

Classification: Open	Decision Type: Key
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Report to:	Cabinet	Date: 11 February 2026
Subject:	Bury West Transport Framework	
Report of	Leader and Cabinet Member for Strategic Growth	

1. Summary

- 1.1 The Places for Everyone Joint Plan (PfE) (adopted in March 2024) includes strategic housing allocations at Elton Reservoir and Walshaw under Policies JPA7 and JPA9 respectively. Both policies specify that any proposals on these sites must be in accordance with a comprehensive masterplan that has been approved by the Local Planning Authority and that this shall include a clear phasing strategy as part of an integrated approach to the delivery of infrastructure.
- 1.2 In order to comply with this policy requirement, Development Frameworks have been drafted for both the Elton Reservoir and Walshaw sites, and these are featured under separate Cabinet items. Following consultation and potential amendments to the draft Development Frameworks, it is the intention that these will be adopted as Supplementary Planning Documents (SPD), making them material considerations to be taken into account in the determination of any planning applications that should come forward on these sites.
- 1.3 To further support and inform the Development Frameworks for these sites as well as subsequent decision-making through the planning process for future planning applications and funding opportunities, a Bury West Transport Framework (see Appendix A) has been developed to set out a transport vision and plan for delivering the transport infrastructure and services needed to unlock the full potential of the Elton Reservoir and Walshaw sites. This report outlines the detail of the Bury West Transport Framework and seeks Cabinet endorsement of the document.

2. Recommendation(s)

- 2.1 It is recommended that Cabinet:
 - i. Endorse the Bury West Transport Framework and delegate authority to the Executive Director of Place to make non-material adjustments to the document as the Elton Reservoir and Walshaw projects progress.

3. Reasons for recommendation(s)

- 3.1 The Bury West Transport Framework sets out the transport vision for the Bury West area, and its endorsement will support sound decision making through the planning process alongside the proposed Supplementary Planning Documents. The Framework will also be a critical tool in making the case for and securing the investment needed to deliver the required transport infrastructure, from a number of funding sources, including financial and non-financial contributions from the private sector.

4. Alternative options considered and rejected

- 4.1 The development of a Transport Framework is a best practice planning requirement to set the vision-led strategy for these sites. The public sector has developed the Bury West Transport Framework to ensure it adequately reflects planning and transport policy requirements and can be applied to applications across these sites as they come forward. The alternative option for each developer to produce a Transport Plan for individual application areas, risks a non-cohesive approach and would undermine the overall strategy to develop these sites.

Report Author and Contact Details:

Name: David Wiggins

Position: Service Manager: Strategic Planning and Infrastructure

Department: Place

E-mail: d.i.wiggins@bury.gov.uk

5. Background

- 5.1 The Places for Everyone Joint Plan (PfE) (adopted in March 2024) includes strategic housing allocations at Elton Reservoir and Walshaw under Policies JPA7 and JPA9 respectively. Both policies specify that any proposals on these sites must be in accordance with a comprehensive masterplan that has been approved by the Local Planning Authority and that this shall include a clear phasing strategy as part of an integrated approach to the delivery of infrastructure.
- 5.2 In order to comply with this policy requirement, Development Frameworks have been drafted for both the Elton Reservoir and Walshaw sites and these are included under separate Cabinet items. Following consultation and potential amendments to the draft Development Frameworks, it is the intention that these will be formally adopted as Supplementary Planning

Documents (SPD) making them material considerations in the determination of any planning applications that should come forward on these sites.

- 5.3 To further support and inform the Development Frameworks for these sites as well as subsequent decision-making through the planning process for future applications, a Bury West Transport Framework (see Appendix A) has been developed to set out a transport vision and plan for delivering the transport infrastructure and services needed to unlock the full potential of the Elton Reservoir and Walshaw sites.
- 5.4 The Bury West Transport Framework will also be a critical tool in making the case for and securing the investment from a range of sources needed to deliver the required transport infrastructure.
- 5.5 The Bury West Transport Framework identifies and sets out a plan for delivering the transport infrastructure and services needed to unlock the full potential of the Places for Everyone allocations at Elton Reservoir and Walshaw, enabling sustainable, and inclusive growth. The key objectives for the Transport Framework are to:
 - Create neighbourhoods for Elton and Walshaw where residents can access everyday facilities on foot, whilst staying well connected to high-quality services and jobs through convenient, direct and sustainable travel links.
 - Provide an attractive, sustainable, sub-urban living opportunity at Elton, with its proximity to new and existing tram stops along the canal corridor.
 - Ensure all households are connected to a school, shop, community centre, hospitality venue and pharmacy within 1km via safe, inclusive walking routes that enable healthy and sustainable lifestyles.
 - Provide safe and accessible cycling routes to key destinations within 5km (including Metrolink stops) from all households, designed to meet GM's Streets for All guidance.
 - Support higher land use density at Elton and promote sustainable living, reducing traffic impacts on the surrounding road network.
 - Ensure residents benefit from frequent, reliable bus services connecting them to key destinations with sufficient capacity during peak hours to provide a dependable and attractive alternative to car travel.

- Ensure that 90% of residents will be within 400m of a bus or Metrolink service operating at least every 30 minutes on weekdays.
- 5.6 The framework prioritises sustainable travel, aligned with Streets for All design principles, while incorporating necessary highway improvements to mitigate significant impacts on the highway network.
- 5.7 The Bury West Transport Framework highlights key transport challenges and opportunities associated with the developments and establishes the principles that will shape how people move within, to and from the new residential developments at Elton Reservoir and Walshaw. It identifies a programme of transport interventions which prioritises sustainable transport to facilitate the development and ensure that new homes and associated supporting infrastructure are accessible, well-connected, and environmentally responsible.
- 5.8 The Bury West Transport Framework presents measures for improvements to public transport provision, prioritisation of walking, wheeling and cycling, and highway mitigation. It acknowledges that given the scale of the sites full delivery is expected to come forward in phases alongside provision of necessary transport infrastructure. Therefore, a flexible approach is needed to be responsive to opportunities, as the phasing may change over time depending on the delivery of the sites.
- 5.9 Determining the scale of the mitigation required, and bringing the most effective transport interventions forward at the right time will be crucial for the sustainability of the sites from the outset.
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Links with the Corporate Priorities:

A key part of the Places for Everyone 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 plan sets out strategic site allocations that will guide future growth and development in the Borough. 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 for driving economic growth and inclusion.

Equality Impact and Considerations:

A full equality impact analysis has been completed. This identified likely impacts due to specific characteristics. The framework is anticipated to have mostly positive

impacts. Where possible disadvantage has been identified, this has been mitigated leading to an anticipated neutral outcome.

There are no further equalities concerns at this stage however this analysis will be continually reviewed as the activity progresses and evolves.

Environmental Impact and Considerations:

Environmental impacts and concerns will be assessed and monitored as project delivery commences and will be in-line with existing Council policies. The Development Frameworks for both Elton Reservoir and Walshaw will seek to meet policy requirements, including physical, social and environmental impacts, such as biodiversity net gain.

Assessment and Mitigation of Risk:

Risk / opportunity	Mitigation
<p>The Bury West Transport Framework is not endorsed, impacting:</p> <ul style="list-style-type: none">▪ The ability to support sound decision making through the planning process or alongside Supplementary Planning Documents to inform decisions on future planning applications.▪ The position when making the case for and securing the investment needed to deliver the required transport infrastructure.	<ul style="list-style-type: none">▪ Develop a robust basis for the Bury West Transport Framework through ongoing engagement with key stakeholders, alignment with policy and development of strong technical base.▪ Seek endorsement of the Bury West Transport Framework.

Legal Implications:

The recommendation in the report is within the legal powers of the Council. The Director of Law and Governance shall continue to be consulted as the sites are developed out, so that appropriate legal advice and assistance can be secured throughout that process, and good governance ensured. Any requests for approval that relate to the entering into of contracts (either with reference to the framework or the site/s) will need to be subject to a separate report to Cabinet.

Financial Implications:

There are no financial implications arising directly from the drafting and adoption of the Transport Framework, produced by Planning Services staff funded from existing approved budget allocations. Any schemes undertaken following adoption of the Framework will be subject to individual reports, which will set out estimated costs and associated funding sources.

Appendices:

Appendix A – Bury West Transport Framework

Background Papers:

Places for Everyone Plan. Available on request.

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

Term	Meaning
TFD	Transport Framework Document
SPD	Supplementary Planning Document
PfE	Places for Everyone Plan
TfGM	Transport for Greater Manchester