

# REPORT FOR DECISION



<b>DECISION MAKER:</b>	<b>CABINET</b>
<b>DATE:</b>	<b>26 July 2017</b>
<b>SUBJECT:</b>	<b>BURY LOCAL PLAN – RESPONSES TO REGULATION 18 NOTIFICATION AND KEY ISSUES AND POLICY FRAMEWORK REPORT</b>
<b>REPORT FROM:</b>	<b>CABINET MEMBER – FINANCE AND HOUSING</b>
<b>CONTACT OFFICER:</b>	<b>DAVID WIGGINS – UNIT MANAGER: DEVELOPMENT PLANNING</b>
<b>TYPE OF DECISION:</b>	<b><i>CABINET</i> (KEY DECISION)</b>
<b>FREEDOM OF INFORMATION/STATUS:</b>	This paper is within the public domain
<b>SUMMARY:</b>	<p>Together with the Greater Manchester Spatial Framework (GMSF), the Local Plan will form a key part of Bury’s wider development plan. Whilst the GMSF will deal with strategic, sub-regional planning matters, the Local Plan will ultimately provide a range of locally-specific policies, designations and site allocations.</p> <p>Under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012, stakeholders were notified of the intention to prepare a new Local Plan and comments were invited on what the Local Plan ought to contain over a six-week period from 6 March to 17 April 2017.</p> <p>Comments received have been taken into account in the subsequent preparation of the Key Issues and Policy Framework report. However, many of the comments received suggested specific policy wording which will be considered as part of the next, more detailed stage (i.e. draft Local Plan).</p> <p>The Key Issues and Policy Framework report is an important early stage in the preparation of Bury’s Local Plan. It is a high-level document that identifies the key issues facing the Borough, sets out a Vision and a Policy Framework to give broad guidance to the future direction of the Local Plan.</p>

	<p>Members are being asked to note the main themes of comments received under the Regulation 18 consultation and approve the Local Plan Key Issues and Policy Framework report for an eight-week period of consultation in order to establish stakeholder views on its content. The responses to this consultation will subsequently help to inform the development of a draft Local Plan.</p>
<p><b>OPTIONS</b></p>	<p><b>Option 1 (Recommended option)</b></p> <p>That Members note the main themes of the responses to the invite of comments under Regulation 18 on what the Local Plan should contain.</p> <p>That Members approve the Local Plan Key Issues and Policy Framework report together with the proposed consultation measures outlined in this report.</p> <p><b>Option 2</b></p> <p>That Members seek revisions to the proposed content of the Local Plan Key Issues and Policy Framework Report prior to consultation and/or Members seek revisions to the proposed measures for undertaking consultation - Members to specify the nature of any revisions to be sought.</p> <p><b>Reasons</b></p> <p>The Key Issues and Policy Framework report is an important early stage in the production of Bury's Local Plan and it is necessary to ensure that all interested parties have an opportunity to play a part at this early stage of the process. The preparation of and consultation on the key issues and the proposed policy framework will help to inform the future broad direction of the Local Plan.</p>
<p><b>IMPLICATIONS:</b></p>	
<p><b>Corporate Aims/Policy Framework:</b></p>	<p>Do the proposals accord with the Policy Framework?      Yes</p> <p>The existing Bury Unitary Development Plan forms part of the Council's Policy Framework (being one of the statutory plans listed under Article 4 of the Council's Constitution) and will ultimately be replaced by a new Bury Local Plan that is to be produced under the arrangements of the Planning and Compulsory Purchase Act 2004(as amended)</p>

	and statutory instruments and guidance resulting there from.
<b>Statement by the S151 Officer: Financial Implications and Risk Considerations:</b>	The work associated with the preparation of Bury's Local Plan will require significant commitment of staff resources in the Strategic Planning and Economic Development team and there are likely to be costs associated with the production of documents and progress of the statutory procedures to adoption. These costs will be met from existing resources.
<b>Statement by Executive Director of Resources:</b>	There is a requirement for each Local Planning Authority to produce a Local Plan for its area. Members are requested to approve the Key Issues and Policy Framework Report as an important early step in the preparation of a Local Plan, making use of existing resources, to replace the existing Bury UDP and its associated documents.
<b>Equality/Diversity implications:</b>	No  An initial screening has been undertaken (see attached assessment) and as there were no negative impacts identified for affected groups, there is no requirement to proceed to a Full Impact Assessment.
<b>Considered by Monitoring Officer:</b>	Yes  The Bury Local Plan will replace the current arrangements. All local plans must be prepared in accordance with statutory processes. This decision relates only to whether the Council should consult on the Key Issues report. Carrying out early consultation such as this ensures that legal requirements are being met, that a robust plan is being prepared, that all interested parties have an opportunity to make their views known and that the Council is able to consider these in the preparation of the Local Plan. Any subsequent Local Plan will have to be approved by the Council as part of the Policy Framework (unless there is a legislative change). There are no other legal concerns at this point, but if the proposal is approved, further detailed input will be required from the Council Solicitor in due course.

<b>Wards Affected:</b>	All
<b>Scrutiny Interest:</b>	

## **TRACKING/PROCESS**

**INTERIM DIRECTOR: STEVE KENYON – RES & REG**

Chief Executive/ Strategic Leadership Team	Cabinet Member/Chair	Ward Members	Partners
26 June 2017			
Scrutiny Committee	Cabinet/Committee	Council	

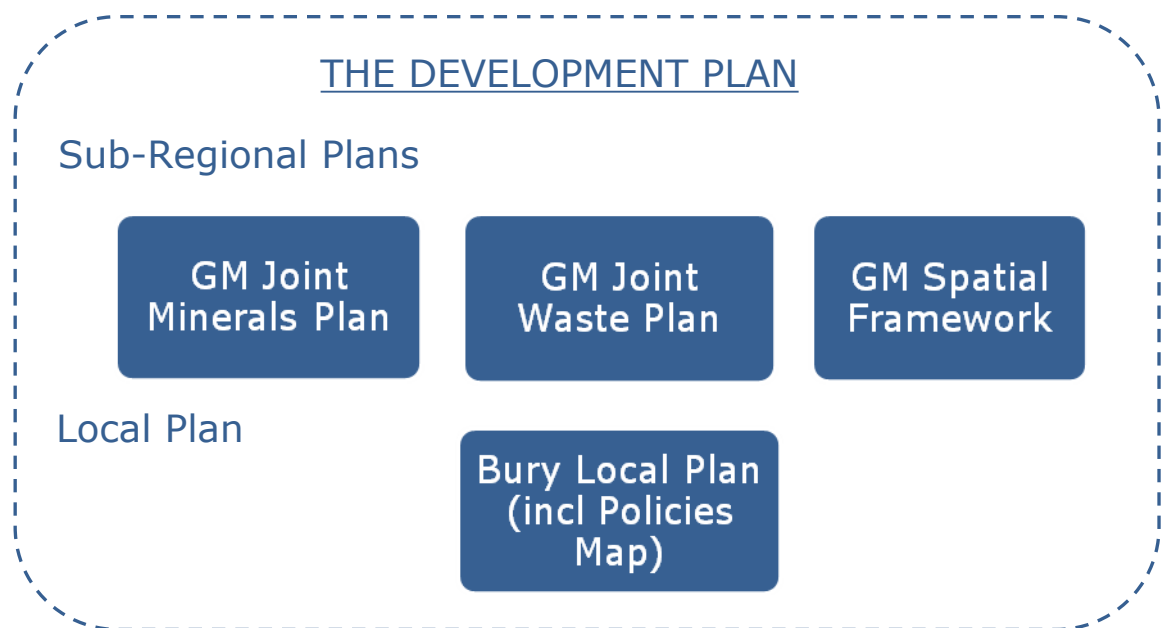
### **1.0 BACKGROUND**

- 1.1 Under the Town and Country Planning (Local Planning) (England) Regulations 2012, all local authorities are required to produce a Local Plan.
- 1.2 A Local Plan is a document containing planning policies that will be used as the basis for determining planning applications. It will also identify sites where development should be built as well as areas where development should be restricted or controlled.
- 1.3 At Council on 1 February 2017, a Motion was agreed that the Leader would immediately instruct officers to begin work on a new Local Plan for Bury to replace the existing Unitary Development Plan (UDP).
- 1.4 This work has now commenced and, under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulation 2012, notice was given that the Council was proposing to prepare a new Local Plan and to invite comments on what the Local Plan ought to contain. This invite extended over a six-week period that ran from 6 March to 17 April 2017.
- 1.5 Following on from the Regulation 18 notification and taking into account comments received, further progress has been made with the development of background evidence and the preparation of a Key Issues and Policy Framework Report – a key early stage in the preparation of the Local Plan.
- 1.6 Bury's Local Plan has to be drawn up within the context of national planning policies. The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and it provides the framework within which more detailed Local Plans are produced.
- 1.7 Bury's emerging Local Plan will sit alongside a range of other planning documents that will collectively make up Bury's overall statutory Development Plan. The term 'Development Plan' is used to describe all

statutory planning documents relevant to a Borough and there clearly needs to be consistency between these.

- 1.8 As illustrated in Figure 1, Bury's Development Plan will include three documents that will cover the whole of Greater Manchester (10 districts, including Bury). Two of these documents are already adopted - the Minerals and Waste Plans. The third GM plan is the Greater Manchester Spatial Framework (GMSF) which primarily seeks to address strategic issues around housing and employment. Consultation recently took place on a draft GMSF.
- 1.9 Sitting below these plans, will be the Bury Local Plan. The Bury Local Plan will only need to address the issues that are not covered in the three joint GM plans. **Strategic issues, such as those connected to needs for housing and employment and whether or not Green Belt boundaries should be amended to accommodate these needs are issues that are currently being dealt with through the GMSF and will not be considered through Bury's Local Plan.**
- 1.10 In the absence of these strategic sub-regional plans, the Local Plan would need to deal with these wider issues.

**Figure 1 – Bury's Development Plan**



## 2.0 ISSUES

### Regulation 18 Notification

- 2.1 The notification of the intention to prepare a new Local Plan and the invite of comments on what the Local Plan ought to contain ran for a six-week period from 6 March to 17 April 2017. This was advertised extensively, namely by:

- Directly notifying in excess of 2,500 stakeholders from the consultation database;
- Issuing Press Notices in the Bury Times, Radcliffe Times and the Prestwich and Whitefield Guide;
- Uploading information onto the Council's web site, including an 'In Focus' article on the home page;
- Making information available at the Town Hall, Knowsley Place and libraries; and
- Advertising on TV screens in Council buildings.

2.2 In response, 99 comments were received raising a number of points. A Regulation 18 Consultation Statement has been produced outlining all the comments received. A number of these were in relation to the draft Greater Manchester Spatial Framework (GMSF) and others were of a fairly detailed nature that will be more easily considered in moving onto a draft Local Plan.

2.3 In summary, the main themes of the comments made during the Regulation 18 consultation were:

- The need for revised local housing and employment land requirement figures;
- The need to adopt a 'brownfield land first' approach and protect all Green Belt sites;
- The need to identify additional, deliverable sites to maintain a five year supply;
- The need to ensure that accessible recreation areas and greenspaces are included within new developments;
- The need to increase the provision of social infrastructure (schools, doctors, hospitals, dentists, community centres) to service the requirements of the existing residents and in advance of any new development;
- The need to consider the risk of flooding to new properties and existing properties who maybe subject to flood risk as a result of new development;
- The need to afford greater protection and enhancement to the natural environment;
- The need to improve air quality;
- The need to protect all land designated as Open Land in the UDP and the need to protect all greenfield sites;
- The need to protect the Borough's heritage assets;
- The need to improve the physical infrastructure throughout the Borough, in advance of any new development taking place;
- The need to maximise the use of sustainable and active modes of transport, reducing the need to travel;
- The Local Plan should specify all infrastructure requirements must be in place before any development takes place and establish the approach to the delivery of the required infrastructure;
- A number of sites were suggested for future re-development. In addition, a number of sites were suggested for future protection from new development.

## **Key Issues and Policy Framework**

- 1.5 The Key Issues and Policy Framework report represents an important early stage in the preparation of Bury's new Local Plan. It sets out the Key Issues that the Local Plan will need to address. Some of these issues will be common to most areas, whilst others are more specific to Bury. The issues have been drawn out of a series of Topic Papers covering each of the themes set out in paragraph 1.7 of this report which provide more detailed background evidence and which will also be subject to consultation alongside the Issues and Policy Framework report.
- 1.6 In order to address the identified issues, the report also sets out a Vision and a Policy Framework indicating the proposed scope and broad direction of Local Plan policies. It should be noted that this early stage of the Local Plan process is only flagging up potential policy areas and the need for potential new sites to address certain issues. Further details of what these will look like will be consulted on in the next stage of the plan (i.e. the draft Local Plan).
- 1.7 The Issues and Policy Framework are structured around a number of key themes, which are likely to form the basis for the different chapters in the emerging draft Local Plan. The key themes are:
- Housing;
  - Economy and Employment;
  - Town Centres and Main Town Centre Uses;
  - Health and Wellbeing;
  - Energy and Physical Infrastructure;
  - Flood Risk;
  - Natural Environment;
  - Open Land;
  - Built Environment;
  - Transport; and
  - Community Facilities.

## **Next Steps**

- 2.4 Following consultation on this Key Issues and Policy Framework report, we will give thorough consideration to all comments made. Where appropriate, we will use comments to inform the development of a draft Local Plan.
- 2.5 Following further consultation on a draft Local Plan, we will produce a Publication version that will be subject to further consultation before the Plan is formally submitted to the Secretary of State for Examination. There will be a public examination of the plan before an independent, Government-appointed Inspector makes recommendations. If found sound, the plan will subsequently be adopted as Bury's statutory Local Plan.

## **3.0 CONCLUSION**

- 3.1 Members are requested to note the key themes of the comments raised in relation to what stakeholders think the Local Plan ought to contain and to

approve the Local Plan Key Issues and Policy Framework report for an eight-week period of consultation starting on Monday 7 August 2017 and ending on Monday 2 October 2017.

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**List of Background Papers:**

- Bury Local Plan Key Issues and Policy Framework Report (August 2017)

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