

Classification: Open	Decision Type: Key
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Report to:	Cabinet	Date: 5 March 2025
Subject:	Bury Local Plan – consultation draft	
Report of	Leader and Cabinet Member for Strategic Growth	

Summary

1. The Bury Local Plan will set out a long-term framework to manage future growth and development in the Borough and covers the period of 2022 to 2042. It will form a key part of Bury's wider development plan alongside:
 - Places for Everyone Joint Development Plan (adopted in March 2024);
 - Greater Manchester Joint Minerals Plan (adopted in April 2013); and
 - Greater Manchester Joint Waste Plan (adopted in April 2012).
2. Places for Everyone (PfE) is a part one plan that covers nine of the ten Greater Manchester districts. PfE was adopted in March 2024 and provides the strategic framework within which the participating districts need to develop their own part two Local Plans.
3. This part two Local Plan provides a more detailed set of locally specific planning policies to complement the strategic policies within PfE. Once adopted, Bury's Local Plan policies will replace the saved policies in the Unitary Development Plan and will sit alongside Places for Everyone and the joint Greater Manchester Minerals and Waste Plans in forming Bury's wider development plan.
4. The Local Plan will therefore be a key document used to determine and shape future planning applications and development proposals.
5. Public consultation on the draft Local Plan provides an early opportunity for the local community and other stakeholders to shape the contents of the Plan.

Recommendation(s)

6. It is recommended that Cabinet:

7. Approves the draft Bury Local Plan, draft Policies Map and supporting background documents for an eight-week public consultation commencing no earlier than 17 March 2025; and
8. Delegates approval to the Executive Director of Place to make minor non-material editorial amendments to the draft Local Plan before consultation commences.

Reasons for recommendation(s)

9. To ensure that stakeholders have an opportunity to have their say on the draft Bury Local Plan.

Alternative options considered and rejected

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

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Background

11. The Government requires all local councils to produce a long-term plan that sets out a positive vision for the future of their area. Plans should provide a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.
12. The Town and Country Planning (Local Planning) (England) Regulations 2012 set out the requirements for local authorities producing and consulting on their Local Plan. There are various stages in the production of a Local Plan and the draft Bury Local Plan is part of the plan preparation under Regulation 18.
13. Bury's Local Plan will set out a long-term framework to manage future growth and development in the Borough and covers the period of 2022 to 2042. Once adopted, its policies will replace the saved policies in the Unitary Development Plan and will sit alongside the three other adopted plans in forming Bury's wider development plan, namely:

- Places for Everyone Joint Development Plan (adopted in March 2024);
 - Greater Manchester Joint Minerals Plan (adopted in April 2013); and
 - Greater Manchester Joint Waste Plan (adopted in April 2012).
14. Places for Everyone (PfE) is a part one plan that covers nine of the ten Greater Manchester districts (including Bury) and was produced collaboratively by the Mayor of Greater Manchester and the nine local authorities. PfE was adopted in March 2024 and provides the strategic framework within which the participating districts need to develop their own part two Local Plans.
 15. PfE sets out the overall spatial strategy for the nine Greater Manchester districts. Some of the major strategic decisions relating to Bury's future growth and development have already been made through the PfE Joint Plan. For example, it identifies future needs for housing and employment floorspace, allocates strategic sites to help meet these needs and identifies a revised Green Belt boundary.
 16. The part two Local Plan provides a more detailed set of locally specific planning policies to complement those in PfE. The Local Plan will therefore be a key document used to determine and shape future planning applications and development proposals.
 17. Public consultation on the draft Local Plan provides an early opportunity for the local community and other stakeholders to shape the contents of the Plan.
 18. More detail on the Local Plan can be viewed on the Council's web site at www.bury.gov.uk/localplan which includes a series of Frequently Asked Questions to give answers to common questions such as what a Local Plan is, how the Bury Local Plan relates to Places for Everyone, what it says about certain issues and how you can have your say and stay informed.

Early engagement on the Local Plan

19. As an early stage in the preparation of the Local Plan, we began the process of information gathering and we invited comments on what the Local Plan ought to contain, the scope of the Integrated Assessment and issued a Call for Sites over a six-week period from 25 March to 6 May 2024.
20. The comments received and the site suggestions have all been considered as part of the preparation of this draft Local Plan and the supporting Integrated Assessment.

Scope and content of the draft Local Plan

21. The full draft Bury Local Plan can be viewed at Appendix 1. The strategy for the Plan is underpinned by a Strategic Vision of how we think the Borough

should be by the end of the plan period together with a set of Strategic Objectives designed to achieve this and a high-level spatial strategy that identifies key locations for growth and broad areas where development will be resisted.

22. The draft Plan then includes a series of more fine-grained policies that seek to deliver the Vision and Strategic Objectives. These policies are set out in various chapters relating to:
- Adapting to climate change;
 - Meeting our housing needs;
 - Delivering economic growth;
 - Supporting our centres;
 - Promoting tourism and culture;
 - Creating healthy and successful communities;
 - Promoting sustainable transport;
 - Conserving the built environment and achieving high quality design;
 - Protecting green and blue infrastructure and recreation;
 - Protecting the Green Belt;
 - Managing water and flood risk;
 - Addressing air quality, pollution and hazards;
 - Delivering other infrastructure; and
 - Development management.
23. The draft Local Plan is not allocating any sites for housing or employment development as it is considered that the allocations within the Places for Everyone Joint Plan are sufficient to meet future development needs.

Key Diagram and Policies Map

24. The NPPF states that the broad locations for development should be indicated on a key diagram, and land use designations and allocations identified on a Policies Map.
25. The Key Diagram is shown in Figure 3 of the draft Local Plan. This shows the key areas for growth in the Borough and, for contextual purposes, includes the strategic allocations from the adopted Places for Everyone Joint Plan. As adopted PfE allocations, these are not part of the Local Plan but are shown on the Key Diagram to reflect future key areas of housing and employment growth in the Borough. Similarly, the Key Diagram also shows the extent of the adopted Green Belt as designated under PfE Policy JP-G9.

26. The Local Plan Policies Map will present a spatial interpretation of policies and designations set out in the draft Local Plan. This will be available on the Council's web site from the start of consultation on the draft Local Plan via an interactive online mapping tool. Ultimately, the Local Plan Policies Map will become part of a wider composite Policies Map that will also include adopted allocations and designations from other parts of the development plan i.e. Places for Everyone and the Greater Manchester Joint Minerals and Waste Plans.
27. The draft Policies Map for the Local Plan can be viewed at Appendix 2.

Integrated Appraisal and Habitats Regulations Assessment

28. An Integrated Assessment (IA) will also be undertaken at each stage in the preparation of the Local Plan. The IA will incorporate the statutory requirements of Sustainability Appraisal and Strategic Environmental Assessments, with an Equalities Impact Assessment and Health Impact Assessment also included. This will ensure that sustainability, health and equality issues are taken fully into consideration throughout plan preparation. A Non-Technical Summary of the IA of the draft Local Plan is appended to this report (Appendix 3).
29. The draft Local Plan has also been subject to a Habitats Regulations Assessment (HRA) to test if the Local Plan could significantly harm the designated features of a European site.

Other supporting evidence

30. The National Planning Policy Framework states that the preparation and review of all policies should be underpinned by relevant and up-to-date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals.
31. Several thematic Topic Papers have been prepared which pull together background evidence and identify the key issues for Bury that the Local Plan should seek to address. The themes of the Topic Papers largely correspond to the chapters within the Local Plan set out in paragraph 20 above.
32. The Topic Papers will be published alongside the Draft Local Plan as part of the consultation and further evidence will continue to be prepared to support the preparation of the Local Plan as it progresses.

Consultation

33. Consultation on the draft Local Plan is being undertaken in accordance with Bury's current Statement of Community Involvement (December 2024) and

Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

34. It is intended that consultation will take place over an 8-week period starting no sooner than 17 March 2025.
35. All material relevant to consultation on the draft Local Plan will be available for inspection via the Council's planning policy pages of the web site. Relevant material will also be made available for inspection at Bury Town Hall between the hours of 8.45am and 5.00pm (Monday to Friday) and at local libraries during their normal opening hours.
36. All statutory consultation bodies as well as a wide range of other individuals, groups and stakeholders that are on the Strategic Planning consultation database will receive direct notification of the consultation.
37. The consultation will also be advertised on the Council's social media platforms.
38. **It should be noted that consultation on the Local Plan is not an opportunity to object to the site allocations in Places for Everyone.** Places for Everyone (and the sites allocated within it) was adopted by each of the nine participating districts in March 2024.
39. As such, the sites allocated at the Northern Gateway (JPA1.1 and JPA1.2); Elton Reservoir (JPA7); Seedfield (JPA8) and Walshaw (JPA9) are no longer designated as Green Belt and the principle of development on these sites has been established.
40. These site allocations do not form part of the Local Plan and any comments on them cannot be considered through the Local Plan process.

Next steps

41. Moving forward, we will consider comments raised in relation to the draft Local Plan before progressing to a Publication Plan which will effectively be a version of the Plan that the Council would wish to see adopted. There will be further consultation on the Publication Local Plan before it is formally submitted to the Secretary of State together with any comments made in response to consultation at the Publication stage.
42. An independent Inspector will then be appointed by the Government to examine the 'soundness' of the Plan and whether it is legally compliant. If the Plan is found to be sound or if it could be sound subject to modification, we would then seek to formally adopt the Local Plan.

Links with the Corporate Priorities:

43. Bury's Local Plan will form part of Bury's statutory development plan. It sets out statutory policies that will guide future growth and development in the Borough. The strategic objectives set out in the Local Plan closely align with the priorities set out in the 'Let's Do It' strategy which also specifically refers to the Local Plan as having a key role to play in the delivery of its objectives and priorities.
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Equality Impact and Considerations:

44. A full EIA has been carried out with only positive impacts identified at this stage. These have been identified through the Integrated Assessment which ensures the plan meets Equality Act 2010 requirements. Equality impacts will continue to be assessed using the EIA through to agreement and publication.
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Environmental Impact and Considerations:

45. The draft Local Plan is supported by an Integrated Assessment (IA) that incorporates a Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA). The role of a SA is to promote sustainable development through assessing the emerging Local Plan against economic, environmental and social objectives. A HRA has also been carried out to ensure the protection of the integrity of European protected sites is an integral part of the planning process at the local level.
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Assessment and Mitigation of Risk:

Risk / opportunity	Mitigation
Stakeholders do not engage in the consultation on the draft Local Plan	The Local Plan 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.

Legal Implications:

46. The legislative requirements for the preparation of the Local Plan are set out in the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning) (England) Regulations 2012 and are being complied with.
47. The Integrated Assessment (Summary at Appendix 3) incorporates the statutory requirement for a Sustainability Appraisal and Strategic Environmental Assessment, with an Equalities Impact Assessment and Health Impact Assessment also included.
48. The proposed consultation complies with the requirements of Regulation 18 of the 2012 Regulations and the Council's Statement of Community Involvement. The Council must take into account any representations made to it in response to the consultation before proceeding to a publication version of the Plan.

Financial Implications:

49. There are no financial implications arising directly from the report.

Appendices:

Appendix 1 - Draft Bury Local Plan

Appendix 2 – Draft Local Plan Policies Map

Appendix 3 – Non-Technical Summary of the Integrated Assessment of the draft Bury Local Plan

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
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PfE	Places for Everyone Joint Development Plan – Joint development plan of nine Greater Manchester districts. This plan was adopted in March 2024.