

<b>Classification:</b> Open	<b>Decision Type:</b> Key
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<b>Report to:</b>	Cabinet	<b>Date: 25 September 2024</b>
<b>Subject:</b>	Draft Supplementary Planning Document 18 – Development Frameworks for Strategic Site Allocations at Elton Reservoir and Walshaw	
<b>Report of</b>	Leader and Cabinet Member for Strategic Growth	

### Summary

1. Draft Supplementary Planning Document (SPD) 18 (see Appendix 1) supports policies relating to Bury’s strategic site allocations at Elton Reservoir (Policy JPA7) and Walshaw (Policy JPA9) of the Places for Every Joint Plan (PfE) which was adopted in March 2024.
2. A key requirement of the PfE policies for the Elton Reservoir and Walshaw sites is that any proposals for these allocations must be in accordance with a comprehensive masterplan that has been approved by the Local Planning Authority (LPA) and that it shall include a clear phasing strategy.
3. Draft SPD18 sets out more detailed guidance on what the Council will expect in terms of this specific requirement of the PfE policies for the Elton Reservoir and Walshaw strategic site allocations. In particular, SPD18 requires the masterplans and phasing strategies are supported by detailed evidence to justify the approach and that this is presented collectively as a Development Framework for each site. It is intended that these Development Frameworks be approved as SPDs in their own right so that they will be a material consideration in the decision-making process for subsequent planning applications.
4. Members are therefore being asked to approve the draft SPD18 for a six-week period of consultation in order to establish stakeholder views on its content. Following consultation, all representations received will be fully considered and changes made where appropriate before the SPD is brought back to Cabinet for approval to adopt.

### Recommendation(s)

5. It is recommended that Cabinet:

- i. Approves draft Supplementary Planning Document 18 – Development Frameworks for Places for Everyone Strategic Site Allocations at Elton Reservoir and Walshaw attached at Appendix 1 for a six-week public consultation commencing no earlier than 15 October 2024; and
- ii. Delegates approval to the Executive Director of Place to make minor non-material editorial amendments to draft Supplementary Planning Document 18 – Development Frameworks for Places for Everyone Strategic Site Allocations at Elton Reservoir and Walshaw before consultation commences.

### **Reasons for recommendation(s)**

6. To ensure that stakeholders have an opportunity to have their say on the draft SPD.

### **Alternative options considered and rejected**

7. To not approve the SPD for consultation. This would prevent stakeholders commenting on the SPD and would result in the future adoption of the document being contrary to planning regulations.

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### **Background**

8. Supplementary planning documents (SPDs) are non-statutory documents prepared in consultation with the local community. They build upon and provide more detailed advice or guidance on policies in an adopted development plan. They can be used to provide further guidance for development on specific sites, or on particular issues.
9. As they do not form part of the development plan, SPDs cannot introduce new planning policies into the development plan. However, they are a material consideration in decision-making.
10. Following its adoption on 21 March 2024, the Places for Everyone Joint Development Plan (PfE) became a key part of Bury's statutory development

plan alongside the saved policies of the Unitary Development Plan (UDP) and the Greater Manchester Joint Minerals and Waste Plans. The Council is currently progressing a new Local Plan which, once adopted, will replace the saved policies of the Bury UDP.

11. PfE is a long-term plan of nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) for jobs, new homes, and sustainable growth. One of the key purposes of PfE is to identify the amount of new development needed across the 9 districts and strategic site allocations that would help to meet these needs. This includes strategic site allocations for housing in Bury at Elton Reservoir (PfE Policy JPA7) and Walshaw (PfE Policy JPA9). There are also cross-boundary allocations at the Northern Gateway where the Council are working jointly with Rochdale Council on these sites.
12. A key requirement of the PfE policies for the Elton Reservoir and Walshaw sites is that any proposals for these allocations must be in accordance with a comprehensive masterplan that has been approved by the Local Planning Authority (LPA) and that it shall include a clear phasing strategy as part of an integrated approach to the delivery of infrastructure to support the scale of the whole development in line with PfE Policy JP-D1 'Infrastructure Implementation'.
13. This requirement is a critical stage in providing a 'bridge' between the sites' allocation in PfE and subsequent planning consent.

### **Scope and content of the draft SPD**

14. Draft SPD18 sets out more detailed guidance on what the Council will expect in terms of this specific requirement of the PfE policies for the Elton Reservoir and Walshaw strategic site allocations. In particular, SPD18 requires the masterplans and phasing strategies are supported by detailed evidence to justify the approach and that this is presented collectively as a Development Framework for each site. It is intended that these Development Frameworks be approved as SPDs in their own right so that they will be a material consideration in the decision-making process for subsequent planning applications.
15. Chapter 2 of the draft SPD sets out the relevant national planning policy and guidance that supports the Council's approach as well as highlighting the various documents that make up Bury's current development plan.
16. Chapter 3 of the draft SPD then sets out generic advice that is applicable to the Development Frameworks for both the Elton Reservoir and Walshaw sites. In particular, the generic advice sets out:
  - The purpose of the Development Framework;

- The proposed status of and approval mechanisms for the Development Framework;
  - The benefits of collaborative working between the Council and site promoters/developers/landowners, including Planning Performance Agreement and equalisation agreements;
  - Potential methods of infrastructure funding;
  - The benefits of effective community and stakeholder engagement;
  - The need for an Environmental Impact Assessment for the whole of each site; and
  - The expected scope and content of the Development Framework.
17. Chapters 4 and 5 of the draft SPD set out the site-specific advice for the Elton Reservoir and Walshaw sites respectively, including the development plan policies that are relevant to each site and the key requirements for the developments, such as sustainable transport and highways infrastructure, affordable housing provision, education provision, ecological considerations, biodiversity net gain, heritage considerations, recreation provision, flood risk considerations, Green Belt compensation and design.

### **Consultation and adoption**

18. The SPD is being prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 which are reflected in our Statement of Community Involvement. The Regulations set out that a draft SPD must be:
- Screened to determine whether Strategic Environmental Assessment or Habitat Regulation Assessment is required. The outcomes of the screening opinion will be published alongside the draft SPD.
  - Made available for public consultation for a 4-week minimum period.
  - Made available for inspection, at a Council's principal office and at other places within its area as the local planning authority consider appropriate, during normal office hours.
  - Made available as an online copy.
19. The SPD will be prepared in accordance with these regulations and relevant material available for inspection on the Council's web site; the Town Hall reception; Bury, Prestwich, Radcliffe or Ramsbottom Libraries and at the Tottington Centre. Letters/emails will also be sent to all contacts on the Council's development plan database. Consultation will also be advertised via The Council's social media channels.

20. Following consultation, the draft SPD will, if necessary, be amended before being brought back to Cabinet seeking formal approval for the adoption of the document.
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**Links with the Corporate Priorities:**

21. Places for Everyone forms part of Bury's statutory development plan. It sets out statutory policies and strategic site allocations that will guide future growth and development in the Borough. A key part of the Plan is to rebalance the Greater Manchester economy by significantly boosting the economic output from the north through the delivery of new housing and employment that will benefit both Bury and its residents. The 'Let's Do It' strategy specifically refers to Places for Everyone as having a key role to play in the delivery of its objectives and priorities.
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**Equality Impact and Considerations:**

22. The attached Equality Impact Assessment concludes that there are no negative impacts on equality and a positive impact recorded.
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**Environmental Impact and Considerations:**

23. The development of the PfE strategic housing allocations at Elton Reservoir and Walshaw will need to be in accordance with relevant PfE policies, including Policies JP-S2 (Carbon and Energy) and JP-G8 (A Net Enhancement of Biodiversity and Geodiversity). The draft SPD highlights that these policies are relevant to the development of these sites and will need to be considered through the preparation of the respective Development Frameworks.
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**Assessment and Mitigation of Risk:**

<b>Risk / opportunity</b>	<b>Mitigation</b>
Stakeholders do not engage in the consultation on the draft Supplementary Planning Document	The SPD is being prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 which are reflected in the Council's Statement of Community

	Involvement. However, the consultation process will be kept under review and will be adjusted if additional stakeholder engagement is required.
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**Legal Implications:**

24. The statutory requirements for the preparation of SPDs are set out in the Town and Country Planning (Local Planning) (England) Regulations 2012 and paragraphs 19 and 20 of this report set out how these requirements are being followed. Before adoption of the SPD, Cabinet will need to consider the issues raised during the consultation and how those issues have been addressed. SPDs do not form part of the development plan so they cannot introduce new planning policies. They are however a material consideration in determining planning applications.

**Financial Implications:**

25. There are no financial implications arising directly from this report.

**Appendices:**

Appendix 1 - Draft Supplementary Planning Document 18 - Development Frameworks for Strategic Site Allocations at Elton Reservoir and Walshaw

**Background papers:**

[Places for Everyone Joint Development Plan \(adopted March 2024\).](#)

**Please include a glossary of terms, abbreviations and acronyms used in this report.**

Term	Meaning
SPD	Supplementary Planning Document
PfE	Places for Everyone Joint Development Plan

