

Classification: Open	Decision Type: Key
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Report to:	Cabinet	Date: 05 March 2025
Subject:	Northern Gateway Development Framework Supplementary Planning Document	
Report of	Leader and Cabinet Member for Strategic Growth	

Summary

1. This report sets out the results of the consultation on the draft Northern Gateway Development Framework (NGDF) Supplementary Planning Document (SPD) and seeks approval for the final NGDF to be adopted.

Recommendation(s)

2. It is recommended that Cabinet:
 - i. Note the responses to the public consultation and proposed post consultation revisions set out in Appendix 1 and Appendix 2 to this report;
 - ii. Approve the revised NGDF as the final version to be adopted and published.
 - iii. Delegate authority to the Executive Director (Place), to make any minor non-material editorial amendments to the NGDF ahead of its final publication.

Reasons for recommendation(s)

3. The adoption of the document will establish a framework against which future planning applications on the Northern Gateway site will be considered, sets out high level design principles and an approach to the delivery and phasing of infrastructure on and off site.

Alternative options considered and rejected

4. No other options were considered/were applicable.

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Background

5. The Places for Everyone Plan (PfE) is a joint development plan document of nine Greater Manchester authorities (excluding Stockport) which was adopted on 21st March 2024.
6. It is a long-term plan for jobs, new homes and sustainable growth which allocates large strategic sites for employment and housing. This includes the employment led allocation at Northern Gateway (Heywood/Pilsworth) (PfE Policy JPA1.1), which straddles the districts of Bury and Rochdale and sits alongside the M62 and M66 motorways. The site is one of the largest strategic employment allocations in the country and represents a transformational opportunity to deliver unprecedented levels of investment, jobs, homes and community benefits.
7. Northern Gateway will be a key driver in delivery growth ambitions, to make Bury stand out as a place that is achieving faster economic growth than the national average, with lower than average levels of deprivation.
8. Following its adoption on 21st March 2024, 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.
9. A key requirement of PfE Policy JPA1.1 is that any proposals within the allocation must be in accordance with a comprehensive masterplan that has been agreed by Bury and Rochdale local planning authorities and that it shall include a design code and a clear phasing strategy in line with PfE Policy JP-D1 'Infrastructure Implementation'.
10. This requirement is a critical stage in providing a bridge between the allocation of the site in PfE and subsequent planning consent.
11. Supplementary Planning Documents (SPDs) 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.
12. 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.

13. The NGDF has been prepared as a SPD in accordance with the requirements of legislation and the National Planning Policy Framework (NPPF). Planning applications within the allocation will be required to align with the NGDF, including delivery of necessary and related infrastructure in a coordinated and timely manner.
14. This NGDF has been prepared jointly by Bury and Rochdale Councils with technical input from the Northern Gateway Development Vehicle LLP (NGDV) as the main site promoter and input from other landowners/stakeholders.
15. Once adopted, this NGDF will establish the key principles for the development of the site and establish a framework against which future planning applications on the site will be considered. It will also help Bury and Rochdale Councils to ensure that the ambitions for the site are realised and the benefits to the communities of Bury and Rochdale are maximised.

Summary of Consultation and Responses

16. On the 6 November 2024 members approved a draft NGDF for consultation purposes. In accordance with the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012 and the Council's Statement of Community Involvement, consultation was subsequently undertaken over an eight-week period running from 15 November 2024 to 15 January 2024 to establish stakeholder views on its content.
17. In Bury, consultation involved making relevant material available for inspection on the Council's web site; in the reception area of the Town Hall; and at local libraries and the Tottington Centre. Letters/emails were also sent to all contacts on the Strategic Planning consultation database, posters were placed in key locations and the consultation was also advertised via social media platforms. Two drop-in events were also held in December.
18. The consultation generated a total of 42 comments. A detailed summary of all the issues raised during the consultation and how the authorities have responded to those issues is set out in the consultation statement appended to this report (Appendix 1).
19. The consideration of these comments has led to the conclusion that the NGDF would benefit from a number of changes prior to it being formally adopted. In particular:
 - All policy references have been updated (for example reference is now made to the National Planning Policy Framework (NPPF), December 2024);

- Vision and 12 key principles (vii) strengthened in relation to integration with the natural environment and future climate change;
- Constraints Plan updated;
- Amended wording in relation to shared paths (pedestrians, cyclist and horse riders) and active travel opportunities;
- Additional wording to confirm that additional access points may be required at Birch Services and through South Heywood (both accesses shown on the Development Framework plan);
- Amended wording to reflect the fact that the biodiversity net gain requirements will not all be met on site and there will be a need to secure BNG credits off-site;
- Amended wording in relation to working with natural processes;
- Additional text added to confirm that the development framework is based on several assumptions and goals which may change or evolve during delivery of the project;
- Identification of a second mixed use hub at the Pilsworth Road/Moss Hall Lane entrance to the site (Three Arrows junction);
- Additional wording to confirm a new motorway service area would be off-line;
- Stronger references to enhancement of existing natural assets;
- Commitment to engagement with key infrastructure bodies as sites and projects come forward;
- Amendment to labelling of access points;
- The resolution and legibility of all plans and diagrams will be improved;
- All minor wording changes and typos updated.

20. The updated version of the NGDF SPD is attached at Appendix 2.

Links with the Corporate Priorities:

Please summarise how this links to the Let's Do It Strategy.

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.

Equality Impact and Considerations:

22. A full EIA has been completed with only positive impacts identified. No further actions are required at this stage. Equality impacts will continue to be reviewed as the activity progresses,

Environmental Impact and Considerations:

23. Environmental impacts and concerns will be assessed and monitored as project delivery commences and will be in-line with existing Council policies. The NGDF will seek to meet policy requirements, including physical, social and environmental impacts including biodiversity net gain.

Assessment and Mitigation of Risk:

Risk / opportunity	Mitigation
The post-consultation amendments are not accepted.	The amendments are a result of public consultation and having considered the responses received.
Potential Judicial Review of the SPD following adoption.	The SPD has been prepared in accordance with all statutory requirements and is considered to be sound, justified and in accordance with the development plan.

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 the report set out how these requirements have been followed. Before adoption of the SPD, Cabinet must consider the issues raised during the consultation and how those issues have been addressed. If adopted, the SPD will be a material consideration to which regard may be had in determining planning applications.
25. If the SPD is adopted, the Council must publish an "Adoption Statement" specifying the date of adoption, any modifications made and the time limits for anyone aggrieved by the decision to apply for permission for judicial review of the decision.

Financial Implications:

To be completed by the Council's Section 151 Officer.

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

Appendices:

Appendix 1 – NGDF Consultation Statement

Appendix 2 – Revised Northern Gateway Development Framework Supplementary Planning Document

Background papers:

Please list any background documents to this report and include a hyperlink where possible.

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

Term	Meaning
SPD	Supplementary Planning Document
PfE	Places for Everyone