



Bury Local Plan: Consultation Statement

June 2026



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1 Introduction

- 1.1 This Consultation Statement sets out how Bury Council (the Council) considers it has fulfilled its statutory duty to consult and engage with the public and key stakeholders on the preparation of the draft Local Plan under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 as well as Bury’s [Statement of Community Involvement \(SCI\)](#)¹ which sets out how and when the community will be involved in the preparation of local planning documents and the consultation process for planning applications.
- 1.2 The Council is currently preparing a new Local Plan that sets out long-term framework to manage future growth and development in the Borough, covering from the period of 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).
- 1.3 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 Local Plans.
- 1.4 The 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 remaining 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.
- 1.5 The Local Plan is accompanied by a draft Policies Map which provides spatial interpretation of the plan, including identifying specific sites and areas where policies will apply.
- 1.6 This Consultation Statement provides a summary of how the Council has undertaken community participation and stakeholder involvement in the Local Plan to date. It sets out the main issues raised by consultation and how the Council has responded to these.

¹ This document can be found online at: <https://www.bury.gov.uk/planning-building-control/planning-policy/statement-of-community-involvement>

- 1.7 The Consultation Statement will be updated to reflect the key issues raised in response to an invitation to submit representations on the Regulation 19 Publication Local Plan.

2 Early engagement

- 2.1 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.
- 2.2 The comments received during this stage have all been considered as part of the preparation of the draft Local Plan and the supporting Integrated Assessment.
- 2.3 The Call for Sites generated 52 responses in total which included proposals for new development as well as sites that were proposed for protection. The majority of development sites submitted involved proposals for residential development (19) with employment (3) and mixed use (2) proposals also submitted.
- 2.4 It was made clear as part of the Call for Sites that, in terms of housing, the adopted Places for Everyone Plan identifies strategic housing allocations to help meet Bury's future housing targets and that the need to identify additional housing sites through the Local Plan will be limited but were keen to receive any suggestions for housing on previously developed brownfield sites within the existing urban area.
- 2.5 However, only 5 of the 19 sites suggested for housing were outside of the Green Belt and all of the sites put forward for employment or mixed-use development were within the Green Belt.
- 2.6 A strategic review of the Green Belt was carried out through the Places for Everyone Plan and it is not proposed to review this again through the Local Plan. As such, the Green Belt sites were discounted on this basis. Those sites that were put forward outside the Green Belt were discounted on the basis of other planning policy constraints or because the sites already had planning permission.
- 2.7 25 sites were put forward on the basis that they should be protected from development – the majority of which were within the strategic housing sites allocated through Places for Everyone. As allocated sites, these are now progressing through the planning process with Development Frameworks having been prepared for each with issues around ecology and greenspace having been considered through this process rather than the Local Plan.

3 Engagement on the draft Local Plan

- 3.1 The draft Local Plan was subject to a period of consultation running from 17th March to 12th May 2025. The following sets out the Council’s consultation methods employed for the draft Local Plan.

Inspection of material

- 3.2 All relevant material was made available for inspection electronically via the Council’s planning policy pages of the web site at www.bury.gov.uk/burylocalplan.
- 3.3 The web site included a downloadable copies of the Plan and supporting evidence base and a series of Frequently Asked Questions that provided 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 people could have their say and stay informed.
- 3.4 Material was 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 libraries during their normal opening hours (see [Libraries and archives](#) and [Tottington Centre](#) for details).

Database contacts

- 3.5 The Council’s Strategic Planning team have developed a consultation database which includes all of the specific consultation bodies as well as a wide range of other individuals, groups and stakeholders that have expressed an interest in planning policy matters previously. In total, the database contains around 2,500 contacts.
- 3.6 We contact those on the database throughout the process of preparing planning policy documents so that everyone has the opportunity to influence policies and proposals as they emerge.
- 3.7 Depending on the contact’s specified preference, the Council sent letters or emails to all database contacts (see Appendix 1).

Social media

- 3.8 Social media messages advertising consultation on the draft Local Plan were shared via the Council’s official Facebook (16,000 followers) and X (22,000 followers) platforms pages in order to extend the reach of the consultation to a wider demographic (see Appendix 2).

Press release

- 3.9 The Council also issued a press release at:
<https://www.mynewsdesk.com/uk/bury-council/pressreleases/setting-out-the-shape-and-ambitions-of-bury-3372116>)
- 3.10 This was reported in both the Bury Times and the Manchester Evening News.

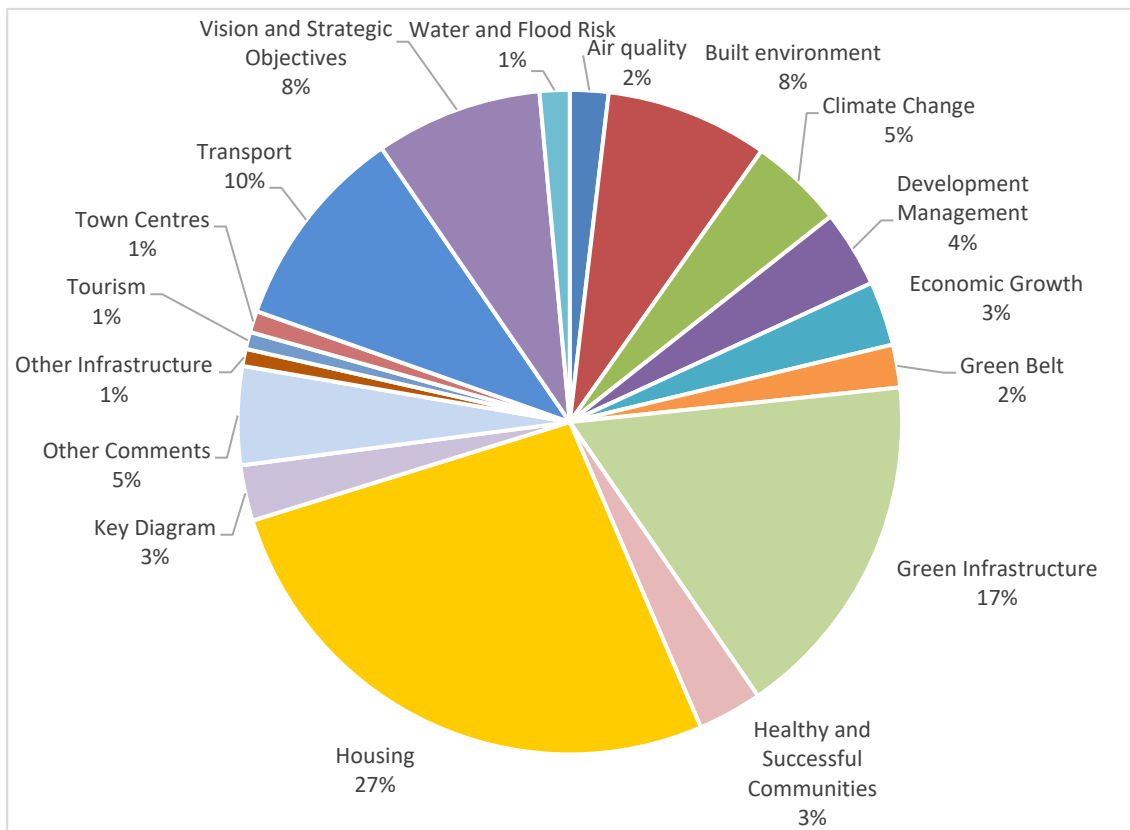
Posters

- 3.11 The Council produced additional publicity material to advertise consultation on the draft Plan in the form of posters (see Appendix 3) which were placed on town centre notice boards, in the Mill Gate shopping centre, in Ramsbottom Civic Centre, at Bury and Radcliffe Markets, at leisure centres and in notice boards within thirteen of the biggest parks across the Borough.

4 Responses Received

- 4.1 In response to consultation on the draft Local Plan, the Council received a total of 41 representations with 90% of these originating from companies, groups and developers and 10% from individual members of the public.
- 4.2 The 41 representations included 480 individual comments from respondents across a variety of areas of the draft Plan – as shown in Figure 1 below:

Figure 1 – Comments received on the draft Local Plan



- 4.3 This shows that the most significant number of comments were relating to housing (27%) with a notable amount of comments relating to green infrastructure (17%), transport (10%), the Vision and Strategic Objectives (8%) and the built environment and design (8%).
- 4.4 14 of the representations were promoting sites for development.

5 Summary of consultation responses

- 5.1 The following provides a summary of the key issues raised in relation to specific areas of the draft Local Plan.

Vision and Strategic Objectives

- 5.2 The consultation responses broadly express support for the overall Strategic Vision and Strategic Objectives, particularly the emphasis on sustainable growth, economic development, climate action, high-quality design, and meeting housing needs, while also raising recurring concerns and suggestions for refinement.
- 5.3 Several comments seek a stronger and earlier emphasis on housing delivery, a more varied mix of sites, and reassurance on deliverability and infrastructure capacity, especially transport and utilities. Environmental matters feature prominently, with calls to strengthen references to biodiversity, nature recovery, ecological connectivity, and the protection and enhancement of natural assets, including on brownfield land and within strategic allocations.
- 5.4 Some respondents request greater local distinctiveness in the vision, clearer links between growth and infrastructure provision, and more explicit consideration of climate resilience, flooding, and sustainable drainage. Overall, while the direction and ambition of the Vision and Objectives are largely supported, respondents highlight the need for greater clarity, balance, and place-specific emphasis to ensure the Plan is both robust and deliverable.

Response

- 5.5 The Publication Local Plan strengthens and refines the Vision and Strategic Objectives in direct response to consultation feedback. It adds clearer references to Bury's distinctive neighbourhoods, biodiversity, and nature recovery, and introduces a dedicated climate change section. Strategic Objectives are amended to explicitly include ecological connectivity and climate resilience, responding to calls for greater environmental clarity and place-specific focus.

Key Diagram

- 5.6 The comments raised broadly focus on concerns about the clarity, completeness and consistency of the Key Diagram, particularly in relation to the identification and mapping of housing and employment allocations, Green Belt boundaries, green infrastructure, ecological assets and transport features, with several respondents stating that the level of detail shown makes it difficult to assess impacts or align with other plan documents.

- 5.7 There are requests for clearer hierarchy and differentiation of town, district, local and neighbourhood centres, better alignment between the Key Diagram and the Policies Map, and clearer legends or explanations for specific designations.
- 5.8 A number of comments also question the omission or representation of environmental features such as river corridors, ancient woodland, conservation areas and the strategic green infrastructure network, while others raise broader concerns about whether the spatial strategy sufficiently supports housing delivery, economic growth and future development needs.

Response

- 5.9 To address concerns about clarity and hierarchy, the Publication Local Plan revises the Key Diagram to explicitly identify district centres. This improves alignment with the defined hierarchy of centres and helps clarify the spatial strategy when read alongside the Policies Map.

Meeting our housing needs

- 5.10 Overall, the comments raise concerns that the draft housing policies rely too heavily on the adopted Places for Everyone (PfE) allocations and untested SHLAA and windfall sites, lack firm commitment to delivering minimum - and especially affordable - housing needs, and are not sufficiently underpinned by up-to-date evidence on housing need, viability, and delivery timescales.
- 5.11 Many respondents argue the approach risks under-delivery against both current and emerging Local Housing Need figures, places excessive reliance on large, complex strategic sites with long lead-in times, fails to allocate a balanced range of small and medium sites, and does not adequately address affordable housing, specialist and older persons' accommodation, design quality, or future-proofing against policy change (including grey belt considerations), potentially undermining a genuinely plan-led strategy and the soundness of the Local Plan.

Response

- 5.12 The Publication Local Plan has been amended with an updated housing requirement extended to 2043; a detailed housing land supply table which demonstrates sufficient flexibility in the housing land supply; affordable housing policy is materially revised (including lower town-centre rates and Build-to-Rent requirements); wheelchair-accessible housing standards are added; housing mix is updated using the 2025 HNDA; windfall delivery is clarified; and HMO policy is refined. These changes address concerns about evidence, delivery, affordability, and plan-led certainty.

Delivering economic growth

- 5.13 The comments collectively focus on the accuracy, adequacy, and delivery of employment land policies, raising concerns about technical accuracy (such as floorspace figures), the need for clearer infrastructure capacity and mitigation requirements (notably transport, utilities, water, wastewater, and electricity), and stronger integration of design quality, sustainability, active travel, and net-zero principles in employment development.
- 5.14 Several respondents highlight environmental constraints, particularly the protection of Sites of Biological Importance, green infrastructure, and habitats adjacent to employment areas, seeking boundary changes and buffers, while infrastructure bodies emphasise safeguarding and responding to strategic assets such as highways and power lines.
- 5.15 Others question the timing, viability, and spatial strategy for delivering employment land, including reliance on existing sites and strategic allocations, while support is expressed for flexibility in retaining or repurposing employment sites and for promoting emerging sectors such as green jobs and skills to future-proof economic growth.

Response

- 5.16 The Publication Local Plan removes district-level employment floorspace targets, relying instead on the PfE strategy. Policies governing Employment Generating Areas are tightened, with clearer marketing and viability tests, financial compensation for employment land loss, and stronger emphasis on digital infrastructure, green industries, skills, active travel, and low-emission transport. These changes respond to concerns about accuracy, deliverability, infrastructure capacity, and sustainability.

Supporting our centres

- 5.17 The comments raise concerns about clarity and consistency in the classification and hierarchy of centres, particularly the need to distinguish more clearly between the borough's main centre and smaller centres to avoid confusion in decision-making, with some views challenging whether certain centres should be defined as town centres at all and instead suggesting a lower-order classification.
- 5.18 Alongside this, there is general support for policies that protect and enhance the character and appearance of centres, especially where shopping frontages overlap with conservation areas or heritage assets, recommendations to strengthen policies on local and neighbourhood centres by explicitly requiring proposals to positively restore or enhance character and appearance, and support for encouraging appropriate uses of upper floors in

centres due to their benefits for the upkeep and appearance of buildings, including historic assets.

Response

- 5.19 In response to requests for clearer hierarchy and management, the Publication Local Plan introduces new policies on food and drink uses and betting shops, revises impact-assessment thresholds by centre type, strengthens protection of centre vitality and primary retail functions, and explicitly links centres policy to health and wellbeing outcomes.

Promoting tourism and culture

- 5.20 The comments on Policy LP-TO1 are generally supportive, welcoming its focus on tourism, cultural heritage, and sustainable development. Respondents endorse the policy's recognition of the economic and cultural value of local assets, including the historic environment, and its emphasis on active travel and public transport to support tourism in local centres.
- 5.21 Some comments suggest minor refinements, such as strengthening references to protecting sensitive landscapes from recreational pressure and ensuring key features, like canal routes, are clearly identified on maps to improve clarity and interpretation, but overall there is strong agreement with the policy's objectives and approach.

Response

- 5.22 The Publication Local Plan builds on generally supportive feedback by expanding recognition of the Manchester, Bolton and Bury Canal, strengthening support for temporary and pop-up cultural uses, the evening economy, and visitor accommodation, while maintaining an emphasis on sustainability and accessibility.

Creating healthy and successful communities

- 5.23 Overall, the comments emphasise broad support for the aim of creating healthy and successful communities, recognising that new development can contribute positively to social value, healthier lifestyles, improved wellbeing, and inclusive places.
- 5.24 There is strong endorsement of policies that encourage active travel, access to community, recreational and health facilities, and the mitigation of health impacts arising from development, including addressing inequalities in health and wellbeing.

- 5.25 Some comments raise concerns about additional policy requirements creating unnecessary cost or administrative burdens, particularly where benefits are considered inherent to development, and seek greater clarity on how contributions for health and community infrastructure will be delivered, whether through onsite provision or financial contributions.
- 5.26 Others suggest stronger cross-referencing with related policies, clearer guidance in supporting documents, recognition of existing assets such as green and blue infrastructure for wellbeing, and the importance of coordinated infrastructure planning to ensure fair and proportionate contributions across developments.

Response

- 5.27 The Plan responds by making Social Value Strategies mandatory for all major development, clarifying thresholds for education and health infrastructure contributions, strengthening cross-links between health, design, transport and environmental policies, and clearly identifying delivery responsibilities among developers, the Council and the NHS.

Promoting sustainable transport

- 5.28 The consultation comments on the transport section broadly support the overall direction of promoting sustainable transport, active travel, and public transport, while seeking greater clarity, precision, and ambition in policy wording and implementation.
- 5.29 Respondents consistently endorse aims to reduce car dependency, encourage modal shift, and improve walking, wheeling and cycling networks, but frequently request clearer links to national guidance, stronger references to design quality and standards, and more explicit requirements around accessibility, public transport provision, and developer contributions.
- 5.30 There are recurring calls for clearer justification of when and how infrastructure mitigation, parking provision, transport assessments, modelling, and financial contributions will be required, alongside concerns about policy overlap with higher-level plans.
- 5.31 Some comments question the practicality, value for money, or local suitability of cycling infrastructure and bus priority measures, while others argue for more robust, vision-led approaches that prioritise sustainable travel, high-quality street design, and integration with green and blue infrastructure.
- 5.32 Overall, the comments highlight general support for the policy objectives, combined with requests to refine wording, strengthen clarity, and ensure

policies are deliverable, proportionate, and aligned with wider transport, climate, and placemaking goals.

Response

- 5.33 The Publication Local Plan enhances recognition of the Bee Network and active-travel corridors, strengthens and clarifies EV charging policy, explicitly protects transport infrastructure and hubs, and more clearly links transport choice to health outcomes, air quality, and carbon reduction goals.

Conserving our built environment and achieving high-quality design

- 5.34 The comments collectively support the overall direction of the draft policies but seek clearer alignment with national policy and legislation, stronger and more consistent wording, and greater clarity on how policies will be applied in practice, particularly to avoid ambiguity or unnecessary prescription.
- 5.35 There is a recurring emphasis on strengthening protection for heritage assets, archaeology, landscapes, trees and biodiversity; ensuring harm is properly balanced against public benefits; and clarifying the status and role of guidance versus policy.
- 5.36 Respondents also call for a more explicitly design-led approach to development, including masterplanning, design codes, design review, and clearer guidance on taller buildings, public art, amenity standards and landscape character.
- 5.37 Environmental considerations feature strongly, with requests to better integrate green infrastructure, wildlife habitats, sustainable drainage, climate resilience, access to nature, and reductions in light pollution, while some concerns are raised about viability, clarity and the risk of exceeding national building standards.
- 5.38 Overall, the comments advocate refinement rather than wholesale change, aiming to improve clarity, effectiveness and policy robustness while retaining flexibility and consistency with national frameworks.

Key changes made

- 5.39 The Publication Local Plan retains the core heritage and design policy framework from the draft but restructures and strengthens it by clarifying strategic policies, separating out non-design matters (e.g. food and drink uses and amenity), and introducing more detailed place-focused controls such as shopfronts and street furniture. Overall, the chapter shifts from a broadly expressed requirement for “high standards of design” to a clearer, more

robust placemaking approach that emphasises local character, design quality, and distinctiveness, alongside stronger integration with wider priorities such as climate resilience, biodiversity, and high-quality public realm, resulting in a more focused, policy-led and NPPF-aligned framework.

Conserving and enhancing our green infrastructure

- 5.40 The consultation comments broadly welcomed the emphasis on protecting, enhancing and connecting green and blue infrastructure, biodiversity, open space and recreation, while repeatedly seeking clearer definitions, stronger justification and improved clarity in policy wording, structure and lettering.
- 5.41 Respondents raised concerns about potential conflicts between recreation, development and biodiversity protection, particularly in sensitive habitats, and highlighted the need to properly reflect ecological networks, Local Nature Recovery priorities, heritage value, and the multifunctional role of green infrastructure, including health, climate resilience and sustainable drainage.
- 5.42 There was ongoing debate about the extent and mapping of strategic green infrastructure, especially where it overlaps with Green Belt, urban or developed land, with calls for more refined evidence and boundaries.
- 5.43 Comments frequently stressed alignment with national policy and guidance, the adequacy and currency of the evidence base, appropriate flexibility and viability considerations, and the importance of avoiding unnecessary duplication of national requirements.
- 5.44 Specific issues included protection of playing fields, clearer application of biodiversity net gain and mitigation hierarchies, safeguarding irreplaceable habitats and soils (particularly peat), recognition of trees, hedgerows and canals, and ensuring development contributes positively to nature recovery, accessibility, health and place quality.

Response

- 5.45 The Publication Local Plan noticeably strengthens this area. The chapter is expanded with greater emphasis on biodiversity and nature recovery; open space policies are moved to a separate chapter; mandatory 10% Biodiversity Net Gain is introduced; new policies on the Local Nature Recovery Network and wildlife-friendly features are added; and tree, woodland and hedgerow protection is strengthened using a natural-capital approach. The emphasis shifts from protection alone to active enhancement.

Protecting the Green Belt

- 5.46 The comments broadly support the protection of Green Belt policy objectives, particularly in safeguarding the character of settlements, preventing harm to amenity, biodiversity and heritage assets, and supporting appropriate forms of development such as limited infilling, building conversion and agricultural diversification.
- 5.47 Several comments welcome specific criteria within policies, while suggesting minor clarifications or corrections to wording and opportunities to strengthen environmental outcomes, including habitat protection, enhancement and compensatory improvements.
- 5.48 There is also recognition of the need to consider transport and infrastructure impacts where development could affect strategic routes, alongside calls for consultation where such impacts may arise.
- 5.49 A small number of comments challenge the overall emphasis on Green Belt protection or propose localised boundary changes, but these do not provide justification sufficient to alter the established approach, while one response highlights the need to ensure policy alignment with national planning guidance on positively enhancing the Green Belt.

Response

- 5.50 While retaining the overall policy approach, the Publication Local Plan clarifies and tightens wording, aligns policies more closely with the 2024 NPPF, restricts village infill to named settlements only, strengthens functional-need tests for rural dwellings and diversification, and confirms that strategic Green Belt releases set through PfE are not revisited.

Managing water and flood risk

- 5.51 The consultation comments broadly support directing new development away from areas at the highest existing and future flood risk, emphasising the early application of a sequential approach that considers all sources of flooding, including climate change impacts, while calling for greater clarity on how this approach will be applied in practice.
- 5.52 There is strong encouragement for multifunctional, nature-based sustainable drainage solutions that deliver biodiversity gains, create or restore wetlands, re-wet peat, and integrate with wider green infrastructure networks, alongside managing watercourses to reduce flood impacts on key infrastructure.
- 5.53 Comments also highlight the need to review evidence on surface water management, including whether specific local criteria or critical drainage

areas should be identified, and to promote site-wide, coordinated drainage strategies where land ownership is fragmented.

- 5.54 Additionally, suggestions are made to explore strategic, partnership-based opportunities to use existing water infrastructure for both flood attenuation and drought resilience within a wider integrated water management framework.

Response

- 5.55 Policies are strengthened to manage flood risk at a catchment scale, not just site level. Sustainable Drainage requirements are tightened with explicit discharge reduction targets and a clearer SuDS hierarchy. Stronger references to climate change allowances, buffer zones, the SFRA and River Basin Management Plans respond directly to calls for clarity and ambition.

Addressing air quality, pollution and hazards

- 5.56 Consultees broadly support the air quality and related policies, while emphasising the need for robust assessment of pollution impacts on sensitive habitats, particularly bogs and designated sites such as Holcroft Moss, including effects from traffic growth and nitrogen deposition.
- 5.57 Several responses highlight the importance of using established evidence and guidance when assessing air quality impacts, and of ensuring developments that increase traffic contribute to appropriate mitigation.
- 5.58 There is also support for recognising the role of tree planting in improving air quality, for addressing risks from contaminated and unstable land linked to historic mining through site-specific assessment, for clarifying requirements around development near hazardous installations, and for ensuring that air quality policies clearly consider ecological receptors as well as human health.

Response

- 5.59 The Publication Local Plan consolidates policies into a clearer framework, explicitly references PM2.5 and cumulative impacts, strengthens links with transport and design policies, and clarifies mitigation and monitoring expectations via conditions and obligations, addressing concerns about robustness and ecological as well as human health impacts.

Delivering other infrastructure

- 5.60 The comments highlight the need for effective coordination and safeguards when delivering digital, communications, and utilities infrastructure, emphasising that new infrastructure should account for potential impacts on transport networks, including the need for consultation and appropriate

approvals where structures pose safety risks, while also recognising constraints beyond developers' control in delivering full fibre connectivity due to market and capacity limitations.

- 5.61 They stress the importance of avoiding harm to heritage assets when installing digital infrastructure and underline that public utilities infrastructure often has to be located in constrained or protected areas due to engineering requirements, with a clear request for supportive policy approaches that enable timely investment in water and wastewater infrastructure that delivers environmental and biodiversity benefits.

Response

- 5.62 Policies on digital connectivity and utilities are clarified to support full-fibre delivery, protect existing infrastructure, require phased and future-proofed provision, and integrate more clearly with the Infrastructure Delivery Plan, reflecting consultation concerns around coordination, heritage impacts and engineering constraints.

Development management

- 5.63 The comments collectively raise concerns about the clarity, justification and implementation of policies on planning conditions, obligations and enforcement, emphasising the need for transparency, proportionality and evidence to demonstrate that contributions are necessary, directly related to development, and fairly scaled.
- 5.64 There are repeated calls for clearer guidance on infrastructure contributions, supporting evidence such as an up-to-date infrastructure delivery plan and viability work, and meaningful engagement with relevant stakeholders to ensure obligations are justified and deliverable.
- 5.65 Several responses question the appropriateness of review or clawback mechanisms, particularly for smaller or single-phase developments, while others stress the importance of flexibility in how mitigation is provided.
- 5.66 The comments also highlight the need for clearer policy structure and wording, effective and well-resourced enforcement, and robust approaches to mitigating impacts on transport, healthcare, open space, sports facilities, biodiversity and heritage assets to secure sustainable development.

Response

- 5.67 The Publication Local Plan refines and expands the Development Management chapter compared to the draft, moving from a relatively narrow focus on planning conditions/obligations and enforcement to a broader, more

structured framework covering developer contributions and infrastructure (LP-DM1), amenity (LP-DM2) and enforcement (LP-DM3). In particular, amenity considerations have been brought into this chapter from the built environment section to provide a clearer, consistent basis for assessing impacts across all development, while the developer contributions policy has been strengthened and reframed to emphasise infrastructure delivery and transparency.

Evidence Base and Topic Papers

- 5.68 A number of comments were raised in relation to the Housing Topic Paper and the deliverability of the identified housing land supply, suggesting a need to identify additional sites and test the supply at Examination.
- 5.69 The importance of an integrated approach to infrastructure delivery, and a robust evidence base, particularly in relation to highways infrastructure were raised. Comments were also provided in relation to ecological evidence, the need for a Local Plan Viability Assessment, updated Housing Need and Demand Assessment and a Green Belt Assessment.

Response

- 5.70 A detailed housing land supply table which demonstrates sufficient flexibility in the housing land supply has been incorporated within the Publication Local Plan based on the 2025 housing land supply.
- 5.71 The Council continues to engage with infrastructure providers and will update the Infrastructure Delivery Plan on a regular basis.
- 5.72 An updated Housing Need and Demand Assessment 2025 has been published by the Council. A Local Plan Viability Appraisal has been prepared and will be published as part of the evidence base to support the Regulation 19 Local Plan, along with updates to the Local Plan Topic Papers. A strategic review of the Green Belt was carried out through the Places for Everyone Plan and it is not proposed to review this again through the Local Plan.

Integrated Assessment

- 5.73 Comments included the need to reduce atmospheric pollution, concerns around species decline and the need to address these, the lack of consideration of biodiversity as a key sustainability issue, and the need to deliver a 10% biodiversity net gain. Changes to the appraisal questions for IA Objective 14: Protect and enhance the Borough's historic environment and cultural heritage were also proposed.

- 5.74 Additional indicators were suggested in relation to monitoring IA Objective 9: Protect and enhance biodiversity and geodiversity. Comments were also provided in relation to the need to ensure the latest evidence base and policies for transport, recreation and heritage are considered.

Response

- 5.75 Comments on the Integrated Assessment have been considered and responded to within the Integrated Assessment of the Bury Local Plan – Publication (Regulation 19) Local plan report.

Site Submissions

- 5.76 A total of 14 specific sites were put forward for development as part of representations on the Regulation 18 draft Local Plan (13 for residential development, 1 for mixed use including residential and commercial development).
- 5.77 Nine of the sites had previously been identified through the Call for Sites carried out in 2024. Of these, seven were in the Green Belt. Five new sites were identified through the Regulation 18 draft Local Plan consultation, four of which were in the Green Belt.

Response

- 5.78 A strategic review of the Green Belt was carried out through the Places for Everyone Plan and it is not proposed to review this again through the Local Plan. As such, the Green Belt sites were discounted on this basis. Those sites that were put forward outside the Green Belt were discounted on the basis of other planning policy constraints, such as protected recreation and natural environment.

6 What Happens Next

- 6.1 Following consultation on the Publication plan, the Council can, if necessary, propose minor amendments to the published document before submitting the plan and relevant supporting documentation to the Secretary of State under Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 6.2 Once a plan has been submitted to the Secretary of State, it must be examined by an independent Inspector before the Council can adopt it.

The role of the Inspector is to consider whether the plan has been prepared in accordance with legal and procedural requirements, and whether it is sound.

Appendix 1 – Draft Local Plan consultation letter/email

ADDRESS

14 March 2025

Dear Sir/Madam



**BUSINESS, GROWTH
AND INFRASTRUCTURE**

CONSULTATION ON THE DRAFT BURY LOCAL PLAN

We are contacting you as you have previously expressed an interest in local planning matters and your details are included on our consultation database.

Following the adoption of the Places for Everyone Joint Plan (PfE) on 21 March 2024, the Council is now moving forward with a new Local Plan for Bury.

We are now seeking views on the draft Local Plan over an eight-week period **commencing on 17 March and ending at 23:59 on 12 May 2025.**

What is the Bury Local Plan?

The Local Plan sets out a long-term framework to manage future growth and development in the Borough up to 2042.

Together with the adopted Places for Everyone Joint Plan, Bury's new Local Plan will form a key part of Bury's overall development plan and the policies within them will be used as the basis for determining future planning applications.

PfE establishes the strategic planning framework within which the nine participating districts will prepare their own Local Plans. Some of the major strategic decisions relating to Bury's future growth and development have already been made through PfE. 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.

Bury's Local Plan will provide a more detailed set of locally specific planning policies. Once adopted, the new Local Plan will replace the saved policies in the current Unitary Development Plan.

How can I view the draft Local Plan and make comments?

All relevant documentation can be found at www.bury.gov.uk/localplan. You can view the documents electronically at Bury Town Hall reception between the hours of 8.45am and 5.00pm (Monday-Friday) and at local libraries and the Tottington Centre during their normal opening hours (see www.bury.gov.uk/libraries and www.tottingtoncentre.co.uk/ for details).

In order to give us a clear and accurate picture of your views, you are requested to make your representation on an official comment form which you will be able to access via the Council's web site at www.bury.gov.uk/localplan. In doing so, we will be able to establish your definitive views and can give your representation full consideration before using these to inform the progression to the Publication Local Plan.

Alternatively, you can download a comment form from the above web site and email it to planning.policy@bury.gov.uk or return it by post to:

Strategic Planning and Infrastructure
Business, Growth and Infrastructure
3 Knowsley Place
Duke Street
Bury
BL9 0EJ

It should be noted that consultation on the Local Plan is not an opportunity to object to sites that have already been allocated through the Places for Everyone Joint Plan. Places for Everyone (and the sites allocated within it) was adopted by each of the nine participating districts in March 2024. 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.

What are the next steps?

We will give thorough consideration to all relevant comments submitted in response to consultation on the draft Local Plan and, where necessary, we will feed these comments into the next Publication version of the Plan.

Can I change how I'm contacted or unsubscribe?

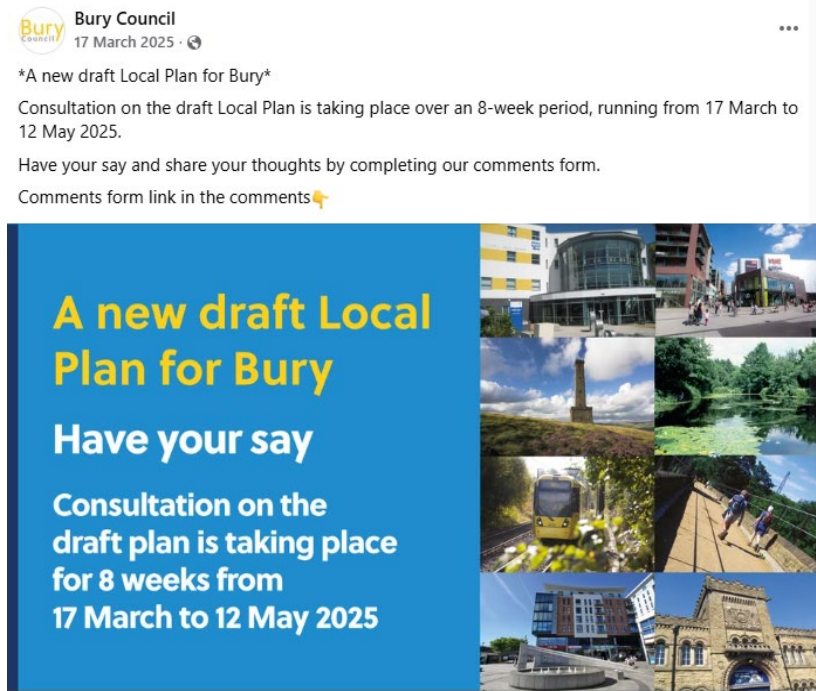
We are contacting you by mail because we do not have a record of an email address for you. If you have access to email and wish to be kept informed of future stages of the Local Plan, please help the Council to save money by emailing us at planning.policy@bury.gov.uk and we will keep you informed of future stages by email.

Alternatively, if you no longer wish to be contacted about planning policy matters, you can unsubscribe from the service at any time by emailing your details to planning.policy@bury.gov.uk or calling 0161 253 7800.

Yours sincerely,

Strategic Planning and Infrastructure Team

Appendix 2 – Examples social media posts for draft Local Plan





Bury Council @BuryCouncil · 26/02/2025



Bury Council is drawing up a new **Local Plan** which will help to determine the shape of the borough for decades to come. mynewsdesk.com/uk/bury-council...



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Appendix 3 – Poster for draft Local Plan



The poster features a collage of images representing various aspects of Bury: modern buildings, a street scene, a park with people, a river, a tram, and a tower. The Bury Council logo is in the top right. A grey box contains the title 'Draft Bury Local Plan'. A yellow box below it says 'March 2025'. To the right, a grey box says 'Have your say on Bury's new draft Local Plan'. A large yellow box contains the consultation dates and website information.

Bury Council

Draft Bury Local Plan

March 2025

Have your say on Bury's new draft Local Plan

Consultation on the draft Bury Local Plan will take place over an 8-week period:

17 March – 12 May 2025

Visit www.bury.gov.uk/localplan for more information

The logo for Bury Council, featuring the word "Bury" in a large, bold, white sans-serif font, with the word "Council" in a smaller, white sans-serif font directly below it. The logo is centered on a bright yellow background. There are grey rounded-corner shapes in the top-left and bottom-right corners of the page.

Bury
Council