. The provision of a basement riverside gallery and museum linked to a riverside garden area is the principle opportunity for generating this new identity.

The Borough Arts, Libraries and Lifelong Learning Officer has undertaken an options appraisal to establish the feasibility of operating a new gallery/museum facility. The options appraisal concluded that the provision of a new gallery museum for Radcliffe would only be viable if it formed part of a larger co-location cultural facility incorporating library and adult education services in accordance with the Arts, Libraries and Lifelong Learning Asset Strategy. The options appraisal also concluded that the existing Radcliffe library was of insufficient size to accommodate expanded services along a co-location model.

The provision of a new library/gallery/museum within the ground and basement floors of the proposed riverside apartment block would provide a strong cultural and community focus for Radcliffe town centre in its new role as the centre of a sustainable urban neighbourhood. It would also make use of what would otherwise be the most difficult to let floor space for retail uses within the overall Development Brief proposals.

2.2.6 Developer Selection – The Radcliffe (SUN Quarter) Development Brief provides detailed criteria for informing the selection of an appropriate development partner in order to ensure high quality development that will provide the range of community benefits outlined above. The Development Brief anticipates tendering for expressions of interest from suitable developers and a continuing role for URBED as masterplanners for the development. However, the Authority has now entered into a partnership arrangement with ASK Property Development (ASKBury) and a decision will be required on whether to take up an option to develop the Radcliffe SUN Quarter development through the ASKBury partnership or to invite tenders. A decision will also be required on the continuing role of URBED in the implementation of the project. *These issues will be the subject of a separate report to the*

Executive Committee to be prepared by the Borough Property and Technical Services Officer following adoption of the Development Brief as a Material Planning Consideration.

3.0 CONSULTATIONS

Over the last two years there has been wide ranging consultations on the evolving strategy approach to help regenerate Inner Radcliffe.

3.1 Reinventing Radcliffe Vision and Development Strategy Report

- April 03, Urbed, King Sturge and TPP consultancy team appointed to prepare a strategy to guide regeneration proposals for Inner Radcliffe.
- 20.05.03 Stakeholder Workshop
- 2400 Inner Radcliffe residents/businesses receive consultation leaflet.
- 26.04.04, Radcliffe Area Board receive Reinventing Radcliffe (results of consultation) Report.

88% of responses agree with future vision

70% agree with strategy and themes

88% agree with suggested approach as best way forward.

- Most important elements in the overall strategy were seen as the new school, revitalising the town centre, protecting and encouraging jobs and introducing new housing to help in the town's regeneration.
- 19.5.04 Adoption of the Reinventing Radcliffe Vision and Development Strategy as a material planning consideration, as a basis for implementation and any further research/survey work.

3.2 Reinventing Radcliffe – The Next Steps

- URBED commissioned to develop town centre brief and three site masterplan as key implementation – next steps.
- 2.11.04 Stakeholder Workshop
- 22.11.04 BMBC Management Board
- 13.12.04 Radcliffe Ward Members' Briefing
- 18.1.05 Meeting with Radcliffe Market Traders
- 20.1.05 Meeting with bus operators and GMPTE
- 24.1.05 Start of 6 week consultation (distribution of 2400 leaflets to Inner Radcliffe residents and 1300 schools catchment).
- 6 week exhibitions established at Radcliffe Library, Radcliffe Civic Suite, Bury Town Hall Reception, Whittaker St Centre, Craig House (Planning Reception), Athenaeum House (Education Reception), Coney Green and Radcliffe High (Schools' Reception).
- 07.02.05 Presentation to Radcliffe Area Board
- 09.02.05 GONW/Sport England visit to Radcliffe

- 10/11/14 Feb, all day manned exhibitions
- 23.02.05 meeting with Bury and District Disabled Advisory Council.

3.3 Consultation Responses

3.3.1 There have been 163 written responses to the SUN Quarter Development Brief element of the consultation exercise of these:

- 85% agreed with the approach
- 7½ % did not agree
- 7½ % did not state a preference

A number of themes emerged from these responses:

- Concern about the impact on traffic congestion that might occur due to the developments promoted through both the Development Brief and the 3 Sites Masterplan (9% of responses).
- Concern about the loss of town centre car parks and the importance of convenient car parking for the Market (6% of responses).
- Measures to improve the vitality of the centre including improving the range of shops, 24 hr use of the centre, and exploiting the riverside and Pilkington Way frontages (6% of responses)
- The new bus station should be adjacent to Metrolink (4% of responses)
- Concern about relocating the library (4% of responses)
- A précis of the responses forms Appendix 1 of this report.

3.3.2 Results of Manned Exhibitions

The manned exhibition days were on the whole not well attended but did provide an opportunity for those most affected to have lengthy discussions with the officer teams present at the Radcliffe Library, the Civic Suite and the Whittaker Street Centre.

3.3.3 Radcliffe Area Board

The special Radcliffe Area Board meeting on the 7 February was well attended with approximately 60 members of the public. The first part of the meeting formed a presentation by the consultancy team followed by an open forum discussion period. Clarification was requested on various aspects of the plans and objections raised on a number of the detailed proposals; all of which covered similar ground to the written responses. At the end of the meeting attention was drawn to the remainder of the consultation timetable, in particular the opportunity to turn up at the all-day manned exhibitions. The relevant minutes of the Radcliffe Area Board forms Appendix 2 to this report.

3.3.4 Meeting with Government Office NorthWest and Sport England

The meeting on the 9 February in Radcliffe was arranged to:

- enable both GONW and Sport England to see the Re-inventing Radcliffe : Next Steps initiative on the ground.
- To discuss issues and take advice ahead of the 3 Sites Masterplan and Town Centre Development Brief being finalised and planning applications being submitted for the 4 sites included in the current consultation exercise.

At the meeting it was clarified that there is

- Need for referral of development on the school sites under the Playing Fields Directive. They will be looking very much to Sport England as the key consultee in formulating a view. Sport England's view will be heavily influenced by the clarity of the audit referred to in the 3 site Masterplan.
- Need for referral of ELPM site as a Departure from the Bury UDP.
- **No need to refer the Radcliffe Town Centre (SUN Quarter) Development Brief.**

3.3.5 Greater Manchester Police

The GMP Architectural Liaison Officer has responded by pointing out that the draft Development Brief does not have adequate reference to the need to Design out Crime in the new development. His main concern is that whilst principles are discussed generally at early stages too often they are not followed through to the final design stages. In response to this concern it is recommended that the adopted Development Brief includes the statement set out below:

Design Principles (page 12 – 13):

“Designing out crime It is expected that the development will adopt an approach to designing out crime consistent with the principles of creating safe and sustainable communities as set out in the recent ODPM/Home Office publication ‘Safer Places – The Planning System and Crime Prevention’ 2004. It is therefore important that the development provides a scheme layout and range of uses that generate high levels of natural surveillance, encourages high levels of activity of the public realm, has clear demarcation of public and private space, and extends complementary daytime/nighttime use of the town centre.

The selected developer will be expected to demonstrate a commitment to designing out crime by entering into early dialogue with the GMP Architectural Liaison Unit and through achieving Secured By Design accreditation for the development.”

3.3.6 Bury and District Disabled Advisory Council

BADDAC have responded to consultation (which has included a presentation given to BADDAC/disabled Radcliffe residents on 23.2.05) by pointing out that the draft Development Brief does not have reference to the importance of adopting an Inclusive Design approach to the development. They have stressed that achieving “Lifetime Homes” for the residential elements of the development is essential to achieving an inclusive approach to the development. In response to these concerns it is recommended that the adopted Development Brief include the statement set out below:

Design Principles (page 12 –13):

“Inclusive design Inclusive Design is essential for creating successful sustainable communities where all members of the community have equal access to jobs, health, housing, education, shops, leisure and community facilities. It is therefore expected that the development will adopt an approach to inclusive design consistent with the recent ODPM publication ‘Planning and Access for Disabled People: A Good Practice Guide’ 2003.

The selected developer will be expected to demonstrate a commitment to inclusive design by providing an Access Statement in accordance with the ODPM good practice guide and by ensuring that the residential elements of the development are designed to Lifetime Homes Standards (in accordance with the 16 point Habinteg model). The selected developer will also be encouraged to enter into early dialogue with BADDAC and Bury MBC’s access officer.”

3.3.7 Environment Agency (EA)

The Environment Agency were consulted on the SUN Quarter proposals at an early stage (response 26.7.04) and as part the recently completed ‘Next Steps’ consultation exercise (response 3.3.05). In their earlier response EA provided 1 in 100 year + 20% flood risk levels for the development site and pointed out the need for development proposals to include a flood risk assessment. In their recent response EA have also suggested that the development site presents a potential opportunity to provide a Sustainable Urban Drainage System (SUDS). In response to these comments it is recommended that the adopted Development Brief includes an amendment to the following paragraph:

Sustainability (page 17) – to read:

“Sustainability: Developers should explain their approach to sustainability, renewable energy, materials and water (including the feasibility of providing a SUDS), and their approach to addressing the flood risk for the site identified by the Environment Agency. The approach to sustainable development should be expressed by reference to BREEAM/Eco Homes ratings. As a minimum the Council will be looking for the development to achieve a ‘Very Good’ BREEAM/Eco Homes rating.”

3.3.8 Greater Manchester Archaeological Unit (GMAU)

The GMAU have welcomed the vision for rejuvenating Inner Radcliffe and have asked that consideration be given to undertaking an archaeological desk based assessment to inform the development process. It is proposed that this issue be taken up with an appointed Development Partner as part of pre application negotiations.

4.0 CONCLUSION

- 4.1 Together with the 3 Site Masterplan the Radcliffe (SUN Quarter) Development Brief demonstrates how the approved Re-inventing Radcliffe Vision and Development Strategy can be taken forward.
- 4.2 The Radcliffe (SUN Quarter) Development Brief has been drawn up on principles of best practice and has involved a high level of partnership working with key stakeholders. In addition the consultation exercise that has just ended has illustrated that there is a high level of public support for the proposals to regenerate the town centre.
- 4.3 The Radcliffe (SUN Quarter) Development Brief therefore provides a realistic and achievable basis for attracting a development partner to bring forward comprehensive high quality mixed-use development within Radcliffe town centre, for forming a basis for negotiation to achieve the range of community facilities identified in this report, and for assessing planning applications that will result from that partnership.

**BRIAN DANIEL
BOROUGH PLANNING & ECONOMIC DEVELOPMENT OFFICER**

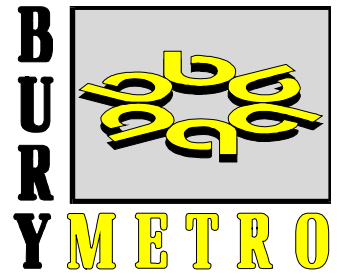
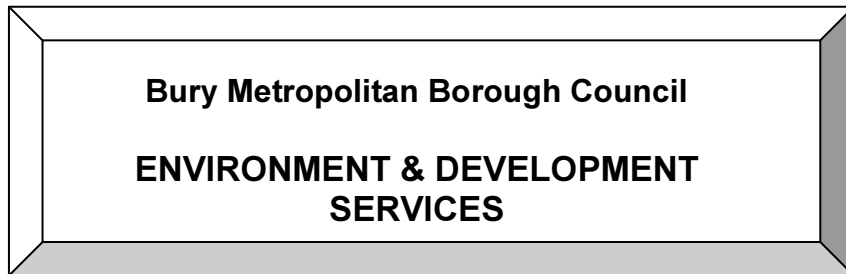
List of Background Papers:

- Radcliffe (SUN Quarter) Town Centre Development Brief (Draft), a report by URBED with King Sturge and TPP
 - Re-inventing Radcliffe Final Report Vision and Development Strategy January 2004, a report for Bury MBC by URBED with King Sturge and TPP
 - Re-inventing Radcliffe Vision and Development Strategy, Executive Committee report on consultation responses, 19 May 2004.
 - Consultancy commissioning brief to produce the 3 site masterplan
 - Creating Successful Masterplans – A Guide to Clients, CABE 2004-12-23
-

- Urban Design Guidance, Urban Design frameworks, development Briefs and Masterplans, Urban Design Group publication 2002
- Bury Unitary Development Plan, adopted 29 August 1997
- Cultural & Adult Education Services in Radcliffe – An Options Appraisal , Department of Education & Culture
- Radcliffe 3 Site Masterplan, (Draft), a report by URBED with King Sturge and TPP December 2004.

Contact Details:

Steven Lever
Bury MBC Urban Design and Development Officer
Environment and Development Services
Craig House, 5 Bank Street
Bury, BLN ODN
Tel 0161 253 5270 Email s.t.lever@bury.gov.uk



Reinventing Radcliffe Town Centre Brief responses

YES	NO	ISSUES
1		Metrolink/town centre public transport linkage needs improving.
1		
1		
1		Better town centre pathways (St Thomas Area).
1		
1		New to area, 1 st house, enthusiastic plans
1		
1		Excellent long overdue
1		Concerned about traffic (School Street)
1		Needs waste bins, proper restaurants, landscaping.
1		
1		
1		
1		Radcliffe's a dump
1		
1		
1		Remember Whittaker St Area, re-route buses.
1		Senior Citizens (Emphatic support)
1		
1		
1		
1		Reopen Blackburn Street.
1		
1		But we have heard this before, loss of on-street parking.
1		Traffic problems.
X	X	Too much traffic (School Street Area).
1		As long as it includes re-housing of St Thomas Estate.
1		
1		
1		
1		

YES	NO	ISSUES
1		More shops not just Asda.
1		Good - hope it happens.
1		New housing, new jobs good, traffic issue
1		Canalside improvement particularly needed
1		Delighted but what about the jobs/litter.
1		Agree with positive approach, think of environment.
1		We have waited a long time for a new heart.
1		Yes but make sure it's private sector housing.
1		
1		But will centre become gridlocked?
1		
1		
1		
1		Not before time, clean up the canal.
1		Design out crime in your plans.
1		
X	X	Need another supermarket, retain library/sorting office.
1		
1		Need for market car park.
1		Will bring life back, think about local businesses also.
	1	
1		Anything to put Radcliffe back on the map.
1		Is the Car Auction eyesore being redeveloped?
	1	No to industrial units behind us.
1		
1		
X	X	Need market car park, more restful spaces, keep library.
1		About time money was spent on Radcliffe.
1		Don't demolish The Bridge Tavern.
1		A well thought out plan
1		
1		
1		Very much so, why is library moving.
1		Clean canal and provide seating.
X	X	Bulldoze Radcliffe off the map (age 68)
	1	Too many houses, need riverside walks/cycling.
	1	Loss of indoor market/parking.
1		
1		Include Asda site, loss of car parking, traffic gridlock.
1		Good to use Kwik Save site, keep library.
1		More traffic lights will cause problems.
1		Is new housing to be public or private?
1		About time Radcliffe had some money spent on it, it's a good place.
1		Private housing not public.
1		Radcliffe has been ignored, about time.
1		As soon as possible.

YES	NO	ISSUES
X	X	New cinema, bowling alley not just housing.
1		Absolutely, needs new centre too.
1		
	1	See no benefit in building extra housing with traffic.
	1	More second hand shops and alternative shops, keep library.
1		Needs cinema, bowling alley, new toilets, lower market rents.
1		
1		Encourage high street entrepreneurs/modern apprenticeships.
1		If you need a hand knocking down St Thomas Estate I'm yours
X	X	You should stop letting riff-raff moving in
1		St Thomas Estate must be a priority.
1		Bridgefield St is a dumping ground.
1		
1		Needs 24 hour shopping.
1		Traffic reservations, protect canal, Radcliffe is a fulfilling place to live.
1		More housing proposed but no leisure facilities.
X	X	Why spend money on a place like Radcliffe?
1		Maintain the existing green spaces properly.
X	X	
1		
1		
1		
1		How long will it take? Where are the leisure facilities?
1		
1		Radcliffe will always need plenty of free parking.
1		Radcliffe can't get any worse, it's a great plan
1		Dunelm Mills is an eyesore.
1		
1		What is there for teenagers?
1		
X	X	Refurb existing market, needs proper covered shopping centre.
1		Pleased town centre is being opened up, better links with Metrolink.
1		Don't want car parks and flats, Gala Bingo Hall for young and old.
1		A new heart for Radcliffe is an excellent concept.
1		Only Asda has kept Radcliffe alive, needs traffic improvements.
1		High quality open space/maintenance, include refurb of Piazza.
X	X	Bridgefield Street has been neglected.
	1	I prefer to do my shopping under one roof and taxi pick up
1		Much needed, needs to be vibrant throughout the day/night
1		I have seen the decline over 20 years, much needed, keep consulting.
1		Needs 12 storey not 6, more drama, excitement live/work in same place.
1		The plans have merit and look viable.
X	X	Where are the leisure facilities mentioned earlier?
1		
1		
1		

YES	NO	ISSUES
1		Don't like housing on Pilkington Way cuts town centre off, needs extra parking.
1		Any action to rejuvenate Radcliffe welcomed but traffic will be a problem.
1		Blackburn Street reopened should not be rat run, pedestrian priority.
1		The road system needs to be safe for all users.
1		Will there be CPO's, what about older children? What about other run down areas?
1		Its about time someone thought of the centre. Will there be enough parking?
	1	Nothing more than a Sop, vast area of bricks and concrete.
1		More modern, keep identity, peak hour traffic problems. Don't build market canopies in glass – vandalism.
1		Keep the present Carnegie Library.
1		Should be more like Bury so we don't need to travel. No more rusty nails.
1		Needs adequate car parking in town centre and Metrolink + CCTV.
1		I only see more housing, more cars, but no leisure facilities.
1		A serious lack of car parking in the right place especially for the disabled.
1		More lights on Pilkington Way will stop the flow of traffic.
	1	Why can't a new bus station go next to Metrolink? Piazza 1960's style needs to be spruced up as do older shops.
1		Covered market, clean toilets, keep library but with exhibits area for locals, prefer adult learning to school site.
X	X	
1		Help small businesses so Radcliffe can go "up-market".
1		Reservations about flats over shops (attract vandalism, remove grotesque ST Thomas estate.
1		
1		
1		It can only be an enhancement.
1		I would like to see improvements to Church Street (it's a main approach to Radcliffe town centre.
	1	Market on an island site not the safest idea.
1		Excellent ideas, the quicker these plans can be implemented the better.
1		How will the Metrolink station be made more accessible to the new town centre?
1		Any redevelopment in the town centre can only be an improvement. More development is required along the riverside.
1		Provided a new bus station adjacent to Metrolink to encourage greater use of public transport by commuters.
1		
1		Agree with the need to bring town centre uses to the bus station area, but shouldn't there be retail frontage to Pilkington Way. Dale St. is part of National Cycle Route 6, re-routing cyclists should only be considered if an alternative of equal convenience can be provided.
	1	This is a blank canvas for the town centre, don't waste it! The bus station should be situated close to Metrolink to encourage public transport interchange. Is a market viable? No one listens, the planners do the job and walk away.
1		Radcliffe has to move with the times.
1		The River Irwell presence should be respected and taken advantage of.
1		Town centre needs a new lease of life. Improve road layout to bring more people

YES	NO	ISSUES
		into the centre, encourage more variety in shops, cafes
1		Existing indoor market is warm and friendly. In danger of hastening the end of the market by moving it outdoors. Are new retail units viable, proposed residential area needs to be high quality to attract private buyers. More residential may be needed to reach a critical mass.
	1	Who wants to visit a town in the middle of a housing estate? You are adding to congestion by having two entries – exits on Pilkington Way. Why make a new library when we already have an adequate one on Stand Lane?
1		

Minutes of: RADCLIFFE AREA BOARD

Date of Meeting: 7 February 2005

Venue: Riverside High School, Abden Street, Radcliffe

Present: Councillor E B Briggs (In the Chair);
Councillors K S Briggs, L E Campbell, W A Campbell,
T P Chamberlain, A J Cummings, A Isherwood and S R Perkins

Co-opted Members:

Inspector S Clark (GMP), S Stockall (Radcliffe Traders Association), R Vevers (Radcliffe Carnival), S Davenport (Radcliffe Sports Forum) and D Morton (Radcliffe Riverside School) and Rev N Markham (Radcliffe Churches Together)

Public Attendance: Approximately 60 members of the public attended the meeting

Apologies for Absence: Councillor S Costello and Mr D Mann (Tenants and Residents Association)

AB.1044 REINVENTING RADCLIFFE

The Chair introduced David Rudlin and his team from Urbed who had been engaged by the Council to produce a town centre brief and to produce a masterplan for the building of the new Riverside School on the East Lancashire Paper site together with proposals for the remainder of the site in addition to the two existing school sites. The Chair also introduced Officers of the Council who had been working with Urbed on the project together with representatives of P & F Properties and the Greater Manchester Passenger Transport Executive (GMPTE) who were in attendance to answer any questions.

Radcliffe Area Board, 7 February 2005

David Rudlin referred to the work which had been undertaken in respect of the following:-

- The Sun Quarter – town centre development including a possible new library, gallery and museum, a redeveloped market, bus station and apartments.
- The East Lancs Paper Mill – That included a new secondary school, office and employment space and the creation of new homes, apartments and recreation provision.

- Coney Green – The proposals for Coney Green were for it to be developed for housing, including the creation of 250 homes.
- Site of Radcliffe High School – The proposals for the site were of a residential nature including up to 200 homes; the creation of a possible Care Village and the creation of open space.

David Mason (TPP) gave a presentation on the transport issues arising from the proposals following assessment of the current road networks. Particular attention had focused on current and possible future problems associated with Spring Lane and Blackburn Street/Pilkington Way. Assessments had also been made on bus routes and discussions held with bus operators. An opportunity was provided for those present to look at the proposals in detail.

An opportunity was provided for those present to ask questions of the Officers and consultants. Arising from this the following issues were raised:-

- The proposals included the re-location of the Royal Mail Sorting Office. However, the Post Office would remain at its present location.
- Concern was expressed that reopening Blackburn Street could result in it being used as rat run. It was acknowledged that there may be a need for traffic signals but it was felt that Blackburn Street would only attract local traffic and would not be attractive as a rat run and would not provide an attractive shortcut to avoid Pilkington Way. It was also considered that reopening Blackburn Street would improve access and encourage people into the town centre. A resident who used a motorised wheelchair felt that the opening up of Blackburn Street would be dangerous for users like him and suggested that it should remain closed.
- Residents of the Cross Street and Bury Street area were concerned at the proposals to construct industrial units in that vicinity. Proposals previously in this regard when the paper mill was still operating had been vigorously opposed by the residents. The residents were also concerned that the lodges in the area had been drained prior to any consultation exercise. The residents also expressed concern that they had previously been promised leisure and golf facilities on the Radcliffe E's site by the landfill company which had not materialised. In response to a specific question about the size of industrial units proposed, it was pointed out that these would be essentially single storey units and small scale. Clarification was also provided as to where the proposed office development would be. Residents of Cross Lane and Bury Street asked that they be allowed to meet with P & F Properties in order to have an input into any proposals and representatives from P & F Properties gave an undertaking to do this.
- One member of the audience suggested that at present there were 3 storey flats within Radcliffe whilst the plans put forward for the town centre development were for 6 storey flats. The view was put forward that such developments were too high and would be detrimental to the image of the town.
- Clarification was sought as to the location of the new Primary Care Centre. It was reported that the Primary Care Trust was currently developing plans for a new centre to be built on a site at Church Street West.

- A question was asked as to the most appropriate route for getting into Bury from Radcliffe given the proposed changes to the road network. It was suggested that one of the advantages of reopening Blackburn Street was the possibility to turn right at Blackburn Street and proceed along Church Street. A resident also asked about the possibility of opening Derbyshire Street.
- In expressing support for the proposals overall, a resident indicated that he would like to see the canal system integrated with the scheme and opened up for use.
- It was suggested that the bus station would be better located next to the Metrolink station. The consultants accepted that whilst the proposals were for the replacement of the bus station within the Town Centre, it was accepted that improvements were necessary regarding facilities for buses at the Metrolink station. There were also issues about access to the Metrolink station from the north side.
- A suggestion was made that the library should be sited next to the new High School. It was pointed out that a viable library provided a strong community facility and would help boost the town centre. The comparison with Prestwich which was one of the best branch libraries in Greater Manchester was made.
- It was pointed out that there were no plans to introduce pay and display car parking within Radcliffe at the current time.
- In response to clarification as to what the Care Village was, reference was made to the consultation leaflet and the description as to what it might be like in the context of the proposals for the Radcliffe High site.
- An explanation was provided as to how the level of existing and future car parking need had been analysed. It was acknowledged that the proposals would reduce the current level of car parking but an assessment of available car parking spaces had revealed that this could be absorbed within the scheme proposed without it affecting the future vitality of the town centre, a situation, however that will need to be monitored.
- With regard to the provision of the new High School, the question was raised as to whether the current level of primary school provision was adequate. It was reported that the current trend of falling pupil numbers was continuing to have an impact on Bury schools. The High School proposals did contain capacity for growth but the level of primary school provision was currently adequate with capacity to cope with projected increases in population as the new housing developments were completed.
- With regard to proposed sports facilities at the new High School, detailed design work was still to be done but sport and recreational provision would figure significantly in the plans. This may not mean replicating what exists now but ensuring that provision meets the community's needs.

- It was not possible at this stage to say how much would be received for the sale of the various sites. With regard to the building of the proposed new secondary school, capital grants had been secured and the value from the sale of the existing school site would go towards the acquisition costs of the new school. The design and construction of the new school would be such as to ensure that it would have a long life and had flexibility to meet future changes in demand.

Howard Aitkin, Planning Implementation Development Manager, reported that the formal consultation period carried a 6 week time frame and we were currently at the end of week 2. There was an opportunity for further consultation at 1 to 1 sessions which were to be held on Thursday, 10 February at Radcliffe Library, Friday, 11 February at the Civic Suite and Monday, 14 February at Whittaker Street.

As the proposals contained a departure from the Unitary Development Plan, there would have to be consultation with Government Office North West. There would also be consultations with Sport England. A report will then be submitted to the Executive on 23 March 2005. Following this, and subject to the necessary approvals, individual planning permission would be sought for various aspects of the proposals.

It was agreed:

That the presentation and report be noted, that the minutes of the Area Board be forwarded on for consideration as part of the 6 week consultation exercise and those involved be thanked for the presentation and for their efforts so far.

AB.1045 RE-OPENING OF BLACKBURN STREET, RADCLIFFE

A report of the Borough Engineer was submitted which considered responses to a public consultation exercise amongst business frontages and stakeholders regarding proposals to re-open Blackburn Street, Radcliffe.

It was reported that in response to the consultation, 12 questionnaires had been returned with 10 in support of the proposal and 2 against. The specific comments received regarding the scheme were reported.

It was agreed:

That the proposal to re-open Blackburn Street be supported and the formal advertisement of the scheme now commence.