
MEETING: PLANNING CONTROL COMMITTEE

DATE: 24 MAY 2005

SUBJECT: RE-INVENTING RADCLIFFE – 3 SITE MASTERPLAN

REPORT FROM: BOROUGH PLANNING & ECONOMIC DEVELOPMENT SERVICES OFFICER

CONTACT OFFICER: HOWARD AITKIN PLANNING IMPLEMENTATION DEVELOPMENT MANAGER

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 3 Site Masterplan that has been drawn up by the Council's consultants URBED for the East Lancashire Paper Mill, Coney Green and Radcliffe High School sites
- 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 3 Site Masterplan, with the recommended amendments as set out in paragraphs 3.4.5 and 3.4.6 as a material consideration in assessing future planning applications and in the formulation of future planning policy for the East Lancashire Paper Mill, Coney Green, Radcliffe High and Radcliffe E'es sites
 - to refer the Masterplan to the Planning Control Committee
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Other Options

- to make changes to the Masterplan with the reasons specified
- not to adopt the masterplan with reasons specified.

Reasons for Recommendation

- the Masterplan process demonstrates how through continued partnership working the Re-inventing Radcliffe Vision and Development Strategy can be taken forward to the delivery stage and outstanding issues, identified throughout the consultation stage, be resolved. In implementing its proposals the Masterplan 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 Masterplan and their inter-relationship.

IMPLICATIONS -

Financial Implications and Risk Considerations

Financial Implications

- No direct financial implications, however, a series of land deals will need to be agreed and approved at a later stage to deliver the masterplan.

Risk Considerations

- Possible “call in” of the individual planning applications that will deliver the masterplan by the Secretary of State to determine the applications
- Unfavourable Environmental Health risk assessment results for the Radcliffe E’s landfill site could mean a review of the favoured option for the siting of the new school
- Possibility of agreements not being reached on the essential purchases/land exchanges

Corporate Aims/Policy Framework:

Do the proposals accord with the Policy Framework? Yes

Approval of the masterplan supports the following corporate ambitions:

- Location of choice to live in Greater Manchester
- Centre of excellence for education in the conurbation
- Each township thriving
- Quality job opportunities for Bury people

Implementation of the Masterplan will address the following Corporate priorities within the Council's 2005-2008 Corporate Plan.

- Better opportunities for children and young people
- Improved cultural and sporting opportunities
- Strengthening communities
- Cleaner safer greener
- Improving town centres and neighbourhoods
- Promoting healthier living

The 3 Site Masterplan 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. Since the Council adopted this approach for Radcliffe the Government has recently published its revised Planning Policy Statement 1 : Delivering Sustainable Development. The policies outlined in the statement are to be taken into account by both the Regional Planning bodies and local planning authorities in the preparation of local developments documents. They may also be material to decisions on individual planning applications.

However remaining Radcliffe issues which may be of concern to regional/national policy bodies is the level of house building proposed in the report's recommendations , the redistribution of school playing field provision and the need to treat a mixed use planning application for the East Lancashire Paper Mill site as a departure from the adopted Bury Unitary Development Plan

Are there any legal implications? Yes (see paragraph above)

Considered by Monitoring Officer: The Masterplan and the background reports set out the rationale for consideration of the ELPM site as a Departure from the Bury Unitary Development Plan.

Statement by Director of Finance and E-Government:

There are no direct financial implications in approving the 3 site masterplan. However, Members should be aware that the series of land deals which will need to be agreed and approved at a later stage to deliver the masterplan are likely to have significant financial implications for the Council through their impact on capital receipts and the costs of the redevelopments, including the relocation of the schools and the development of playing fields. The land deals, development proposals and the extent to which receipts will cover costs will be the subject of future reports which will include the cost implications.

There are also likely to be costs involved in further developing the plans for the area and specific sites; undertaking necessary survey/audit works as detailed in the report and dealing with any enquires re planning decisions. These costs will need to be met from existing revenue budgets or from the

provision for fees included in individual scheme costs in the approved Capital Programme.

The achievement of the plan and the fulfilment of the Authority's ambitions for the area will depend on the availability of capital and revenue resources at the appropriate time, the engagement of all parties and continued partnership working in delivering the vision.

Staffing/ICT/Property:

The work involved in the various land transactions will need to be the subject of consultation with the Director of Legal and Democratic Services for the purpose of planning the work to meet deadlines.

Wards Affected:

Radcliffe East, Radcliffe West, Radcliffe North

Scrutiny Interest:

Economy, Environment and Transport

TRACKING/PROCESS

DIRECTOR:

| Chief Executive/ Management Board | Executive Member/ Chair | Ward Members | Partners |
|--------------------------------------|-----------------------------------|------------------|-----------------------------------|
| 22 November 2004 | 23 February 2005 09 March 2005 | 13 December 2004 | 24 February 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
- exploit 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 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 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 3 Site Masterplan. The Radcliffe Town Centre Development Brief is elsewhere on the agenda. It should be noted, however, that both the Radcliffe 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 3 SITE MASTERPLAN

2.1 Why a 3 Site Masterplan?

Best practice guidance suggests that masterplans should be prepared in complex situations where:

- they can help explain or outline an intended way forward for a site or a series of sites and in doing so describe how proposals will be implemented, setting out the order of cost, phasing and timing of development.

- an organisation or “partnership” is in control of the development process.
- establishing principles on matters of importance will help clarify the position at the planning application stage e.g. mix of development, urban design considerations.
- engagement with the local community will help in thinking about their role in the regeneration process.

2.2 The Radcliffe Situation.

This good practice advice closely mirrors the Radcliffe situation where it was becoming apparent throughout 2003/04 that there was a unique opportunity to take a strategic approach to the reshaping of Radcliffe by developing the 3 Site Masterplan approach involving the ELPM (17.75ha), Coney Green (6.2ha), Radcliffe High (4.9ha) together with the extensive Radcliffe E's landfill site (44.5ha) which is in the final stages of its restoration. The importance of taking the opportunity at this time can be summarised as:

- Radcliffe High and Coney Green Secondary Schools (1300 combined pupils) now operate as one federated school with the intention of opening a new 900 place school by September 2007.
- to advise on the location of the school building and to establish a project timetable the Council has appointed consultants E.C.Harris
- after taking account of likely Department of Education grant, the Council has ‘in principle’ committed the capital receipt from the sale of the two existing school sites to make up the shortfall in funding the building of the new school.
- agreement with P & F Properties, the new owner of the ELPM site, for a delay in the submission of their planning application until the completion of the 3 Site Masterplan.
- the ability to fund the production of the 3 Site Masterplan through the Council's Planning Development Grant.
- The formation of a partnership Steering Group to draw up the 3 Site Masterplan led by the Council's Planning and Economic Development Officer and his consultants and involving the two primary landowners; P and F Properties and the Council's Education Department and their respective consultancy teams.

2.3 The Draft 3 Site Masterplan

The draft masterplan has been prepared by URBED in close co- operation with the Steering Group throughout the Autumn of 2004. While the proposals are presented as a physical masterplan the process has been as much one of

negotiation as design. Taking this approach URBED, in their report, have sought to reconcile the needs and wishes of the school, the overall viability of the school proposals, the market conditions of Radcliffe, the access constraints of each of the sites, the wider Re-inventing Radcliffe Strategy together with the local and regional planning context and the legitimate aspirations of P&F Properties and other land/property owners

In order to bring together these different issues and the varied interests URBED organised a workshop on the 2 November 2004. This brought together almost 50 people with a wide interest in Radcliffe. The workshop developed a strong degree of consensus and this has helped guide the direction of the report up to its draft status for wider consultation

The URBED proposals, together with their work in drawing up the Radcliffe Town Centre Development Brief, represent a substantial part of the recommendations set out in the original Re-inventing Radcliffe report.

2.4 Key Issues and the Masterplan's Conclusions

URBED's full masterplan report is available in the Members' Room and is on the Council's web-site www.bury.gov.uk/bury/ReinventingRadcliffe. The main recommendations have been simplified and have been widely distributed in leaflet form which is outlined more fully later in the consultation part of this report.

The main issues and the conclusions of the draft masterplan are:-

- **Issue 1.** Most of ELPM site is designated for employment use and any application for non-employment use will need to be treated as a departure from the Council's Unitary Development Plan.

***Comment.** Building on their analysis contained within the Re-inventing Radcliffe Vision report the consultants have drawn the conclusion that it is unrealistic to expect an extensive former single use site such as the ELPM to be able to attract significant employment generating uses over a short timescale that will then aid the much needed regeneration process in Radcliffe. This conclusion is further supported by the work King Sturge has recently completed, in updating the current Unitary Development Plan, for the Council in assessing employment opportunities within the Borough including a review of existing designated employment sites.*

Their market assessment does however support the view that it is important to retain some employment land as part of a mixed use solution for bringing the ELPM brownfield site back into active use. The location for new industry is shown on the indicative masterplan layout as being in the north eastern sector of the ELPM site but is likely to be finally determined only when on-site contamination other surveys are completed.

- **Issue 2.** The preferred location for the new secondary school is on the ELPM site with the playing fields element located on the Radcliffe E'es

greenbelt (landfill) site. Not only would this mean least disruption to the two existing schools during construction but it would also potentially make sense in terms of the respective land values of all four sites. The positioning of the new school within the ELPM site was a critical step in the first stage of drawing up the masterplan and should maximise its regeneration benefits such as the school's connections with the town centre and Metrolink, kick starting the full restoration of the Radcliffe E's and making a major urban design contribution through its riverside setting whilst avoiding the issue at this stage of the redundant ELPM Scottish and Southern Energy's Combined and Heat Plant.

Comment. *In recommending the ELPM site URBED make it clear that it is essential that the Council have a "fallback" strategy to still deliver the school proposal should agreements not be reached between the respective landowners and, in the case of the Radcliffe E's, any problems that might result from the environmental health risk assessment of placing playing fields on the former landfill site.*

- **Issue 3.** If the new combined (smaller) Riverside Secondary School **is** located on the ELPM/Radcliffe E's site then the after uses for the Coney Green and Radcliffe High School site should be residential. Their locations close to Metrolink adjacent to the town centre and with frontages onto the Manchester, Bolton, Bury Canal lend support to this conclusion in that they should prove attractive as development opportunities and add momentum to the regeneration process in Radcliffe.

Comment. *The after uses for both Coney Green and Radcliffe High School site was identified for residential in the earlier report and this is reconfirmed in the masterplan. Neither location is viewed as being suitable for employment uses and the recent work carried out by King Sturge further substantiates this viewpoint.*

To address the issue of assessing future school playing provision for the smaller school and any potential loss of facility for the Radcliffe community the report recommends that a school playing fields audit needs to be completed and agreed with Sport England. When done this will establish a position against which future planning applications for all three sites can be assessed.

- **Issue 4.** The ELPM site has within it a range of associated recreational uses as part of the former papermill's social dimension, some of which have planning status protecting their continued use.

Comment. *The masterplan recognises that the ELPM Social Club is now closed (and demolished), that the fishing interests can be transferred to Withins Reservoir, which is also in the ownership of P&F Properties, and that the cricket and bowling interests could be moved preferably to the Radcliffe E's, (adjacent to Close Park and the new school playing fields) or retained. The ecology and wildlife interest would be accommodated within a remodelled retained lodge of a suitable size and be an asset to the whole new neighbourhood.*

- **Issue 5.** The Masterplan recommends that the remainder of the ELPM site would be best suited in supporting an effective regeneration strategy for Inner Radcliffe by its development through a range of residential units which will have a wide cross section appeal.

Comment *The recommendation of significant new housing across all three sites has not been made lightly by URBED and there are a number of issues that need to be taken into account and defended. The principle issue is that of housing supply and demand. All three masterplan sites taken together could generate something in the region of 950 units within the next few years plus a further 190 proposed as part of the Radcliffe Town Centre Development Brief.*

Since Radcliffe is not within a Housing Renewal Area this level of new house building will receive close scrutiny by Government Office when they are deciding whether to “call in” planning applications for the Masterplan sites. They will need to be convinced that the Masterplan is founded on a robust set of recommendations flowing through from an accurate assessment of Radcliffe’s position in restructuring itself.

URBED alive to this issue have drawn comparison with work they have done in other similar sized towns and deprived areas. Their conclusion is that if Inner Radcliffe is to re-invent itself, and without substantial grant aid being available, then this level of house building is justified indeed there is little alternative if the town is to progress in the short term.

Their analysis is further underpinned by reference to the wider national planning policy picture where their proposals will regenerate the town centre core and re-connect it with its surrounding areas to establish a sustainable urban neighbourhood.

In recommending a Masterplan with a high level of new housing URBED emphasise that it is vital that this new housing is of high quality in terms of its design and layout, well integrated into the fabric of Inner Radcliffe and exploits its regeneration opportunities to create wider community benefits. This is illustrated in indicative layouts within the Masterplan to establish design principles for the three sites that will open out the river and canal frontages, create better pedestrian linkages and safer and more accessible environments. It will also encourage a diverse range of house type, including the possibility of establishing a Care Village on part of one of the sites.

- **Issue 6.** The Masterplan outlines that there are currently significant queues and delay during the peak periods on the road network in Radcliffe town centre, particularly at the Blackburn Street/Water Street/Spring Lane junction. Residential development on the scale proposed by the Masterplan could generate more traffic than can be accommodated by the road network.

Comment *Almost 80% of the proposed residential development is on the Coney Green and East Lancashire Paper Mill sites. The majority of trips in the morning peak period from the new residential developments are likely to be towards Manchester city centre. Coney Green and East Lancashire Mill sites are ideally located close to Radcliffe Metrolink station. Many residents would therefore find it attractive not to use their car to travel to work, helping to reduce the amount of additional traffic on the road network.*

The Coney Green and East Lancashire Paper Mill sites are so situated that the majority of peak period traffic they generate has no need to use the Blackburn Street/Water Street/Spring Lane junction. Traffic travelling towards Manchester city centre would naturally use the Rectory Lane/Church Street West/Stand Lane route to join the A665 south of Radcliffe town centre.

Traffic modelling by URBED/TPP has shown that, on the existing road network, the additional development traffic would result in increased congestion at the Blackburn Street/Water Street/Spring Lane and Stand Lane/Pilkington Way junctions.

Even the small increases in traffic predicted to use Blackburn Street/Water Street/Spring Lane junction would result in increased queuing and delay. There is no scope for a major junction improvement but the proposal to ban the right turn from Blackburn Street into Spring Lane would increase the capacity of the junction. However, compared with the present day the impact of the Masterplan proposals would result in an increase in congestion in the morning peak but a reduction in the evening peak.

At the Stand Lane/Pilkington Way junction there is scope to reduce congestion by increasing the capacity of the junction by banning the right turn from Stand Lane into New Road. The junction would then operate at acceptable levels of queuing and delay.

Elsewhere the Masterplan concludes that the proposed introduction of traffic signal control at critical junctions can provide sufficient additional capacity to accommodate the additional development traffic.

3.0 CONSULTATIONS

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

3.1 Towards a Planning Framework for the East Lancashire Paper Mill site.

- 28.11.01 Bury MBC Executive Committee considered a draft consultation report prepared by the Borough Planning and Economic Development Officer advocating a mixed use solution to bring back into use the extensive ELPM brownfield site.

- 15.01.02 Bury MBC officers met with ELPM recreational interests to understand their position.
- 21.01.02 Radcliffe Area Board support mixed use approach.
- Consideration of report by Economic and Social Regeneration Scrutiny and Review Panel.

3.2 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.

3.3 Reinventing Radcliffe – Identifying the Next Steps

- URBED commissioned to develop town centre brief and three site Master plan as key implementation – next steps.
- 3 Site Masterplan Steering Group formed.
- 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, 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.

3.4 Consultation Responses

3.4.1 At the conclusion of the 6 week consultation period there have been 166 written responses to the 3 Site Masterplan element of the consultation exercise of these:

- 81% agreed with the approach
- 12% did not agree
- 7% did not state a preference
- $\frac{1}{3}$ of those against the proposals cited too much proposed housing and associated traffic as the reason
- $\frac{2}{3}$ of those against were for 'local reasons', particularly the loss of the ELPM lodges and the fact that they would in the future back onto proposed new industrial units.
- No real pattern emerged from the "undecided" respondents.
- A significant percentage of supporters had reservations about the introduction of more traffic into Radcliffe and how the system would cope.
- A precis of the responses forms Appendix 1 of this report.

3.4.2 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.

3.4.3 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.

3.4.4 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 Masterplans 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 Brief.
- GONW's strong view is that the referrals make most sense within the context of the 3 Site Masterplan with an OVERVIEW STATEMENT attached to each of the 3 planning applications. Ideally all 3 applications should be submitted at the same time.
- In line with guidance within the new Planning Policy Statement – Delivering Sustainable Communities (PPS 1) GONW would also wish to fully understand the path of community involvement and support.

Key Issues

GONW outlined that Ministers will be concerned with applications that potentially raise issues of more than local significance. In this regard we are right to have flagged up in the 3 Site Masterplan the level of proposed house building and possible loss of overall school playing field provision as key issues that need to be addressed.

Open Space Audit

Sport England emphasised that ideally the applications should demonstrate that there is no net loss in playing field land. However, if there is to be a net loss this will need to be justified by an open space audit that fully takes into account both school and community needs and “qualitative” aspects of provision.

Regeneration/Sustainability

The GONW reaction to both the 3 site Masterplan and the Town Centre Development Brief was very supportive, especially in demonstrating their relevance to the new PPS 1 and the underlying guidance statement's Sustainable Communities agenda. The suggested Overview Statement needs to pick up on and restate the essential thread of the regeneration argument that underpins the earlier Reinventing Radcliffe “sustainable neighbourhood” report with any additional evidence viz.

- All within one compact neighbourhood
- Need for connections with a revitalised town centre
- Bringing new investment/people into the area
- Metrolink, public transport/walking/cycling strategies
- Economic analysis reflecting the changes in the business market, demand is for small manufacturing and service units which the Master plan will provide (and deliver).
- The issue of stemming the possibility of failing schools and addressing falling school rolls
- Scope to agree energy efficiency targets for the new developments and other sustainability indicators eg achieving as a minimum a 'Very Good BREEAM/Eco Homes rating'

Housing Numbers, Mix and Affordability

- Need to demonstrate the Reinventing Radcliffe proposals will not impact on adjoining low demand Pathfinder areas i.e. Oldham/Rochdale, Salford/Manchester.
- Present a reasoned argument for housebuilding completions above the current Regional Spatial Strategy's Bury MBC 230 dwellings/year target. GONW have previously said it would be helpful if Bury had supplementary planning guidance which directed house building completions to priority areas e.g. in support of town centre and other regeneration action plans.
- Specific to the 3 Site Masterplan (its regeneration case and the assessment of the local house building market) consideration should be given to the scope for a phased housing land release strategy across the 3 sites covered by the Masterplan.
- In addition the Masterplan needs to demonstrate that it will rise to the new PPS 1 agenda and deliver a mix of housing size, type, affordability, inclusiveness, etc

3.4.5 Greater Manchester Police (GMP)

The GMP Architectural Liaison Officer has responded by pointing out that the draft Masterplan does not have reference to the need to Design out Crime in the new developments. 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 this regard it is recommended that Section 9 : Planning Policy of the adopted Masterplan includes the statement set out below.

"The UDP contains Policy EN1/5 which requires developers to follow best practice principles in Designing Out Crime. This guidance is expanded in the Council's SPG Development Control Policy Guidance Note 3 : Planning Out Crime in New Development. More recently this best practice guidance has been updated through the ODPM/Home Office publication 'Safer Places – The Planning System and Crime Prevention' 2004. The Council will seek to

see applications for the 3 sites covered by the Masterplan follow this best practice guidance, particularly in establishing an early dialogue with the GMP Architectural Liaison Unit to run throughout the design process”.

3.4.6 Bury and District Disabled Advisory Council (BADDAC)

BADDAC discussed the 3 Site Masterplan on the 23 February. There was a good attendance with 24 disabled people at the meeting and apologies from a further 13 because of the poor weather. All the main disabilities were represented with the majority in the 25-40 age range. A few were the parents of disabled children. The group were delighted at the prospect of a “reinvented” Radcliffe but less so with the Care Village proposal. Their main concern, however, was the omission of a statement in the Masterplan on the importance of inclusive design and that too often when principles are discussed they rarely follow through to final design. It is their view that the Masterplan:

- should establish an agenda that fully integrates inclusive design throughout the design process, and,
- should also encourage developers, from the outset, to commit themselves to an element of Lifetime Homes on each of the 3 sites.

It is, therefore, recommended that Section 9 : Planning Policy of the adopted Masterplan includes the statement set out below:

“In bringing forward detailed proposals for the 3 sites, plans will need to be supported by clear and comprehensive Access Statements that follow closely the ODPM’s ‘Planning and the Disabled : A Good Practice Guide’, 2003. The Council will also wish to discuss with developers, at an early stage, the scope to include an element of Lifetime Homes within each of the 3 sites. In this respect it is the intention to agree a suitable standard between developer, BADDAC and the Council as part of the application process based on the 16 point Habinteg model. Developers will be encouraged to enter into early dialogue with BADDAC and Bury MBC’s access officer ”

3.4.7 Greater Manchester Archaeological Unit (GMAU)

The GMAU welcome the vision for rejuvenating Radcliffe. They outline that they are already involved with the site owners of the ELPM to carry out a programme of archaeological evaluation through trial trenching. This could possibly lead to opportunities for archaeological display; particularly in terms of the significance of the Manchester – Ribchester Roman road that is understood to run through the site. With reference to the partnership work they have already been involved in (to produce the history of Radcliffe Tower booklet) GMAU voice their long standing concern that on the completion of the Radcliffe E’s restoration works (and the removal of the landfill site haul road) that the opportunity is taken to work up a scheme for the fuller presentation of the Radcliffe Tower archaeological remains.

They also have requested that they carry out a watching brief for the new footbridge across the River Irwell that forms part of the S106 agreement with the owners of the Radcliffe E's landfill site.

Concerning the Coney Green and Radcliffe High sites GMAU consider there is little archaeological interest and no requirements for any archaeological input.

3.4.8 English Heritage (EH)

English Heritage are particularly interested in that proposals for the ELPM site abuts the area occupied by Radcliffe Tower, the Tithebarn and the Grade 1 Church of St Mary and Bartholmew. They comment that the Tower is unique in Greater Manchester and that this building group is an enormous asset to Radcliffe as well as being of outstanding historic interest. There is a real need for the Council to make a concerted effort to enhance and protect the site. New development in the area could be an ideal opportunity to consider ways in which the site could be interpreted and local people engaged in their heritage.

In this respect EH would be keen to attend any future meetings to discuss the best way forward.

3.4.9 Environment Agency (EA)

The Environment Agency have no objections in principle to the 3 Site Masterplan but do make a number of detailed comments :-

ELPM Site

- with regard to flood risk more detailed investigations (in the form of Flood Risk Assessments) will be required in support of planning applications, particularly in the areas outlined for the new Riverside School and the proposed residential site immediately downstream.
- any proposed layout must also incorporate access along the bank top of the river for future improvement and maintenance works.
- they support the provision of greater open space and public access along the River Irwell for both general amenity and wildlife reasons.
- the importance, in particular, of retaining the southern most lodge which has been found to have some ecological value.
- they welcome the opening up of the existing culverted Hutchinson Goit but require greater detail on how the new stream corridor would be accommodated within the proposed development.

General Comments

- the need to fully assess groundwater issues relative to any contamination on any of the sites.

- the scope to introduce on these 3 large sites Sustainable Urban Drainage systems.

3.4.10 P&F Properties (ELPM Site Owners)

P&F Properties have made a number of comments on the Masterplan as an extension of their involvement on the 3 Site Masterplan Steering Group (Appendix 3). Their comments can be summarised as:

- a request for expansion within the report, at various places, to aid clarity of interpretation eg the naming of the 4 Borough Strategic Employment Sites referred to, the range of industrial uses where a local demand has been identified, the status of the Council's' aspiration to establish a riverside walkway within the Radcliffe E's site.
- the need to update the report to "keep pace" with the site owners recent actions in terms of site clearance and licenced drained works of the lodges.
- some differences of descriptive opinion on the accuracy of the report eg the ecological value of the southern lodge and the general tree cover of the site.
- the need to update the report to fully reflect the importance of the community involvement in "visioning" and consultation as recommended in the new PPS 1
- § questioning whether the provision of live/work accommodation is a realistic expectation and whether there is a demand.
- A request for further supporting evidence in the report with regard to the consultants assessment of Inner Radcliffe's relative deprivation.

4.0 CONCLUSION

- 4.1 Together with the Radcliffe Town Centre Development Brief the 3 Site Masterplan demonstrates how the approved Radcliffe Vision and Development Strategy can be taken forward. The 3 Site Masterplan has been drawn up on principles of best practice and has involved a high level of integrated partnership working that can form a solid basis for continued partnership working through to the final development stages.

- 4..2 The consultation exercise that has just ended has clarified national, regional and local issues that still need to be fully addressed as part of the approach work that will need to support the submission and timing of planning applications for the three sites. The consultation exercise has also illustrated the continued high level of public support and the Radcliffe Community's wish to see the realisation of the plans. Plans which can not rely on high levels of external funding

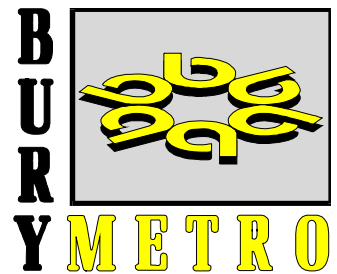
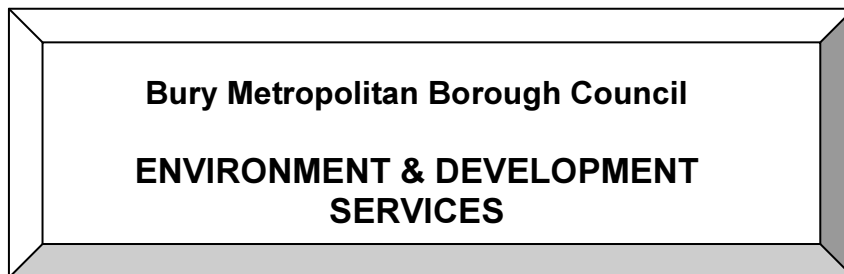
BRIAN DANIEL
BOROUGH PLANNING & ECONOMIC DEVELOPMENT OFFICER

List of Background Papers:

- 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
- Radcliffe 3 Site Masterplan, (Draft) , a report by URBED with King Sturge and TPP
- Radcliffe Town Centre Development Brief (Draft), a report by URBED with King Sturge and TPP
- Bury Employment Opportunities Study, a report by King Sturge, December 2004.

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REINVENTING RADCLIFFE 3 SITE MASTERPLAN RESPONSES

| YES | NO | ISSUES |
|-----|----|---|
| 1 | | Metrolink/town centre public transport linkage. |
| 1 | | |
| 1 | | Need for jobs as well as housing. |
| 1 | | What about St Thomas Estate redevelopment? Canal, Water St/Spring Lane traffic problems |
| 1 | | ELPM Bowling Club |
| 1 | | New people, raise local economy, rising house prices |
| 1 | | Sooner the better. |
| 1 | | Excellent long overdue |
| 1 | | Concerned about traffic (School Street) |
| 1 | | Proper Landscaping |
| 1 | | |
| 1 | | |
| 1 | | |
| 1 | | |
| 1 | | Radcliffe's a dump |
| 1 | | |
| 1 | | NSR response (on verge of realising Riverside Asset) |
| 1 | | Parking and traffic issues, esp Whittaker Street. |
| 1 | | Just moved to Radcliffe (friendly place) Good Luck |
| 1 | | |
| 1 | | |
| 1 | | |
| 1 | | Don't forget playing fields for the children. |
| 1 | | |
| 1 | | Hurry Up Radcliffe is dying on its feet. |
| 1 | | Ensure smooth relocation of sports/rec. facilities |
| 1 | | |
| | 1 | Too many houses, too much traffic. |
| X | X | Too much traffic (School Street Area). |
| 1 | | |
| 1 | | More detail on Riverside public access and E'es |
| 1 | | |
| 1 | | Pleased to see wildlife lodge retained. |
| 1 | | |

| YES | NO | ISSUES |
|-----|----|--|
| | 1 | Not just commuter town, need jobs. |
| 1 | | Needs affordable housing. |
| 1 | | Traffic, non-profit making aspects needs investment. |
| 1 | | Canalside improvements particularly. |
| 1 | | Coney Green/Radcliffe High yes. Don't fill in lodges/wildlife. |
| 1 | | Except for the amount of housing. |
| 1 | | Yes but private sector housing. |
| 1 | | 1 st Choice Packing adjacent to ELPM. site Include us in your plans |
| 1 | | Increased use of Metrolink, better bus links |
| | 1 | Loss of lodges, backing onto new industry (Bury Street) |
| | 1 | Loss of lodges/wildlife, value of our properties (Bury Street) |
| | 1 | Loss of lodges/wildlife, value of our properties (Bury Street) |
| 1 | | Everyone in Radcliffe will benefit, school is a must, clean canal. |
| 1 | | Design out crime in your plans. |
| 1 | | |
| X | X | Redevelopment of Radcliffe High best proposal. |
| 1 | | |
| 1 | | |
| 1 | | |
| 1 | | Will bring life back to Radcliffe. |
| | 1 | |
| 1 | | Anything to put Radcliffe back on the map. |
| 1 | | Bungalows on Coney Green please. |
| | 1 | No to the industrial units behind us.(Bury Street) |
| 1 | | |
| 1 | | |
| X | X | Decent education before buildings, too many houses. |
| 1 | | Main entrance on Rectory Lane will cause congestion. |
| 1 | | A well thought out plan. |
| 1 | | |
| 1 | | |
| 1 | | Why has green space on Howard Street been fenced off. |
| | 1 | Strong reservations on industry, bus route, parking. |
| 1 | | Existing housing needs improving. |
| 1 | | Clean canal and provide seating. |
| X | X | Bulldoze Radcliffe off the map (age 68) |
| | 1 | Develop as country parks, riverside walks. |
| 1 | | Too many houses, loss of open land. |
| | 1 | No to housing at back of our garden, traffic problems. |
| 1 | | Too many houses, roads gridlocked. |
| 1 | | Build access road over canal to Radcliffe High. |
| 1 | | |
| 1 | | St Thomas Estate and Bridgefield Street need attention. |
| 1 | | Better road junction at Bury Road/Spring Lane. |
| 1 | | Private housing, not public. |
| 1 | | Good to bring both schools/community together, needs new swimming pool. |
| 1 | | Long overdue, much needed, please resite St Mary's RC |

| YES | NO | ISSUES |
|-----|----|--|
| X | X | More youth facilities not just housing |
| 1 | | |
| 1 | | Ensure good school transport. |
| | 1 | More traffic, less parking, one big housing estate. |
| X | X | Refurbishment not modernisation, like the merging of schools. |
| 1 | | Get rid of ugly buildings e.g. Radcliffe Times. Needs things for kids. |
| 1 | | Develop Radcliffe as a hub of community involvement. |
| 1 | | Knock down Coney Green first. |
| X | X | Safe, supervised activities for youth. |
| 1 | | St Thomas Estate must be a priority. |
| 1 | | Car Auction an eyesore, charge for Metrolink CP to help solve traffic problems |
| 1 | | |
| 1 | | Radcliffe is still in the 60's/70's. |
| 1 | | Canal urgently needs attention for residents, investors. |
| 1 | | Better access if 200 homes on Radcliffe High. |
| 1 | | |
| X | X | Why spend money on a place like Radcliffe. |
| 1 | | Improve the Cross Lane entrance to the town. |
| 1 | | Don't put more traffic into the Sandford Street area. |
| 1 | | |
| 1 | | |
| 1 | | |
| 1 | | Where are the youth facilities? Not just houses. |
| | 1 | Coney Green more suitable for Care Village. |
| 1 | | |
| 1 | | It would be good if the river was cleaned up. |
| X | X | |
| 1 | | |
| 1 | | |
| 1 | | |
| 1 | | Concentrate on revamping town centre, get it right. |
| 1 | | Need good education but now no choice with just one school, traffic concerns. |
| X | X | |
| 1 | | Support ambitious "superschool", in new housing think of elderly/disabled. |
| 1 | | Traffic improvements urgently required. |
| 1 | | Play area near canal not safe, ELPM safe routes for school, one super play area in Close Park and rear car parking access. |
| 1 | | Still no improvements to Bridgefield Street. |
| 1 | | |
| 1 | | |
| | 1 | Don't want extra traffic, school buses in the Sandford St area. |
| 1 | | Like the idea of terraced, affordable housing needs disabled housing provision. |
| 1 | | All the plans look interesting and exciting. |
| 1 | | Need dual use of school facilities. |
| 1 | | Need to retain cul de sac and planting on Brook Street. |
| 1 | | Need to retain cul de sac and planting on Brook Street. |
| 1 | | Need to retain cul de sac and planting on Brook Street. |

| YES | NO | ISSUES |
|-----|----|--|
| 1 | | |
| 1 | | Masterplan clear but traffic problems, new access across canal? |
| 1 | | Seems to be a net loss in playing fields, needs traffic improvements |
| 1 | | The new road system needs to be safe for all users. |
| 1 | | We have been thinking of moving to Radcliffe, now we will, use new school for out of school activities. |
| 1 | | The proposals are excellent and will use up a lot of wasted space. |
| | 1 | A money making scheme, no improvement in equality of life. |
| 1 | | More housing for our children to stay and work – preserving sense of community, |
| 1 | | Make the riverside walkway safe. |
| | 1 | Do not agree with bus route on Church St East |
| 1 | | |
| 1 | | Looks good on paper, what about the extra traffic. |
| 1 | | The school and the industry seem to be in the right place. |
| | 1 | More housing will make the traffic worse. |
| | 1 | Why must industry be located behind my house, property values (Bury Street) |
| 1 | | ELPM was mismanaged. |
| 1 | | Retained water areas need to be manned (safety) |
| 1 | | Centralised school good, safe routes to school, traffic congestion. |
| 1 | | |
| 1 | | Loss of lodges and decimation of wildlife. |
| 1 | | |
| X | X | What plans are there to exploit river, plans not extensive enough. |
| 1 | | Unhappy about industrial units at rear of my property, fed up with tipping, knock down old properties on Cross Lane. |
| 1 | | |
| 1 | | More housing will mean more traffic .Two hours of congestion every evening |
| 1 | | Excellent ideas, the quicker these plans can be implemented the better. |
| 1 | | |
| | 1 | We do not want to move from Cross Lane Works |
| | 1 | Radcliffe is a bottleneck now, what about a relief road through the redundant Radcliffe High School site (Pilkington Way to Ainsworth Road) |
| 1 | | More land should be allocated to employment to limit commuting, more emphasis should be given to the ELPM riverside walkway proposal and the retained lodge. |
| | 1 | I would like to see a second consultation with other options explored, traffic around Spring Lane is already a nightmare. |
| 1 | | This sounds like great news for the town – improvements can only be good for the future of the town. |
| 1 | | Would like to discuss the details of the proposal adjacent to the canal (British Waterways) |
| 1 | | Would not consider putting housing on these sites unless the canal is cleaned up. |
| 1 | | Interpretation Centre for Radcliffe Tower, riverside tree planting and statue trail. Land adjacent to river suitable for quad bikes,model airplanes, young motorcyclists |
| | 1 | Road network will not be able to cope, industrial units too close to housing ,Bury St./Cross land corner is an accident blackspot, what about the wildlife? |
| | 1 | Spring Lane congestion, mixed housing sounds ominous (undesirables) open up the canal to make Radcliffe a more affluent area. |

| YES | NO | ISSUES |
|-----|----|---|
| 1 | | Concerned about noise adjacent Metrolink at Coney Green and Wilton Mill site ELPM, use Wilton Mill for industry and Bury St for housing, needs quality housing. |
| 1 | | Close public footpath at Coney Green (Spring Lane to Canal Bridge problems with teenage vandals). Private housing please not council or housing association. |

NB One Bury St. resident has collected a (77 person, 49 property) petition in support of the view that the siting of the industrial units as shown on the ELPM consultation indicative layout should be moved to another location. The resident's suggested location is beyond the end of Tower St. which lies partly within the Green Belt.

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.

RADCLIFFE THREE SITES MASTERPLAN – CONSULTATION DRAFT – JANUARY 2005

Consultation Response on behalf of P&F Properties (Public)

| SECTION | SUB-HEADING | PAGE NO. | COLUMN | COMMENTS |
|-------------------------------|----------------------------------|-----------------|---------------|---|
| 2 Reinventing Radcliffe | Radcliffe's Economy | 10 | 2 | <i>The document could helpfully clarify which four Strategic Employment Sites/Employment Development Areas have been identified by King Sturge as being capable of satisfying the needs of modern employers in the Borough. The text should also advise that having identified other sites that do not meet the needs of modern employers ... the Council is now proposing to develop such sites for mixed-use development to stimulate the regeneration of Radcliffe.</i> |
| 2 Reinventing Radcliffe | Radcliffe's Economy | 10 | 2/3 | <i>How is the statement "the Council would seek compensation for the loss of employment opportunity on the land" justified in planning terms? How and what compensation will be sought by the Council?</i> |
| 4 The Sites | East Lancs Paper Mill | 26 | 1/2 | <i>The document needs to provide an accurate overview of the site's characteristics at time of writing. Accordingly, reference to "a variety of industrial buildings of different eras and a series of lodges" being on site needs to be amended to acknowledge the programme of demolition of redundant/derelict industrial buildings and Environment Agency licensed drainage undertaken and completed on site, which has left no industrial buildings and one lodge.</i> |
| 4 The Sites | East Lancashire Paper Mill | 28 | 1 | <i>The extent of tree cover on the site is not significant and with the exception of trees adjacent to the one remaining lodge, which provides foraging opportunities for bats, does not represent a constraint to development.</i> |
| 4 The Sites | East Lancashire Paper Mill | 28 | 2 | <i>P&F Properties' technical consultants have not identified anything of significant ecological value within the site's remaining lodge, although it is to be retained to provide foraging opportunities for bats and to</i> |

| SECTION | SUB-HEADING | PAGE NO. | COLUMN | COMMENTS |
|------------------------|----------------------------|----------|--------|--|
| | | | | <i>enhance the ecological value and biodiversity of the site.</i> |
| 4 The Sites | East Lancashire Paper Mill | 29 | 2 | <i>The document needs to be updated to acknowledge the programme of demolition that has taken place on site. It needs to advise that the visual amenity of the site, which was previously marred by some redundant/derelict industrial buildings that were visually poor, is currently detrimentally affected by both the derelict nature of the site and the CHP Plant.</i> |
| 4 The Sites | The E'es Site | 30 | 3 | <i>In respect of access, the document advises that the Council has an 'aspiration' to create a riverside walkway as part of 'remediation' works. Was a scheme relating to the restoration of the E'es, including a riverside walkway, approved as part of the planning permission/Section 106 Agreement for the tipping on the E'es? Clarification is therefore sought as to the status of the Council's 'aspiration'.</i> |
| 4 The Sites | The E'es Site | 30 | 5 | <i>The conclusion should be amended to state that development on the site is subject to access, contamination and Green Belt policy considerations. The text should also make it clear that certain uses and developments, such as outdoor sport/recreation and essential facilities associated with those uses, are, by definition, appropriate within the Green Belt and can therefore be developed on the site, subject to maintaining the openness and the purposes of including land within the Green Belt.</i> |
| 5 Market Assessment | Industrial Market | 31/32 | 5/1 | <i>Text states that "Bury has not benefited from industrial development largely due to a lack of available industrial sites". Is this statement correct or are industrial sites available in Bury but overlooked on the basis they do not meet the requirements of modern employers?</i> |
| 5 Market Assessment | Industrial Market | 32 | 1 | <i>Details sought as to the range of industrial uses for which a demand has been identified, i.e. Class B1(b) 'research and development', B1(c) light industry, B2 'general industry' and B8 'storage and distribution'.</i> |

| SECTION | SUB-HEADING | PAGE NO. | COLUMN | COMMENTS |
|-------------------|----------------------|----------|--------|---|
| 7 Consultations | - | 39-42 | - | <i>PPS1: Delivering Sustainable Development (February 2005) highlights the importance of community involvement to both planning and the achievement of sustainable development, i.e. communities should be asked to offer ideas about what a vision should be and how it can be achieved. Therefore, although the draft Masterplan was prepared prior to PPS1 being adopted, the final version could be enhanced by emphasising compliance with the guidance note.</i> |
| 8 Proposed Uses | The Riverside School | 43 | 5 | <i>Unhelpful to perceptions to suggest that the development of the school is at the 'mercy' of third party landowners. It is subject to constructive negotiations regarding land ownership between the Council and P&F Properties in the context of the participatory approach toward the Masterplan. The text needs to be amended accordingly.</i> |
| 8 Proposed Uses | The Riverside School | 44 | 3/4 | <i>The Masterplan needs to be updated to acknowledge the identification by BMBC's Education Department of 3.8ha site on the ELPM site to accommodate the school buildings. Accordingly, reference to constraints relating to the proposed school site need to be removed.</i> |
| 8 – Proposed Uses | The Riverside School | 45 | 2 | <i>The Masterplan needs to identify the extent of the area within the E'es that will be required for playing fields if the Council's audit identifies a need to retain an area equivalent to all existing facilities.</i> |
| 8 Proposed Uses | Employment Uses | 45/46 | 5/1 | <i>Given the Council's proposal for the development of a school and circa 500 houses on the site it is evident they no longer aspire to provide 1,000 jobs. The reference to 1,000 jobs was not embodied in policy, but was indicative of the site's potential based on historic levels of employment. This should be deleted. If any reference is to be made to the employment levels to be achieved, it should relate to the 200 employed on the site at the time of the ELPM's closure. Further, surveys undertaken on behalf of the Council have established that the identified employment potential for the site (380) is the maximum that can be achieved. There is therefore no need to mention the possibility of leaving land fallow for future employment development.</i> |

| SECTION | SUB-HEADING | PAGE NO. | COLUMN | COMMENTS |
|----------------------|----------------------|----------|--------|---|
| 8 Proposed Uses | The Riverside School | 46 | 1/2 | <p><i>Which other locations have been considered by the Council as potentially suitable for Class B1 uses and for what reasons were they discounted?</i></p> <p><i>Is the provision of live/work accommodation a realistic expectation? Has demand for such facilities been identified?</i></p> |
| | | | | <p><i>Clarification sought as to the exact nature of the industrial facilities proposed, i.e. Class B1(c) 'light industry', B2 'general industrial' etc or is a flexible Class B1/B2 approach anticipated.</i></p> |
| 9 Planning Policy | Housing Land Supply | 49 | 4 | <p><i>Point 2 – What evidence is available to support this statement?</i></p> |
| 9 Planning Policy | Housing Land Supply | 49 | 5 | <p><i>Point 4 – What evidence is available to support this statement?</i></p> |