

<b>Classification:</b> Open	<b>Decision Type:</b> Key
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<b>Report to:</b>	Cabinet	<b>Date: 16 April 2025</b>
<b>Subject:</b>	Adoption of 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. This report sets out the results of the consultation on the draft Supplementary Planning Document 18 – Development Frameworks for Strategic Site Allocations at Elton Reservoir and Walshaw and seeks approval for the final SPD to be formally adopted.

## Recommendation(s)

2. It is recommended that Cabinet:
  3. Note the responses to the public consultation and the proposed post-consultation revisions as set out in Appendix 3 to this report.
  4. Approve the revised SPD as the final version to be adopted and published.
    - i. Delegate authority to the Executive Director (Place), to make any minor non-material editorial amendments to the SPD ahead of its final publication.

## Reasons for recommendation(s)

5. The adoption of the document will ensure that consistent guidance is in place to inform the scope and content of the comprehensive masterplans and phasing strategies that are required to be prepared for the strategic housing sites at Elton Reservoir and Walshaw that are allocated in the adopted Places for Everyone Joint Plan.

## Alternative options considered and rejected

6. To not adopt the SPD. This would prevent the use of consistent guidance to inform the scope and content of the comprehensive masterplans and phasing strategies for each site.

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**Background**

7. 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.
8. 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.
9. 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. 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.
10. 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.
11. 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'. This requirement is a critical stage in providing a 'bridge' between the sites' allocation in PfE and subsequent planning consent.

12. 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.

### **Summary of consultation and responses**

13. On 25 September 2024, Cabinet members approved a draft of SPD18 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 a six-week period running from 18 October to 29 November 2024 to establish stakeholder views on its content.
14. Consultation undertaken in relation to the draft SPD18 is set out in the Consultation Statement which is appended to this report (Appendix 2). 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 and consultation was also advertised via social media platforms.
15. The consultation generated a total of 166 comments covering a wide range of issues. The issues raised and the Council's response to these are set out in the Consultation Analysis appended to this report (Appendix 3).
16. The consideration of these comments has led to the conclusion that SPD18 would benefit from a number of changes prior to it being formally adopted and these are also set out in the Consultation Analysis. The updated version of SPD18 is attached at Appendix 1.

### **Conclusion**

17. Members are requested to approve the proposed changes to SPD18 before agreeing to adopt it as fully up-to-date guidance

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### **Links with the Corporate Priorities:**

18. 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:**

19. The appended EIA was fully completed in September 2024 with positive and neutral impacts identified only. The activity is not expected to have any adverse equalities impacts
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### **Environmental Impact and Considerations:**

20. 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>
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.

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### **Legal Implications:**

21. 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.
22. 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.

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### **Financial Implications:**

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

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### **Appendices:**

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

Appendix 2 – SPD18 Consultation Statement

Appendix 3 – SPD18 Consultation Analysis

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### **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