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| Classification: Open | Decision Type: Key |
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| Report to: | Overview and Scrutiny (29 June 2026) Cabinet (30 June 2026) | Date: 30 June 2026 |
| Subject: | Bury Local Plan (Regulation 19) | |
| Report of | Leader of the Council | |

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 from 2022 to 2043 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 strategic plan that covers nine of the ten Greater Manchester districts (excluding Stockport). PfE was adopted in March 2024 and provides the strategic framework up to 2039 within which the participating districts need to develop their individual Local Plans.
3. The Local Plan sets out more locally-specific planning policies to complement those in PfE. Once adopted, Bury’s Local Plan policies will replace the remaining saved policies in the Unitary Development Plan.
4. The Local Plan will therefore be a key document used to determine and shape future planning applications and development proposals.
5. Consultation on the draft Local Plan under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 took place over an eight-week period between 17 March and 12 May 2025. All representations received on the draft Local Plan have now been fully considered and, where necessary, amendments have been made to the Plan.
6. The Local Plan has now progressed to the Publication stage under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations and approval is sought to invite further representations on this version of the Plan.

Recommendation(s)

7. It is recommended that Cabinet:
 - a. Approves the Publication Bury Local Plan, Policies Map and supporting background documents and invite representations over for an eight-week period commencing no earlier than 10 July 2026; and
 - b. Delegates power to the Executive Director of Place to make minor non-material editorial amendments to the Publication Local Plan before the invitation to make representations commences.

Reasons for recommendation(s)

8. To ensure that stakeholders have a further opportunity to have their say on the emerging Bury Local Plan.

Alternative options considered and rejected

9. To not approve the Publication Local Plan, Policies Map and supporting background documents. This would prevent stakeholders commenting on the Publication Local Plan and would result in the future adoption of the document being contrary to planning regulations and legal requirements.

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Background

10. 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.
11. The Town and Country Planning (Local Planning) (England) Regulations 2012 sets out the legal and procedural requirements for local authorities producing and consulting on their Local Plan. There are various stages in the production of a Local Plan and the Publication Bury Local Plan is part of the plan preparation under Regulation 19.
12. 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 2043. 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).

13. Places for Everyone (PfE) is a strategic 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 individual Local Plans.
14. PfE sets out the overall spatial strategy for the nine Greater Manchester districts up to 2039. 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.
15. The Local Plan sets out more 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.
16. Consultation on the draft Local Plan under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 took place over an eight-week period between 17 March and 12 May 2025. All representations received on the draft Local Plan have now been fully considered and, where necessary, amendments have been made to the Plan. A summary of the main issues received in response to consultation on the draft Local Plan is set out in a Consultation Statement (Appendix 4).
17. The Local Plan has now progressed to the Publication stage under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations and approval is sought to invite further (final) representations on this version of the Plan. Any representations received at this stage will be submitted to the Government for consideration as part of the Examination of the Local Plan.
18. More detail on the Local Plan can be viewed on the Council's web site at www.bury.gov.uk/burylocalplan 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.

Scope and content of the Publication Local Plan

19. The full Publication 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.
20. The 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:
 - 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;
 - Open space, sport and recreation;
 - Protecting the Green Belt;
 - Managing water and flood risk;
 - Addressing air quality, pollution and hazards;
 - Delivering other infrastructure; and
 - Development management.

Key Diagram and Policies Map

21. 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.
22. The Key Diagram is shown in Figure 5 of the 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.

23. The Local Plan Policies Map presents a spatial interpretation of policies and designations set out in the Local Plan. This will be available on the Council's web site from the start of consultation on the Publication 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.
24. The Policies Map for the Publication Local Plan can be viewed at Appendix 2.

Integrated Assessment and Habitats Regulations Assessment

25. An Integrated Assessment (IA) is 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 Local Plan is appended to this report (Appendix 3).
26. The Publication 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

27. 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.
28. Several thematic Topic Papers have been prepared which consolidates relevant background evidence and identifies the key issues for Bury that the Local Plan should seek to address. The themes of the Topic Papers largely reflect the chapters within the Local Plan set out in paragraph 20 above and these will be published from the start of consultation.
29. More detailed studies have also been prepared to support the approach in the Local Plan, specifically:
 - A Housing Needs and Demand Assessment;
 - An assessment of thresholds for retail and leisure impact assessments;
 - A Flood Risk Assessment;
 - A viability assessment; and
 - An assessment of needs for open space, sport and recreation.

Inviting representations

30. It is proposed to invite representations on the Publication Local Plan in accordance with Bury's current Statement of Community Involvement (December 2024) and Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
31. It is intended that consultation will take place over an 8-week period starting no sooner than 10 July 2026.
32. All material relevant to the Publication Local Plan will be available for inspection via the Council's planning policy pages of the web site¹. Relevant material will also be made available for inspection electronically at Bury Town Hall between the hours of 8.45am and 5.00pm (Monday to Friday) and at local libraries² and the Tootington Centre³ during their normal opening hours.
33. 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 a direct invitation to make representations on the Publication Local Plan.
34. It will also be advertised via the Council's social media platforms.

Next steps

35. Moving forward, the Publication Local Plan, relevant supporting material and all representations received on the Publication Local Plan will be submitted to the Secretary of State.
36. An independent Inspector will then be appointed by the Government to examine the 'soundness' of the Plan and determine whether it is legally compliant. If the Plan is found to be sound and legally compliant or if it could be made so subject to modification, we would then seek to formally adopt the Local Plan.

Links with the Corporate Priorities:

37. 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.

¹ <https://www.bury.gov.uk/burylocalplan>

² <https://www.bury.gov.uk/libraries-and-archives/find-a-library>

³ <https://www.tootingtoncentre.co.uk/>

Equality Impact and Considerations:

38. A full EIA has been carried out with only positive impacts identified at this stage (see Appendix 5). 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.

Environmental Impact and Considerations:

39. The Publication 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.

Assessment and Mitigation of Risk:

| Risk / opportunity | Mitigation |
|--|---|
| Stakeholders do not engage in the consultation on the Publication Local Plan | The Local Plan is being prepared in accordance with the requirements of 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. |

Procurement Implications

40. No procurement implications

Legal Implications:

41. 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.

42. The proposed publication of the Local Plan complies with the requirements of Regulation 19 of the 2012 Regulations and the Council’s Statement of Community Involvement. The Council shall take into account any representations made to it following publication before formal submission of the Local Plan to the Secretary of State.
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Financial Implications:

43. There are no direct financial implications resulting from the issue of a local plan.
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Appendices:

Appendix 1 - Publication Bury Local Plan.

Appendix 2 – Publication Local Plan Policies Map.

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

Appendix 4 – Bury Local Plan Consultation Statement.

Appendix 5 – Equality Impact Assessment.

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. |