

Bury's Local Development Framework

Draft Publication Core Strategy

Paul Allen

Head of Planning Policy and Projects

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What is the Core Strategy?

Comprises two main elements:

- 1) **Spatial Development Strategy** – how much development and where?
- 2) **Development Management Policies** – policy framework for determining planning applications.

Spatial Development Strategy

Development – Where?

- **Key Centres** – guiding mixed use development to our town and district centres i.e. Bury, Ramsbottom, Tottington, Radcliffe, Whitefield and Prestwich;
- **Regeneration Areas** – seeking improvements and development in areas of most need i.e. East Bury, Inner Radcliffe, Besses and Rainsough;
- **Urban Neighbourhoods** – promoting the distinctive character of our neighbourhoods and supporting development of our local centres; and
- **Sustainable Transport Corridors** – seeking higher densities and development attracting large numbers in locations that are well served by public transport.

Spatial Development Strategy

Development restrained – Where?

- **Open Land** – seeking to protect Green Belt and Other Protected Open Land – **although** there is a recognition in the Strategy that there may be a need for **Green Belt release** in the north of the Borough to accommodate employment growth, as well as a recognition that areas of **Other Protected Open Land may be required** for housing if targets are not being met.
- **Village Settlements** – **limited infilling** only in our villages e.g. Holcombe, Summerseat, Ainsworth, Hawshaw, Simister etc;
- **Areas of Green Infrastructure** – developing a strategic **greenspace network** based primarily on our river and canal corridors where built development will be resisted; and
- **Areas of Flood Risk** – managing and/or resisting development in areas of flood risk e.g. in parts of Ramsbottom, Bury and Radcliffe, and areas between Bury and Radcliffe.

Spatial Development Strategy - Key Points

Employment:

- Identified need to accommodate **63 hectares** of employment land to 2028;
- Currently identified supply of 56 hectares which leaves a **shortfall of around 7 hectares.**
- Supply shows that there is a marked **deficiency in employment land in the Ramsbottom, Tottington and North Manor Township (2.6%)** – an area that has high levels of out-commuting by car.
- Strategy therefore proposing to **address the 7 hectare deficiency within the Ramsbottom, Tottington and North Manor Township** in order to provide local employment opportunities and potentially reduce the need to travel.
- However, opportunities within the existing urban area of this Township are severely restricted and **may require land designated as Green Belt.**

Spatial Development Strategy - Key Points

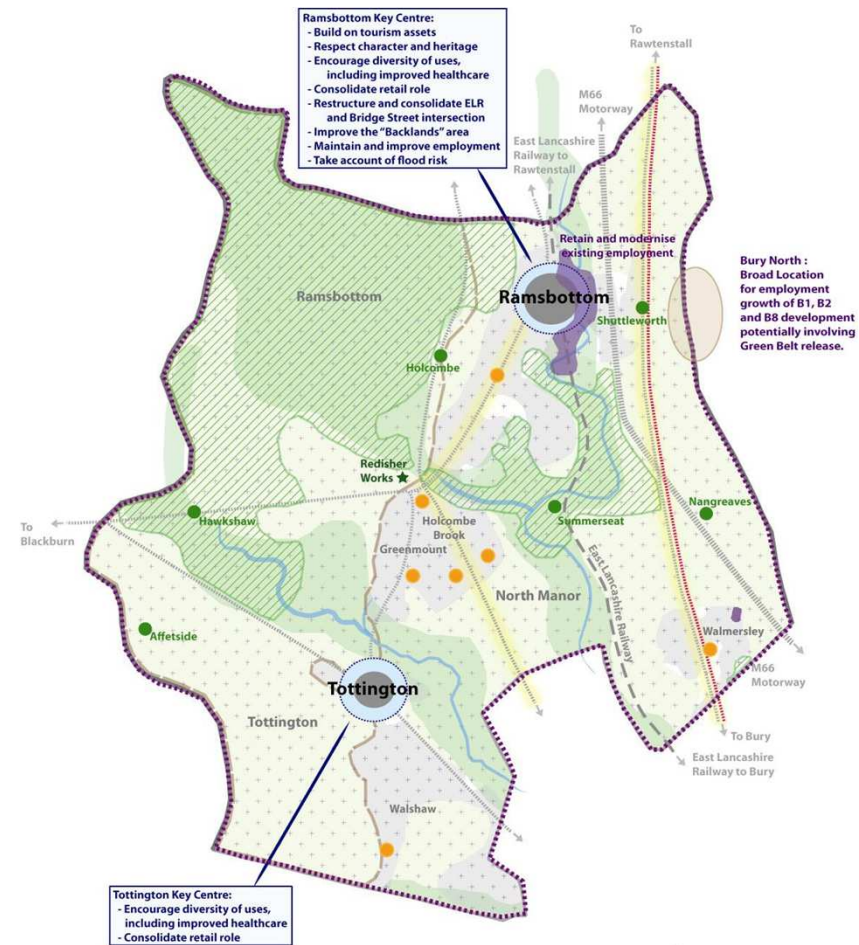
Housing:

- Previously, the Core Strategy included a target of 500 dwellings per annum based on RSS requirement. However, Government have announced an intention to abolish RSS;
- Updated evidence shows that the Borough has a reduced supply and that a **reduced target of 400 dwellings per annum** (i.e. 6,800 dwellings between 2011 and 2028) would be more appropriate;
- However, in the event that it becomes evident that a satisfactory level of supply is not being delivered as envisaged, the Core Strategy identifies contingency provisions that there **may be a need to release Other Protected Open Land.**

Ramsbottom, Tottington and North Manor Township Framework

What we are Seeking to Achieve:

- Reinforce the area's heritage and local landscape character.
- Maintain the distinctive and predominantly residential neighbourhoods, including village settlements, and seek to maintain good access to a range of local shops and services. **Around 10% of housing target.**
- Build on existing tourism assets supported by a network of green infrastructure based largely on the Upper Irwell Valley.
- Promote the increased provision of local job opportunities. **Around 13% of employment target.**



Raising Awareness and Improving Consultation

Proposed measures:

- Production of a DRAFT Publication Core Strategy.
- LDF Members' Group.
- Reporting to Scrutiny/Executive.
- Direct and targeted engagement with community groups.
- Presentations to Township Forums.
- Stakeholder Workshops.
- Advertisement and displays in Council buildings, libraries, community facilities and shopping centres.
- Feature in emailed Planning Newsletter.
- Prominent feature on Council's home web page.
- Social Media via the Council's Twitter feed.
- Press release and public notices.

Next Steps

- § Scheduled to consult on **draft Publication** version from November 2011 to January 2012.
- § Make amendments if necessary, produce **final Publication** version and invite comments in relation to soundness and legal compliance – scheduled for May 2012.
- § **Submission** to Secretary of State scheduled for July 2012.
- § **Examination** expected to be October 2012.
- § **Adoption** in March 2013.