

# Bury Local Plan

## Summary of Responses to the Key Issues and Policy Framework and Call for Sites



December 2017

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# 1 Introduction

- 1.1 This report summarises the comments received during consultation on the Bury Local Plan – Key Issues and Policy Framework and a ‘Call for Sites’ that took place between 7th August 2017 and 2nd October 2017.
- 1.2 The consultation sought views on the key issues that the Local Plan should address and the supporting evidence. Alongside this, a Call for Sites exercise was undertaken which asked landowners, developers and other stakeholders to suggest sites that might be suitable for future development or sites which should be protected.
- 1.3 In total, 66 comments were received in response to consultation on the Key Issues and Policy Framework.
- 1.4 However, some of the comments related to the draft Greater Manchester Spatial Framework (GMSF). Whilst the GMSF and the Bury Local Plan will both form part of Bury’s Development Plan, the GMSF is dealing with strategic issues across Greater Manchester and the comments raised cannot be dealt with through Bury’s Local Plan which is dealing with more locally-specific and non-strategic matters. There will be further opportunities to make comments on the GMSF as this plan progresses.
- 1.5 In addition, some comments received related to non-planning matters.
- 1.6 An additional 48 sites were suggested as part of the Call for Sites exercise.

## 2 Responses

2.1 In summary, the main themes of the comments made during the Key Issues consultation were:

Summary of Comments	Response
<p>The vision is too vague and does not clearly identify how it will be achieved.</p>	<p>The Vision is intended to establish the direction of the Local Plan in its broadest sense. It has been developed to reflect the intention for the Plan to pursue sustainable development as one of its core principles. The Vision will be achieved through the implementation of the Plan's policies.</p>
<p>The need for a revised timeframe for the plan.</p>	<p>The timetable for the Local Plan is set out in the Local Development Scheme and this will be amended to reflect the current position.</p>
<p>The need for revised local housing and employment land requirement figures.</p>	<p>The requirements for new housing and employment floorspace are strategic matters that will be considered through the Greater Manchester Spatial Framework and reflected in the Local Plan.</p>
<p>The need to adopt a 'brownfield land first' approach.</p>	<p>It is intended that the Local Plan will include a policy reflecting the need to make an efficient use of land, including encouraging the redevelopment of previously-developed (brownfield) sites.</p>
<p>The need for a review of proposed Greenbelt release.</p>	<p>The designation of a new Green Belt boundary for Greater Manchester is a strategic matter that will be considered through the Greater</p>

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	Manchester Spatial Framework and reflected in the Local Plan.
The need to identify additional, deliverable sites to maintain a five year supply.	The Council will seek to ensure it identifies a five-year supply of deliverable housing sites through both the GMSF and the Local Plan
The need for affordable housing.	It is intended that the Local Plan will include a policy setting out requirements for affordable housing provision.
The need for a variety of housing types and sizes.	It is intended that the Local Plan will include a policy that seeks to ensure that new housing development should provide an appropriate mix of dwellings to address the housing needs of the local community..
The need for starter homes, retirement homes and sites for self-build opportunities.	It is intended that the Local Plan will include a policy setting out the Council's approach to self-build and custom house building.
The need to avoid prescribing housing densities or phasing.	It is anticipated that these matters will be considered through the Greater Manchester Spatial Framework.
The need to retain employment sites and allocate new employment sites.	It is intended that the Local Plan will include policies setting out the Council's approach to proposals affecting existing employment sites and, if required, identify sites for new employment development to support any strategic sites identified through the Greater Manchester Spatial Framework.

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<p>The need to identify the type of employment the plan is seeking to attract.</p>	<p>It is intended that the Local Plan will, if required, identify sites for new employment development to supplement any strategic sites identified through the Greater Manchester Spatial Framework. Any site allocations would specifically identify the types of employment development that would be suitable. The Local Plan will seek to complement other Council Strategies, such as the Economic Strategy, which identifies Bury's more specific growth and target sectors.</p>
<p>The need to encourage high skilled manufacturing jobs and home working as a result of technological improvements in communication systems.</p>	<p>Low quality and low paid employment opportunities within the Borough is one of the key issues that has been identified for the Local Plan to seek to address. As such, any sites allocated through the Local Plan will include high quality sites to attract quality employment opportunities. In addition, it is intended that the need to reduce the number and length of journeys, particularly by car, will be one of the key objectives of the Local Plan and homeworking will be one way of achieving this.</p>
<p>The need for an updated retail study to inform retail policies.</p>	<p>The Council will be updating evidence to support emerging retail policies and potential site allocations.</p>
<p>The need to ensure that accessible recreation areas and greenspaces are included within new developments.</p>	<p>It is intended that the Local Plan will include a policy setting out requirements for open space, sport and recreation provision to meet the needs of the prospective residents of new housing.</p>

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The need to review "Other Protected Open Land" designations.	The Other Protected Open Land Designations that are identified in the Unitary Development Plan will be reviewed in conjunction with the development of the Local Plan.
The need for clear definition and clarity in use of the term 'Green Infrastructure'.	It is intended that the Local Plan will include a policy relating to Green Infrastructure and the Plan will clearly define the types and functions of Green Infrastructure.
The need to consider Special Landscape Areas and River Valley designations.	In developing the Local Plan, the Council will be reviewing all designations currently set out in the Unitary Development Plan, including Special Landscape Areas and River Valleys.
The need to protect and enhance the Manchester, Bury and Bolton Canal.	The Manchester, Bolton and Bury Canal is an important asset in terms of tourism and recreation. It is intended that the Local Plan will include a policy that recognises the significant contribution that tourism and culture makes towards the competitiveness and diversity of the local economy and in improving the attractiveness and quality of life within the Borough and set out the key means by which the Local Plan will endeavour to support and develop the Borough's tourism and cultural offer. It is also intended to include a policy that, in promoting access to the countryside, would seek to establish a network of designated recreational routes to provide access, where appropriate, for pedestrians, cyclists and horse riders. These routes would be safeguarded and any development which would prejudice their

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	establishment or use would not be permitted.
The need to encourage physically active lifestyles.	It is intended that the Local Plan will include a policy relating to health and wellbeing that seeks to ensure that development makes a positive contribution towards the health and wellbeing of the Borough's communities. It is intended that the policy would include measures that seek to alleviate some of the Borough's key health and wellbeing issues, including the promotion of active travel. It is also intended that the plan would include policies that seek to protect and improve open space, sport and recreation provision in order to maximise opportunities for physically active lifestyles.
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.	It is intended that the Local Plan will include policies setting out requirements for the provision of new infrastructure to support new development.
The need to consider the risk of flooding to new properties and existing properties who may be subject to flood risk as a result of new development.	It is intended that the Local Plan will include a policy relating to flood risk management that would seek to manage flood risk from all sources by ensuring that new development complies with the flood risk management hierarchy and is not subject to unacceptable levels of risk, does not result in increased flood risk elsewhere and, where possible, achieves reductions in flood risk overall. In addition, it is intended that the policy would seek to ensure that all new development proposals minimise the impact of development on surface water run-

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	off, and where possible, seek to reduce it.
The need for Natural Flood Management.	It is intended that the Local Plan will include a policy relating to flood risk management that would seek to manage flood risk from all sources by ensuring that new development complies with the flood risk management hierarchy and is not subject to unacceptable levels of risk, does not result in increased flood risk elsewhere and, where possible, achieves reductions in flood risk overall. In addition, it is intended that the policy would seek to ensure that all new development proposals minimise the impact of development on surface water run-off, and where possible, seek to reduce it.
The need to afford greater protection and enhancement to the natural environment.	It is intended that the Local Plan will include policies designed to protect and enhance the Borough's key natural assets.
The need to ensure there is no conflict of interest between the level of development proposed and the natural environment.	It is intended that the Local Plan will include policies designed to protect and enhance the Borough's key natural assets.
The need to protect all Public Rights of Way and equestrian networks.	It is intended to include a policy that, in promoting access to the countryside, would seek to establish a network of designated recreational routes to provide access, where appropriate, for pedestrians, cyclists and horse riders. These routes would be safeguarded and any development which would prejudice their establishment or use would not be permitted.

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The need to protect and improve biodiversity.	It is intended that the Local Plan will include policies designed to protect and enhance the Borough's key natural assets.
The need to improve air quality.	It is intended that the Local Plan will include a policy relating to air quality and pollution control that would seek to prevent both new and existing development from contributing to, or being adversely affected by, unacceptable levels of pollution either individually or cumulatively with other existing or proposed developments.
The need to protect the Borough's heritage assets.	It is intended that the Local Plan will include policies that seek protect and enhance the Borough key built heritage assets.
The need to improve the physical infrastructure throughout the Borough, in advance of any new development taking place.	It is intended that the Local Plan will include policies setting out requirements for the provision of new infrastructure to support new development.
The need to specify all infrastructure requirements must be in place before any development takes place and establish the approach to the delivery of the required infrastructure.	It is intended that the Local Plan will include policies setting out requirements for the provision of new infrastructure to support new development.
The need for renewable energy.	<p>It is intended that the Local Plan will include a policy that proactively seeks to mitigate against and adapt to the cause and effects of climate change. This would include the provision of renewable energy.</p> <p>In addition it is intended that the Local Plan would include a policy</p>

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	<p>setting out the approach towards the provision of renewable and low carbon energy infrastructure.</p>
<p>The need to maximise the use of sustainable and active modes of transport, reducing the need to travel.</p>	<p>It is intended that the Local Plan will include a policy on connectivity and accessibility that seeks to direct significant new development into locations which encourage sustainable transport choices and reduce the number and length of journeys, particularly by private car, setting out key areas that the Council will focus on in seeking to achieve this.</p> <p>In addition, it is intended that the Local Plan will also include a policy setting out transport requirements in new development that would seek to ensure that development and transport planning are co-ordinated to improve accessibility, reduce the need to travel by car and increase public transport use, cycling and walking.</p>
<p>A number of sites were suggested for future re-development. In addition, a number of sites were suggested for future protection from new development.</p>	<p>All sites that have been put forward for either future development or protection will be thoroughly considered as the site allocations and designations are developed in conjunction with the Local Plan.</p>