

1.	Overview	3
1.1	Introduction	3
1.2	Bury Town Centre Vision and Strategy	4
1.3	The Rock Triangle Development Area	6
1.4	Aims of the Development	8
1.5	The Development Process	8
1.6	Relationship with the Bury Retail Study	9
2.	Site Appraisal Update	10
2.1	Place	10
2.2	Movement	12
2.3	Economics	13
3.	Analysis Update	14
3.1	Re-Analysis	14
3.2	Relationship to Town Centre Vision and Strategy	15
4.	Development Framework	16
4.1	Place and Urban Design	16
4.2	Movement	16
4.3	Economics and Use	16
5.	Illustrative Masterplan Diagrams	17
6.	Key Contacts	20

1. OVERVIEW

1.1 Introduction

The Rock Triangle development area was originally identified for redevelopment in Bury Metropolitan Borough Council's Unitary Development Plan and subsequently referred to in the Council's adopted Town Centre Vision and Development Strategy as one of the town centre's key development opportunities.

Within the context of the Council's Vision document, a Development Framework to guide the redevelopment of The Rock Triangle area was adopted by the Council, following public consultation, in February 2003. A planning application for mixed use development including retail, leisure, food and drink, office and residential uses was subsequently approved in July 2004.

Subsequent to that, Thornfield Properties - the Council's appointed development partner - have reviewed The Rock Triangle development concept in the context of current best practice on the development of town centre extensions and to reflect upon the new commercial opportunities available within Bury town centre to improve upon the original Framework proposals.

Although the Framework is now proposed to be amended, the revised proposals represent an evolution in approach. The majority of the original and approved Framework remains applicable. This particular document concentrates on the changes that have been made and the consequences of those changes. The original document is available separately.

The relationship of The Rock Triangle Framework to the Town Centre Vision and Development Strategy is also described.

The document follows the same approach as in the original Framework and is split into five parts: an initial Overview; an updated Site Appraisal; an updated Analysis section; a revised Development Framework; and a new Illustrative Masterplan.

The document establishes the range and distribution of land uses that would be appropriate generally together with the quantum of retail floorspace in particular. The Masterplan also sets down the principles for the siting, bulk and massing of the built elements.



The Rock Triangle in Bury context

© Crown Copyright. All rights reserved.



The Rock Triangle in the Bury Town Centre context

© Crown Copyright. All rights reserved.

The Rock Triangle Bury

1.2 Bury Town Centre Vision and Strategy

In Autumn 2002, Bury Council commissioned a team of consultants led by the urban designers URBED to develop a vision and strategy for Bury Town Centre.

The 'Bury but Better' vision and strategy document was adopted as a material planning consideration by the Council in November 2003 and acts as the Masterplan to guide the future growth and development of the town centre.

In the Strategy, The Rock Triangle site falls within the area referred to as the Eastern Gateway (see plan overleaf). The development of retail units, a new supermarket and mixed uses with strong links to the Town Centre is supported through the Strategy, as is the downgrading of the Rock and the provision of a new north / south link road.

The potential to expand the amount of shopping in Bury in a way which enhances the operation of Bury Market is one of the Strategy's key objectives.

The Strategy provides support for the expansion of the Shopping Quarter and the development of an Eastern Gateway including The Rock Triangle development area.

Since the 'Bury but Better' Strategy was published, it has become increasingly evident that the only realistic option to secure a major expansion of the Shopping Quarter is to expand eastwards towards The Rock Triangle. This has placed an increased emphasis on the interrelationship between the core shopping area and the Eastern Gateway so as to secure an appropriate development strategy for the whole town centre.

These changes have resulted in the amended set of Framework proposals now being advanced for new development and investment taking in The Rock Triangle site.

The Town Centre Vision acts as the broad strategic plan covering the whole of the Town Centre. From this, individual Development Frameworks are able to be drawn up to guide the development of major development areas such as The Rock Triangle. As such, it is essential that The Rock Triangle Development Framework accords with the principles set out in the Vision Strategy.

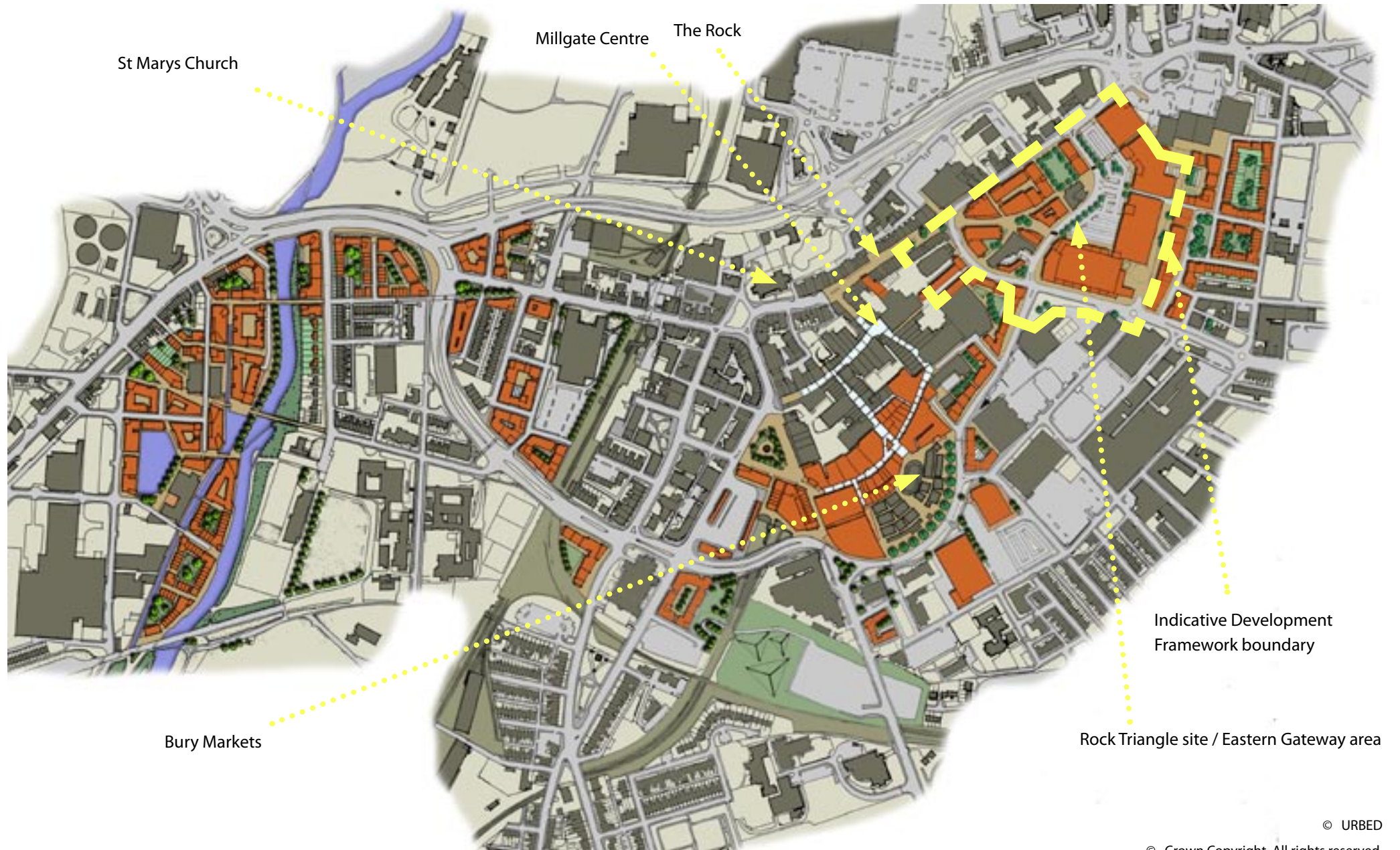
The adopted Town Centre Strategy grouped these principles within six themes:

- reinforcing Bury as a market town
- making the most of Bury's heritage
- creating an accessible town centre
- creating an attractive, compact town centre
- managing the quality of the town centre
- broadening the role of the town centre

These six themes are taken into account in the assessment of The Rock Triangle development opportunity and are dealt with further in Section 3.3.

The Rock Triangle Bury

'Bury but Better' Town Centre Masterplan



The Rock Triangle Bury

1.3 The Rock Triangle Development Area

The core part of The Rock Triangle Development Area, east of The Rock, at present represents a transition zone between the heart of the town centre and the commercial and residential areas beyond. A number of sites and buildings are vacant in this area such as the former Kwik Save food store and the Dixons Ford motor garage. Other land uses include: a car showroom; petrol filling station; a health and fitness centre; a number of small retail and food and drink outlets; a car accessories retail warehouse; and two main surface car parks together with the Minden Medical Centre and the United Reformed Church.

Between the entrance to the Millgate shopping centre and The Rock Triangle is an area comprising of Hornby Buildings (which includes a number of retail and service outlets), a former cinema (which houses a nightclub with some retail units), a public house and the highway and service infrastructure connected with access to the Millgate and its associated multi-storey car park.

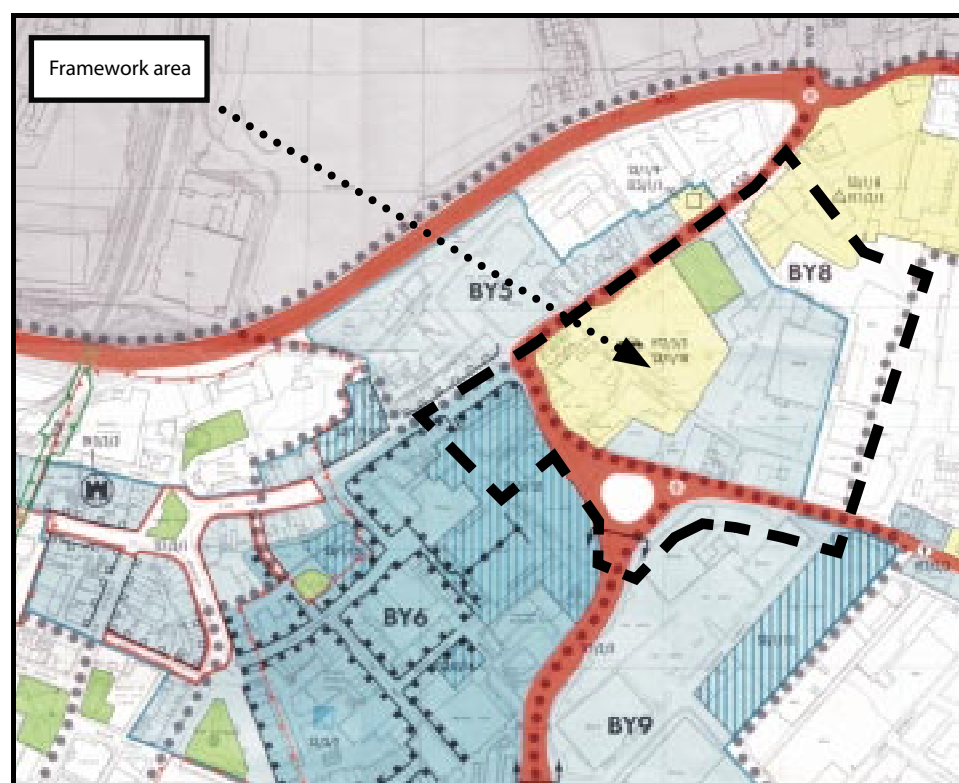
The unpedestrianised part of The Rock skirts the northern edge of the Site. There are a range of retail and service uses along this edge including a large Wilkinsons household store. To the north east of the Site is the Moorgate Retail Park, a collection of retail warehouses and a diner, and immediately to the east is the First Bus Depot. To the south is Rochdale Road and beyond a number of larger retail units including an ASDA food store and Angouleme Retail Park which includes Argos, PC World and TK Maxx.

The majority of the Site lies within the Main Shopping Area of Bury Town Centre, as defined in the Council's adopted Unitary Development Plan (1997).

Objective 3 of the UDP Shopping Chapter is to protect and enhance the role of Bury Town Centre as a sub-regional shopping centre. The UDP seeks to do this through the promotion of the centre as a focal point for further development by: maximising the development and identified market potential of the centre, particularly for further comparison goods facilities; increasing Bury Town Centre's overall market share of retail expenditure; encouraging the provision of further modern, high quality and complementary shopping facilities; encouraging the improvement and modernisation of particular shopper attractions, including the phased refurbishment and expansion of Bury's shopping precinct, the indoor and outdoor markets and parking facilities; and maximising the benefits and potential of the transport infrastructure for users of all modes of transport.



The Rock Triangle Development Area viewed from the west



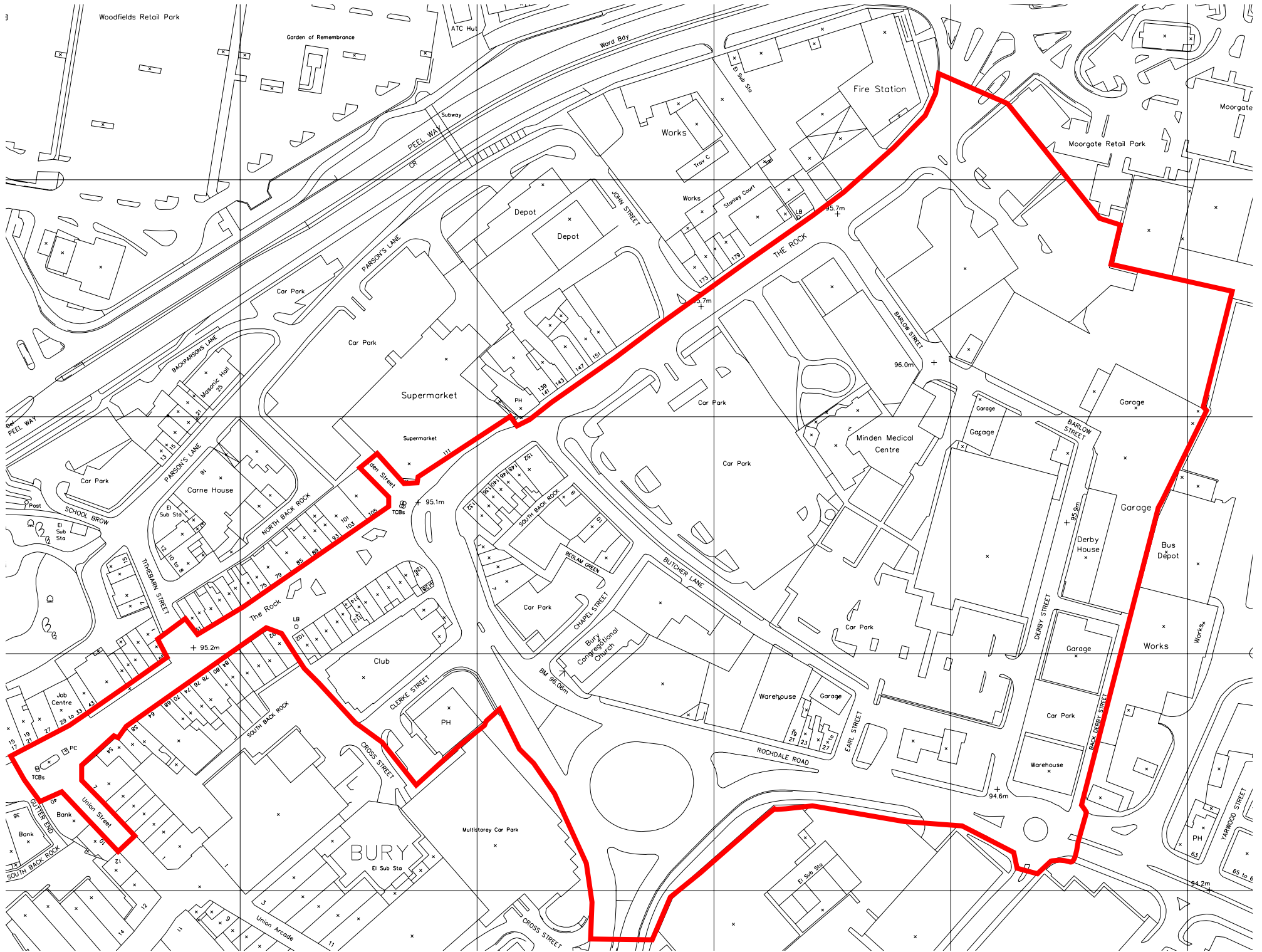
Unitary Development Plan Extract

© Crown Copyright. All rights reserved.

© Bury Metropolitan Borough Council.

The Rock Triangle Bury

The Rock Triangle Development Area Boundary



© Crown Copyright. All rights reserved.

The Rock Triangle Bury

1.4 Aims of the Development

The Rock Triangle is identified as a major town centre development area. The main part of the Site has the benefit of planning permission granted in July 2004 for a mixed use comprehensive redevelopment scheme.

A compulsory purchase order (CPO) inquiry was held in November 2004 to enable the remaining parts of the original Rock Triangle site to be acquired for redevelopment. The Order was confirmed by the First Secretary of State on 30 March 2005 and was published on 15 April 2005.

The reasons why The Rock Triangle area should be redeveloped remain valid and as originally set out:

- the area is of poor environmental quality and needs regenerating
- it has poor connections and linkages to the surrounding areas
- it offers a logical expansion area for the town centre to provide a range of new attractions and facilities to broaden the offer of the centre and ensure it remains competitive against other centres in line with the adopted 'Bury but Better' strategy

The key aims of the development can be summarised as:

- to address the poor environmental quality of the area through the development of new buildings of architectural merit and new urban spaces which create a place of distinction and local pride
- to provide for an expansion of the town centre through the development of new retail and leisure units to meet the identified need and contribute to the on-going success of Bury town centre
- to integrate new development into its surroundings and improve connections and accessibility for all transport modes
- to provide a range of facilities and accommodation that will fulfil the needs of the local population and provide jobs and job opportunities in an accessible location
- to diversify and bring life back into a run-down area of the town centre with a mixed use scheme capable of promoting day-time vitality, the evening economy and town centre living

A mixed use development scheme for The Rock Triangle remains the best opportunity to meet those aims.

The Rock Triangle

Bury

1.5 The Development Process

Planning permission has been granted for the redevelopment of the original Rock Triangle area. This document provides the framework for the amended development concept.

The original Development Framework was the subject of extensive consultation with local area boards, traders, government bodies, local interest groups, property owners and occupiers and the local community.

The Framework was adopted by the Council in February 2003 as a material planning consideration to be taken into account in the determination of planning applications.

This Amended Framework is to be the subject of further consultation with town centre stakeholders, groups and interested parties. The document will be reviewed following public consultation and thereafter presented to Bury MBC for formal adoption.

1.6 The Development Team

The Rock Triangle development area is the subject of a public private partnership between the Council and Thornfield Properties plc.

Thornfield are a company which specialises in town centre urban regeneration projects and were appointed by the Council as the development partner for The Rock Triangle area.

Thornfield is also a development partner in the delivery of major town centre and regeneration schemes for a number of other important local authorities in the UK including City of London Corporation, London Borough of Hounslow, Mid Sussex District Council, Stockton Borough Council and Winchester City Council.

The design team is led by BDP, one of the country's leading multi-disciplinary practice of architects, urban designers and engineers. BDP have over 800 staff in the UK in 10 locations.

They are the lead designers for a series of major urban redevelopment projects in Liverpool, Sheffield and Norwich and overseas in cities like Melbourne. They are also authors of best practice guidance on urban design and retail development and the practice's masterplans were commended in 2004 by the Commission for Architecture and the Built Environment in their publication 'Retail Reviewed'.

1.7 Relationship with the Bury Retail Study

A Retail Study of Bury was commissioned from Drivers Jonas by the Council in December 2001. A full report of the findings was produced in July 2002 and updated in December 2003.

The Study provides a robust base in considering the need for additional retail facilities within the Town Centre and the Borough as a whole.

Key findings of the Study can be summarised as:

- There is a high level of 'leakage' of comparison goods spend particularly to Bolton and to Manchester
- Bury is a relatively strong town centre but it has some features that inhibit its potential for growth including:
 - the lack of a department store as well as medium to higher order fashion multiples and lifestyle stores
 - a number of multiple retailers are restricted to relatively small floorplates, which restricts the range of goods that can be stocked
 - there are non bulky goods operators on surrounding retail parks which sell goods that compete directly with the town centre
 - it is relatively easy to access competing centres
 - the town centre has weak pedestrian linkages in places and barriers to circulation
 - there is a lack of convenience stores in the core town centre area
 - the town centre lacks a cinema and the night-time economy is largely alcohol-based
 - the environment around Princess Parade is poor
 - the environment around The Rock, part of which forms part of the prime shopping area, is also poor
 - the junctions at either end of Peel Way are complex

The Retail Study examines the *quantitative* case for further convenience and comparison floorspace. Capacity is identified for a considerable amount of new floorspace for the sale of comparison goods as well as for convenience goods.

The Study considers four scenarios for future growth in the comparison sector. The third scenario of the Study (scenario C) is considered by the consultants to be the most appropriate and realistic and identifies scope for £173 million of additional spend in the comparison goods sector by the year 2008. This equates to a floor space requirement of some 56,000 sq.m. gross.

In considering locations to accommodate the identified need, the Study makes it clear that compliance with the sequential approach (as set out in Government retail planning policy) should be applied to development in locations outside town centres.

The Study also considers the *qualitative* need for additional facilities. The need for a higher order department store is particularly emphasised, as is the scope for additional town centre leisure including a cinema.

In terms of food shopping, the Study identified a need for some 2700 sq.m. gross of 'higher order' convenience floorspace. In particular, the case for further provision in Bury town centre is recognised, with the potential for a relatively small format, genuine convenience store within the retail core and/or a small higher order supermarket.

The Rock Triangle Bury