

# Elton Reservoir Development Framework

## Consultation Statement

June 2026

# 1. Introduction

- 1.1 Bury Council is preparing an Elton Reservoir Development Framework (ERDF) Supplementary Planning Document (SPD).
- 1.2 The draft ERDF has been prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.3 Regulation 12(a) requires the Council to produce a consultation statement before adoption of the SPD. This statement must set out who was consulted, a summary of the issues raised, and how these issues were incorporated into the SPD.
- 1.4 Regulation 12(b) requires the Council to publish the documents (including a 'consultation statement') for a minimum of 4-week consultation, specify the date when responses should be received, and identify the address to which responses should be sent.
- 1.5 Regulation 13 stipulates that any person may make representations about the draft SPD and that the representations must be made by the end of the consultation date referred to in Regulation 12.
- 1.6 Regulation 12 states that when seeking representations on an SPD, documents must be made available in accordance with Regulation 35. This requires the Council to make documents available by taking the following steps:
  - Make the document available at the principal office and other places within the area that the Council considers appropriate; and
  - Publish the document on the Council's website.
- 1.7 This Consultation Statement sets out the extent of the consultation and engagement undertaken on the draft ERDF during its preparation, highlights the issues raised and how the draft document was amended to reflect the issues raised.

## 2. Engagement during the preparation of the draft ERDF

- 2.1 The role of the draft ERDF is to effectively bridge the gap between the allocation of the site in Places for Everyone (PfE) and the subsequent

detail of the development that will emerge through planning applications on the site.

- 2.2 The preparation of the draft ERDF and its supporting evidence has enabled key issues to be identified and addressed to the satisfaction of all parties at an early stage in the planning process. Fundamentally, the draft ERDF establishes the parameters against which future planning applications will be considered and identifies the necessary infrastructure required to support the development of the site.
- 2.3 The draft ERDF has been prepared by Bury Council with technical input from the Peel Land and Property as the main site promoter and input from other stakeholders, including Transport for Greater Manchester (TfGM), Greater Manchester Ecology Unit (GMEU), Environment Agency (EA) and United Utilities (UU). This engagement helped to identify and understand expectations and key issues around the delivery of the site during the early stages of preparing the draft ERDF.
- 2.4 The following table sets out the key issues raised during the internal engagement and how these have been addressed in the draft ERDF.

Issue	How was this incorporated into the draft SPD
How will development be phased within the allocation?	Reflected in draft ERDF which identifies that development is expected to come forward in a series of phases alongside necessary infrastructure provision and a flexible approach which is responsive to opportunities. This approach does not restrict the potential for later phases to be accelerated where opportunities arise, or where infrastructure allows certain phases to be advanced, earlier than currently envisaged.
When will the infrastructure be delivered	Reflected in draft ERDF which specifies that infrastructure will be co-ordinated with the delivery of new homes and will be subject to triggers for implementation of infrastructure.

## 3. Screening Assessments

### Strategic Environmental Assessment (SEA) Screening

- 3.1 A Screening Statement has been prepared to determine whether a Strategic Environmental Assessment (SEA) would be required for the draft ERDF. As required by the regulations the Council consulted Natural England, Historic England and the Environment Agency over a four-week period (14<sup>th</sup> October 2025 – 18<sup>th</sup> November 2025) to seek their views on the conclusions of the SEA Screening Assessment.
- 3.2 Responses were received from all three bodies, all of whom agreed with the Council's that the above assessment would not be required to accompany the SPD.

### Habitats Regulations Assessment (HRA) Screening

- 3.3 The Greater Manchester Ecology Unit (GMEU) were consulted on 14<sup>th</sup> October 2025. GMEU agreed with the Council's conclusion that the draft ERDF would not require a full HRA.

## 4. Consultation

- 4.1 The draft ERDF SPD was approved for consultation by Bury Council's Cabinet on the 11<sup>th</sup> February 2026. A six-week period of consultation on this draft subsequently took place over a six-week period running from **Friday 13<sup>th</sup> February 2026**, running until **Friday 27<sup>th</sup> March 2026**.
- 4.2 All relevant documentation was available to view on the Council's website, copies of the document were made available for inspection electronically at Bury Town Hall between the hours of 8.45am and 5.00pm (Monday-Friday) and at local libraries and the Tottington Centre during their normal working hours (see [www.bury.gov.uk/libraries](http://www.bury.gov.uk/libraries) and [www.tottingtoncentre.co.uk](http://www.tottingtoncentre.co.uk) for details). Paper copies of the draft ERDF were also available in these locations.
- 4.3 The Elton Reservoir webpage on Bury Council's website received 2,252 views whilst the general PfE Strategic Sites page received 2,568 views.
- 4.4 Social media was utilised to promote the consultation, engagement events and the availability of detailed information on the council's website.

- 4.5 Bury Council posted 13 times on Facebook and X (formerly Twitter) from 13 February to 27 March 2026.
- 4.6 On Facebook, there were 38,408 views across all 13 posts. The highest performing post achieved 17,515 views with an engagement rate of 14.97%. In terms of engagement rate on Facebook, this ranged from 1.83% (good) to 14.97% (excellent). On X the engagement ranged from 2.17% (good) to 11.3% (excellent). Impressions (on-screen appearances) across all posts totalled 4,340 with an average of around 250 per post
- 4.7 Contacts on Bury Council's consultation database were notified directly of the consultation. Posters and leaflets were distributed in key locations. The Council also held three drop-in events, where Planning Officers were available to answer questions on the draft ERDF. These were held on:
- Tuesday 24<sup>th</sup> February – Radcliffe Market – 4-8pm
  - Wednesday 25<sup>th</sup> February – Elton High School – 4-8pm
  - Thursday 26<sup>th</sup> February – Parrenthorn High School – 4-8pm
- 4.8 A total of 286 people attended the drop-in sessions. The key purpose of the drop-ins was to give residents an opportunity to view the material early in the consultation programme, ask questions of officers, and receive guidance on how to submit formal written representations.
- 4.9 Comments were encouraged to be submitted online via Bury Council's website [www.bury.gov.uk/strategicsites](http://www.bury.gov.uk/strategicsites)
- 4.10 Responses by email were requested to be sent to [strategicsites@bury.gov.uk](mailto:strategicsites@bury.gov.uk)
- 4.11 Alternatively, responses could be returned by post to the following address:  
Strategic Planning and Infrastructure  
2<sup>nd</sup> Floor  
3 Knowsley Place  
Duke Street  
Bury  
BL9 0EJ
- 4.12 Those requiring further information on the draft ERDF were asked to contact a member of Bury's Strategic Planning and Infrastructure team on 0161 253 5550 or email [strategicsites@bury.gov.uk](mailto:strategicsites@bury.gov.uk)

4.13 Examples of the consultation materials are included in Appendix 1.

## 5. Representations

- 5.1 Bury Council received 172 responses to the draft Elton Reservoir Development Framework. 98 of these responses were received via the on-line consultation portal, 74 responses were received via email or post.
- 5.2 A further 42 joint responses were submitted which were a combined response to the Elton Reservoir, Walshaw and Simister Bowlee Development Frameworks.
- 5.3 A summary of the issues raised during the formal consultation period and informally at the drop in sessions is provided in section 6 of this statement. Details of how the Council has responded to those issues in the preparation of the final ERDF is also provided below.

## 6. Summary of the main issues raised during the consultation

### **Principle of Development**

- 6.1 A significant number of comments related to the perception that the site was still located in the Green Belt. The Elton Reservoir site has already been removed from the Green Belt and allocated for housing through the Places for Everyone Joint Plan (PfE). PfE was subject to a comprehensive two-year Examination in Public, where independent Planning Inspectors considered all the evidence and representations made around the plan (including extensive objections on the site allocations), asked detailed questions about key aspects of the Plan including each proposed allocation; and held in person Examination sessions where interested parties could respond to key Matters, Issues and Questions raised by the Inspectors.
- 6.2 A key part of the examination was for the Inspectors to assess whether PfE was prepared in accordance with legal and procedural requirements, and whether it was sound i.e. that it was positively prepared, justified, effective and consistent with national policy. The legal outcome of that process removed the site from the Green Belt and it is now established site for housing development. The principle of residential development on the site at Elton Reservoir is therefore not a debate that can be re-opened. All the supporting evidence relating to Places for Everyone is available at

<https://www.greatermanchester-ca.gov.uk/what-we-do/planning-and-housing/strategic-planning/places-for-everyone/>

### **Evidence that Supports the ERDF**

- 6.3 In addition, a significant number of comments related to the lack of evidence supporting the ERDF. At this stage of the planning process the evidence is proportionate to the fact that the ERDF is still a strategic document that provides an indicative masterplan for the site. It drew on evidence that supported the allocation of the site within PfE. Planning applications within the site will need to provide detailed and up-to-date evidence, demonstrate consistency with the ERDF, and demonstrate that they would not compromise the comprehensive development of the whole site. This will include a site-wide Transport Assessment to consider the impact of development on the highways network, ecology surveys to identify existing wildlife habitats, including protected species, and to ensure that appropriate mitigation measures are put in place; a strategy for the delivery of play and greenspace across the site and flood and drainage strategies to ensure that any flood risk issues are addressed and mitigated.
- 6.4 In response to this, the ERDF has been updated in the introduction to the ERDF, Objectives of the ERDF, introduction to Chapter 7 and Access, Highway and Movement, Ecology, Flood Risk and Drainage and Open Space, Sport and Recreation sections to strengthen the requirement for site-wide evidence to accompany planning applications.
- 6.5 The rest of the amendments made to the ERDF have focussed on dealing with specific responses relevant to the document itself as the principle of residential development on the site has already been established and is not a matter for the ERDF or the consultation process. Likewise, updated evidence will be available to review when planning applications are submitted.

### **Key Matters Raised in Consultation**

- 6.6 The following highlights the key issues raised in response to consultation on the draft ERDF and the Council's response to these.

### **Comments Received - Ecology**

- Support for achieving at least 10% biodiversity net gain (preferably higher), enhancing ecological networks, and ensuring long-term habitat management.

- Recommendation that the Framework should more clearly describe and accurately map SBIs (including correcting classification errors), recognise nationally important species, and fully reflect up-to-date ecological evidence including Priority Habitats.
- Opposition to development on SBIs and calls for clear safeguards such as buffer zones, access management, and measures to prevent environmental harm, alongside better integration into green infrastructure networks
- Concern regarding the:
  - Destruction of wildlife habitats and biodiversity
  - Harm to Sites of Biological Importance (SBIs) and priority habitats
  - The replacement of undisturbed habitats with recreational spaces unsuitable for sensitive species
- Specific ecological concerns including:
  - Rare species (e.g. waxcap fungi, birds, newts, deer, otters, badgers)
  - Loss of hedgerows, ponds, and ecological corridors
- Several detailed submissions argue:
  - Surveys are incomplete, outdated, or incorrect
  - Important habitats and species have been underrepresented or ignored
- References to the need for stronger alignment with the Greater Manchester Local Nature Recovery Strategy, greater transparency in the ecological evidence used, and clearer requirements for future planning applications, including assessments, mitigation, biodiversity net gain, and long-term management.
- Concern that a reliance on Biodiversity Net Gain (BNG) may:
  - Allow destruction of habitats locally
  - Replace them with lower-quality or distant sites
- Concerns were also raised about reliance on unclear off-site biodiversity compensation, especially for ground-nesting birds, and whether it can realistically offset impacts
- Requests for:
  - Updated and accurate baseline data
  - Independent ecological verification
  - Greater protection for high-value habitats
- Criticism of the Council for supporting the loss of priority habitats

- Concern that there is a risk that local residents will see no real ecological benefit.

### **Council Response – Ecology**

- Site wide ecology studies were prepared to support the allocation within PfE. These included: Phase 1 Habitat Survey; and surveys for Wintering and Breeding Birds; Great Crested Newts; Bat Activity Water Vole; and Otter. These were accompanied by and Outline Ecological Mitigation and Enhancement Strategy. These remain part of the evidence base for the ERDF.
- Ecological issues were subject to detailed consideration by three experienced and independent Planning Inspectors during the PfE extensive examination. This included thorough debate around ecological matters at the hearing sessions, as well as evidence presented in documents.
- The Development Framework specifies that the masterplan has sought to minimise impacts on SBIs within the site and whilst the protection of ecological assets is clearly an important objective for planning, so too is meeting future development needs. Planning can often face difficult choices around achieving an appropriate planning balance and the reconciliation of often competing interests. In this regard, the masterplan shows parcels of development and part of the link road on land that was subject to the recent extension of the Elton Goyt SBI. This will have an unavoidable adverse impact on the SBI. Future planning applications on this part of the site will therefore need to demonstrate that an appropriate strategy is in place to mitigate or compensate for the adverse impact on the SBI in accordance with PfE Policy JP-G8.
- The proposals set out in the Elton Reservoir Development Framework are still at a high level at this stage. More details of the development will emerge through subsequent planning applications and these will need to be supported by detailed and up-to-date evidence. This will include a full suite of detailed ecological surveys to identify existing wildlife habitats, including protected species, and to ensure that appropriate mitigation and/or compensation measures are put in place.
- The Development Framework makes numerous references to hedgerows on the site.
- This stage of the planning process is still strategic, and the amount of detail and evidence used to support the Frameworks is proportionate to the type of document it supports. Consequently, it is considered to be

unnecessary to commission independent verification of the ecological evidence.

- Future planning applications should be informed by up-to-date ecological surveys that include the identification and assessment of all priority habitats present within the site and demonstrate how these habitats will be dealt with through the development. Where impacts cannot be avoided, proposals must provide suitable compensation in accordance with national and local planning policy. Opportunities to make provision for high-quality green infrastructure, wildlife habitats and other wildlife-friendly features should be integrated into the design and layout of development.

### **Proposed Amendments – Ecology**

- Chapter 3 – Ecology – has been updated in terms of the existing ecology on the site. This includes updating the species and habitats present on the site and noting the key attributes of each SBI. The Priority Habitats mapping layer has been shown.
- Chapter 3 – Ecology - additional text has been added to confirm that the ecological baseline will continue to be updated and refined through further survey work prior to and alongside future planning applications, ensuring that detailed proposals are informed by the most up to date and site specific ecological evidence available at the time of determination.
- Chapter 6 – Character Areas – The Landscape Box in each Character Area has been amended to refer to Natural Environment and key design principles relating to open space, recreation and ecology
- Chapter 7 – Access, Highways and Movement - an additional requirement to include landscape led infrastructure (e.g. green bridges, ecological crossing etc) to ensure the Link Road is carefully integrated with landscape and ecological features and managed to avoid/minimise fragmentation especially near sensitive sites.
- Chapter 7 – Ecology - additional text has been added which states that an overarching ecological framework strategy for the site will be prepared to establish the approach to habitat retention, creation, enhancement, ecological connectivity, Biodiversity Net Gain, recreational management and long-term stewardship across the site. This will ensure that individual phases of development will contribute towards a co-ordinated ecological strategy.

- Chapter 7 – Ecology – additional text has been added to ensure that future crossings of the canal, watercourses and associated ecological corridors will seek to maintain ecological connectivity and minimise impacts on landscape character, hydrology and biodiversity interests.
- Chapter 7 – Ecology – additional text has been added in relation to Biodiversity Net Gain and ensuring any off-site measures are aligned with the Local Nature Recovery Strategy priorities and long term management and monitoring arrangements are secured to ensure the successful establishment and on-going stewardship of ecological enhancement areas.
- Each phase of development will further be required to be informed by comprehensive ecological mitigation strategies and Biodiversity Net Gain Strategies which demonstrate conformity with the overarching ecological framework strategy. These documents will set out the detailed mitigation, compensation, habitat creation and management measures relevant to the phase being brought forward and will follow best practice through application of the mitigation hierarchy.
- Chapter 7 – Ecology – additional text in relation to the principles which must be adhered to in all ecological strategies and include principles relating to SBIs, BNG, Great Crested Newts, Birds, Badger, Brown Hare, Waxcap Grassland and Otters.

### **Comments Received - Transport and Highways**

- Concern that existing roads are already congested or gridlocked and development could add thousands of extra cars.
- Concern that mitigation measures will be ineffective.
- Concern that there is currently poor public transport capacity (including tram overcrowding).
- Concern that the proposals will create rat-running, parking pressures, and localised congestion.
- Request that the opportunity for the link road and active travel routes present an opportunity to lay new infrastructure is identified in Chapter 3 (Transport and Highways).

### **Council Response – Transport and Highways**

- As one of the allocations within PfE, the transport implications of Elton were considered in a strategic transport model commissioned by TfGM. Locality Assessments, which took account of the findings of the modelling, were prepared for each allocation. The Locality Assessment for Elton considered the likely traffic implications along with mitigation measures including the new link road, new Metrolink stop, bus services improvements and active travel measures. These remain an important part of the evidence base for the ERDF.
- The Council has prepared the Bury West Transport Framework to establish clear priorities for transport investment as part of the delivery of growth in Bury West including the Elton Reservoir site. The Council has also commissioned further detailed transport modelling work which will form a baseline for the consideration of proposals in the area including at Elton Reservoir and Walshaw.
- As the site comes forward with a planning application, more up to date and detailed transport modelling will be required to be undertaken through a Transport Assessment (TA) which will form part of the supporting documents for the application.
- The TA will need to address assess the impacts of traffic and consider alterations and/or mitigations to ensure that the proposal is acceptable in highways terms having regard to the network and highway safety across the whole site. In assessing planning applications regard will be had to the Transport Assessment and any necessary mitigations to make the proposal acceptable in highway and planning terms.
- It is acknowledged that some peak period crowding is experienced on parts of the Metrolink Bury line, particularly on the approach to the city centre. TfGM is actively managing capacity across the Metrolink network – this includes deploying double trams at the busiest times, optimising the overall number of vehicles in service, and progressing the procurement of ‘next-generation’ vehicles that will further increase capacity. TfGM will continue to monitor passenger numbers and refine investment plans to ensure the right capacity is in place to serve planned developments.
- The Bury West Transport Framework highlights the key transport challenges and opportunities associated with both the Elton Reservoir and Walshaw sites 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.

### **Proposed Amendments – Transport and Highways**

- Chapter 3 (Transport and Highways) – additional wording has been added relating to the opportunity the link road offers to lay new infrastructure as part of a holistic and co-ordinated site wide infrastructure strategy.
- Chapter 7 - Access, Highways and Movement has been amended to strengthen the wording in terms of how Transport Assessments should consider the cumulative impact of other consented and allocated sites in the area, access, highways and active travel strategy and include detailed technical assessment and feasibility work and that the Local Highways Authority must fully agree the transport measures, interventions and mitigation required.

### **Comments Received - Metrolink Stop & Car Park Concerns**

- Concern regarding the proposed location of the new Metrolink stop, close to Warth Fold Road / Kingston Road. In particular:
  - Potential disruption to existing residents
  - Traffic, parking overspill, and congestion
  - Noise and light disturbance
  - Impact on residential amenity
  - Plans shown in ERDF are unclear and confusing
- Request to:
  - Relocate to less sensitive or non-residential areas
  - Provide clearer design details

### **Council Response - Metrolink Stop & Car Park Concerns**

- The suitability of the proposed tram stop has been considered by TfGM and Bury Council. It is considered to be the optimum position for a new stop which can serve the development and enhance accessibility for residents of the surrounding areas.
- The Council and TfGM will continue work further to define and develop proposals for the Metrolink stop and surrounding area (including the park and ride, residential and mixed-use areas). As part of this work the form (i.e number of spaces) and location of the Park and Ride will be

further considered and comments received through the consultation regarding the disruption to existing residents, risk of anti-social behaviour and impact on residential amenity will all be taken into account. However, it should be noted that the Park and Ride will need to be located adjacent to the proposed future highway network and proposed stop which may limit potential alternative options. We will also consider potential mitigations through further design work such as acoustic/visual barriers to any car parking area.

- In terms of the location of the stop itself (i.e the platforms), this will likely need to remain in the position shown in the Development Framework, given its position adjacent to the proposed highway and need to be as accessible to the surrounding development as possible.

### **Proposed Amendments – Metrolink Stop and Car Park**

- Chapter 6 – Redvales Works - plans have been amended to make it clear where the parking is currently proposed, where the active travel hub is to be located and where the mixed-use development areas are proposed. It is important to note that these are indicative locations at this stage and will be subject to further work as noted above which would be the subject of a planning application(s).
- Chapter 7 – Design - additional wording has been added into the Design Development Principle to ensure that development will not lead to unacceptable adverse impacts on the amenity of the surrounding area, particularly in terms of:
  - Overshadowing and loss of light;
  - Dominance and loss of privacy by virtue of separation distances, height, depth, mass, location of a building/extension and window positions;
  - Pollution and general disturbance arising from noise, vibration, smell, litter, artificial lights and opening hours;
  - Parking and servicing provision associated with the proposed development and its effects in terms of road safety, traffic generation and movement.

### **Comments Received - Flood Risk & Drainage**

- Support for the framework's approach to identifying and managing complex flood risks, promoting sustainable drainage systems (SuDS), and integrating green infrastructure.

- Recommendation that development must avoid increasing flood risk and must include thorough flood risk and drainage assessments including hydrology assessments.
- Concern that development will:
  - Increase surface water run-off
  - Reduce natural drainage capacity
  - Put pressure on reservoir, canal, and sewer systems
  - The site flooded on Boxing Day 2015
- Concern that the site:
  - is already wet, boggy and a natural floodplain
- Concern that building near the canal could:
  - Damage canal structure
  - Increase flood risk
  - Destabilise nearby land
- Recommend that UU assets are identified in the Utilities Characteristics and Constraints section (Chapter 3)
- Concern that there is no requirement for a site wide strategy for utilities or foul water.
- Request that liaison takes place with UU in terms of the detailed design of the site and drainage details.
- Recommend that open-span crossings are used instead of culverts and policy's requires high standards for water quality protection.
- Recommend that the ERDF should refer to emerging Local Plan policies including policies relating to water efficiency.
- Recommend that examples of multifunctional SUDS are provided.
- Recommend that Chapter 8 (Phasing and Delivery) includes reference to water and wastewater infrastructure.
- Recommend that there are stronger requirements for contamination assessment, early site investigation, and ongoing collaboration with regulators.

**Council Response – Flood Risk and Drainage**

- Most of the site is within Flood Zone 1 – the lowest risk of fluvial flooding. The site was considered as part of a Strategic Flood Risk Assessment as part of PfE. The allocation was also supported by a site-specific Flood Risk Assessment and Outline Drainage Strategy and a study of the implications of a failure of the Elton Reservoir infrastructure. This evidence demonstrated that with suitable mitigation, existing flood risk within the site can be managed and there would be no increase in the flooding elsewhere as a result of the development.
- All planning applications will need to be accompanied by a Flood Risk and Drainage Assessment and Strategy, in accordance with PfE Policy JP-S4. The Flood Risk and Drainage Development Principle in Chapter 7 of the Development Framework specifies that relevant planning applications will need to be accompanied by a flood risk and drainage assessment and strategy.
- Development will be located and designed to minimise the impacts of current and future flood risk in line with national planning policy. Development within the site will be required to work with existing topography and ground conditions as well as respecting the existing watercourses and features to maintain greenfield run off rates and incorporate attenuation features across the site.
- Any proposals near to or across the canal will be subject to structural assessments.
- If Elton Reservoir and other on-site water features were to be considered for additional water storage this would be subject to detailed modelling.
- The Canal and Rivers Trust (CRT) have been engaged and consulted as part of preparing the ERDF. This engagement will continue in respect of the impact of development on the canal and reservoir and the appropriate integration of these features.
- UU will be engaged and consulted with throughout the detailed design process and as part of future planning applications.
- It is not considered appropriate to include references to flood risk Local Plan policies at this stage as other draft Local Plan policies are not referenced. However, the ERDF recognises that future planning applications will be considered against the relevant adopted and emerging Local Plan policies.

- The ERDF requires water quality treatment to be incorporated at source to reduce the impact of contaminants on-site.
- The Development Framework requires that development proposals are supported by appropriate site investigation and assessment work, including preliminary risk assessments and, where necessary, intrusive ground investigations. This approach is consistent with national planning policy, which requires that planning applications adequately address any potential risks arising from land contamination and demonstrate that sites are, or can be made, suitable for their proposed use. In addition, the Council will continue to work closely with the Environment Agency and other relevant regulatory bodies throughout the planning and delivery process. This collaborative approach ensures that contamination risks are appropriately assessed, mitigated and monitored, and that any necessary remediation measures are secured through planning conditions or legal agreements. The Framework therefore provides a robust basis for ensuring that contamination issues are fully considered at the appropriate stages of the development process, with safeguards in place to protect human health, water quality and the wider environment.

### **Proposed Amendments – Flood Risk and Drainage**

- Chapter 3 – Flood Risk and Drainage – additional wording has been added in to state that all man made sources of flooding such as the reservoir and canal and their exceedance flow routes will be closely managed and mitigated to provide betterment to the development and surrounding area.
- Chapter 3 (Utilities) – additional wording has been added relating to UU assets.
- Chapter 3 (Flood Risk and Drainage) – additional wording has been added in regarding to using multifunctional SUDs and providing examples.
- Chapter 3 (Flood Risk and Drainage) – additional wording requiring development to incorporate existing site features such as the canal and reservoir into the drainage strategy where possible.
- Chapter 7 – Flood Risk and Drainage – additional wording has been added to ensure a site wide flood and drainage strategy for the site is prepared in accordance with PfE Policy JP-S4 Flood Risk and the Water Environment and the North West River Basin Management Plan and with engagement from United Utilities and Bury Lead Local Flood Authorities.

- Chapter 7 – Flood Risk and Drainage – additional text in relation to water quality treatment, using Elton Reservoir and other on-site features for additional water storage where feasible and following detailed modelling and maintaining an appropriate access to Elton Reservoir for maintenance, management and in the event of an emergency.
- Chapter 8 – Elton Phasing Strategy – Additional infrastructure requirements for an assessment of reservoir integrity and risk of breach and the requirement for a site wide strategy for utilities including foul water, water supply, electricity and telecommunications.

### **Comments Received - Heritage**

- Welcomes the inclusion of heritage considerations in the ERDF.
- Identifies two Grade II listed canal milestones (added in 2025) were omitted and should be included.
- Identifies that the site may contain remains from prehistoric, Roman, Medieval, and post-Medieval periods.
- The requirements for further investigation (geophysics and excavation) is supported and should inform design.

### **Council Response – Heritage**

- Comments noted. The allocation in PfE was supported by an Initial Heritage Assessment. This remains part of the evidence base for the ERDF and further detailed, assessments will be required as part of planning applications.

### **Proposed amendment – Heritage**

- Chapter 3 – Built Heritage and Archaeology = reference to the two additional Grade II listed canal milestones have been added

### **Comments Received - Health**

- Recommend that the Council and future developers should work closely with NHS GM ICB from an early stage, especially on:
  - Planning and design of any healthcare facility

- Infrastructure delivery strategy (IPDS) to ensure alignment with wider NHS estate plans.
- Recommend that the healthcare facility design:
  - Must align with latest clinical and operational standards
  - Should be informed by direct input from NHS GM ICB
- Recommend healthcare should be listed as a standalone infrastructure category in the strategic infrastructure tables.
- Recommend that if an on-site healthcare facility is not feasible developers should provide financial contributions for off-site healthcare provision.
- Recommend that decisions should be based on up-to-date needs and capacity assessments.

### **Council Response – Health**

- The ERDF requires the necessary mix and specific location for the provision of healthcare facilities to be determined in consultation with Greater Manchester Integrated Care Board (ICB) Primary Care and Estates Teams.

### **Proposed Amendment – Health**

- Chapter 8 (Elton Phasing Strategy) - Healthcare has been identified as a separate standalone infrastructure category and the requirement for financial contributions if on-site provision is not feasible has been added to the table. The trigger for this requirement is to be determined through up-to-date needs assessments and capacity assessments.

### **Comments Received - Infrastructure Pressure**

- Concern that the Infrastructure, Phasing and Delivery Strategy is not available to view.
- Concern that schools, healthcare, and utilities have insufficient capacity.
- Concern that there is a risk of increased pressure on services without clear delivery plans or funding certainty.
- Concern that the proposals could mean housing is built without necessary infrastructure.

- Suggestion that developers may not be fully committed
- Recommend early delivery of drainage and ecological infrastructure across development phases.
- UU highlight significant concerns regarding the proposed ERDF and do not consider the document to be ready for adoption as it is not sufficiently underpinned by key evidence to ensure that the site is delivered to meet the requirements of Policy JPA7 or Policy JP-D1 of Places for Everyone. Specifically, UU do not consider the ERDF to be informed by a clear phasing and infrastructure delivery strategy, which will ensure an integrated approach to the delivery of water and wastewater infrastructure across the allocation.

### **Council Response – Infrastructure Pressure**

- The Infrastructure, Phasing and Delivery Strategy is a live document that will continually reviewed and updated as plans, evidence, infrastructure costs and the potential for funding becomes available. All stakeholders will be consulted on all iterations of this document.
- The Council note the significant concerns that UU have in respect of the lack of evidence and without the IDPS. As noted earlier, at this stage of the planning process the evidence is proportionate to the fact that the ERDF is still a strategic document that provides an indicative masterplan for the site. It drew on evidence that supported the allocation of the site within PfE and UU consulted and engaged as part of this process. Planning applications within the site will need to provide detailed and up-to-date evidence, demonstrate consistency with the ERDF, and demonstrate that they would not compromise the comprehensive development of the whole site.
- Infrastructure requirements to support development at the Elton Reservoir site have been categorised as either strategic infrastructure (primary infrastructure to support the full delivery of the site) or local infrastructure (on-plot infrastructure) in Chapter 8 of the ERDF.
- Triggers for delivery of infrastructure will be identified through relevant and updated technical evidence and refined in the Infrastructure Phasing and Delivery Strategy.
- Chapter 8 of the ERDF states that planning applications within the site will be required to demonstrate how proposed development would assist in the delivery of key infrastructure, without compromising or prejudicing the comprehensive development of the site. Chapter 8

further states planning applications which fail to deliver or contribute towards the wider strategic infrastructure requirements will be resisted.

### **Proposed Amendment – Infrastructure Pressure**

- Additional text has been added to state that all development proposals within the site will be required to make a fair and proportionate contribution towards the infrastructure, facilities, services, and mitigation measures needed to support the overall allocation. These contributions should be informed by site-wide delivery strategies for each relevant element.
- In addition, additional text has been added to state that major developments coming forward on unallocated sites that will be reliant on or share infrastructure provided to support the delivery of the site will be expected to make an appropriate and proportionate contribution towards the delivery of that infrastructure. Contributions will be secured having regard to the scale of development, its cumulative impact on the transport network and other services, and the need to ensure that the costs of essential infrastructure are shared fairly across all developments benefiting from planned investment.

### **Comments received - Housing Type & Affordable Housing**

- Concern that development will not deliver:
  - Genuinely affordable housing
  - Homes suited to local needs
- Perception that:
  - Developers will prioritise larger, higher-value homes
  - Development will not address local housing demand
- Concern that there will be too many one-bedroom apartments when the area needs family housing based on demographics and deprivation levels.
- Concern regarding the density and scale of new development (including multi-storey buildings).
- Concern that the development will impact on local character.
- Concern that there is no reference to the Grindsbrook Road area.

### **Council Response - Housing Type & Affordable Housing**

- PfE Policy JPA7 requires the development to make provision for affordable housing in accordance with local planning policy requirements, equivalent to at least 25% of the dwellings on the site and across a range of housing types and sizes (with an affordable housing tenure split of 60% social or affordable rented and 40% affordable home ownership).
- PfE Policy JPA7 requires an appropriate mix of house types and sizes.
- PfE Policy JPA7 requires the design and layout of the development to allow for effective integration with surrounding communities.

### **Proposed Amendments – Housing Type and Affordable Housing**

- Chapter 3 (Local Context and Character) – additional section relating to the Grindsbrook Road area has been added.
- Chapter 6 (Site Wide Density) - additional wording has been added to ensure that the design and density of development proposed is appropriate having regard to the character and design considerations including the interface with existing homes; the Green Belt; the need to make space for all; and incorporate, multi-functional SuDS; and the canal, the reservoirs and their settings.
- In order to provide clarity, a glossary has been added to the document. This includes a definition of affordable housing which is consistent with the definition in national planning policy.

### **Comments received - Unclear Housing Numbers**

- Concern that the Council is unable to provide clear figures for homes in each character area.
- Concern that this lack of transparency raises concerns about planning clarity

### **Proposed Amendment – Unclear Housing Numbers**

- Chapter 6 (Character Areas) – the approximate number of homes has been included in this character area. These figures are approximate and will be subject to further refinement as planning applications come forward on the site.

### **Comments received - Impact on Residents' Amenity & Quality of Life**

- Key issues raised:
  - Loss of privacy, peace, and open views
  - Increased noise, light, and air pollution

- Risk of anti-social behaviour around new infrastructure
- Significant concern regarding:
  - Mental health and wellbeing benefits of existing green space
  - Fear of a “concrete jungle” replacing valued landscapes
- Concern that some of the most deprived areas for green space will lose nearby Green Belt.
- Little evidence that plans compensate for existing shortages and this could lead to worse inequalities in access to outdoor space.

### **Council Response - Impact on Residents’ Amenity & Quality of Life**

- The Development Framework recognises the importance of creating safe, attractive and well-managed places for residents, workers and visitors. Future development proposals will be required to demonstrate how the design of the development includes features to discourage anti-social behaviour. This may, for example, include the presence of active frontages, a mix of uses, natural surveillance, appropriate lighting, clear sightlines and well-designed public spaces which can all help to create vibrant environments that discourage anti-social behaviour. Detailed proposals will be considered through the planning application process, with developers expected to work alongside relevant stakeholders to ensure that the development is designed and managed in a way that promotes community safety and wellbeing.
- The Council recognises the value that accessible open spaces and green infrastructure provide in supporting physical and mental health. At present, public access to the land is only via existing Public Rights of Way. While development will result in changes to the existing land use, a substantial area of Green Belt land will be retained within the site and protected from built development. The Development Framework will require the delivery of a comprehensive network of new accessible open spaces, including parks, natural green spaces, children’s play areas, recreational facilities, walking and cycling routes, and areas for biodiversity enhancement. Requirements for a range of types of green space are set out within the ERDF Chapter 7: Open Space, Sport and Recreation section. This will significantly increase the amount of publicly accessible green space in the area.
- These requirements are intended to ensure that new and existing communities have access to a range of high-quality green and recreational spaces, providing opportunities for exercise, leisure, nature appreciation and social interaction. The retention of significant green infrastructure alongside the provision of new publicly accessible open

spaces will help to maintain and enhance opportunities for recreation and wellbeing across the wider area.

### **Proposed Amendment - Impact on Residents' Amenity & Quality of Life**

- Chapter 6 (Site Wide Density) - additional wording has been added to ensure that the design and density of development proposed is appropriate having regard to the character and design considerations including the interface with existing homes; the Green Belt; the need to make space for all; and incorporate, multi-functional SuDS; and the canal, the reservoirs and their settings.
- Chapter 7 (Design) additional wording has been added to ensure that development will not lead to unacceptable adverse impacts on the amenity of the surrounding area, particularly in terms of:
  - Overshadowing and loss of light;
  - Dominance and loss of privacy by virtue of separation distances, height, depth, mass, location of a building/extension and window positions;
  - Pollution and general disturbance arising from noise, vibration, smell, litter, artificial lights and opening hours;
  - Parking and servicing provision associated with the proposed development and its effects in terms of road safety, traffic generation and movement.

### **Comments received - No Meaningful Changes to Original Plans**

- The current development framework is almost identical to proposals from 2016.
- Suggestion that the Council has ignored residents' previous objections.

### **Council Response – No Meaningful Changes to Original Plans**

- While there are similarities between the current proposals and earlier concepts, this reflects the site's longstanding role in meeting identified development needs and the continued suitability of the broad development strategy. The preparation of the Development Framework has been informed by consultation responses, technical assessments and changes in planning policy since 2016. Consultation feedback has helped shape the document, including its approach to green infrastructure, movement, environmental protection, community facilities and design principles.

### **Proposed Amendment – No Meaningful Changes to Original Plans**

- For the reasons set out the proposals are considered to be consistent with the development plan for Bury, be proportionate for this stage of the planning process, and to represent a sustainable form of development. No amendments proposed in relation to these comments.

### **Comments received - Failure to Prioritise Brownfield Land**

- Concern that the Council is suggesting a “brownfield first” policy, but evidence suggests otherwise. A key brownfield site (East Lancs Paper Mill) has stalled since 2018.
- Concerns regarding:
  - Technical challenges (e.g. unstable alluvium ground) on the site.
  - Possible preference for easier Green Belt development
- Raises questions about transparency in site selection.
- Construction costs have risen significantly (15–20% overall; some materials up to 80%).
- Concern that developers may:
  - Delay projects
  - Focus on higher-density or high-value housing
  - Avoid expensive brownfield sites
- Concern that the Framework does not address these risks

### **Council Response – Failure to Prioritise Brownfield Land**

- Comprehensive evidence prepared for PfE showed that, for housing needs to be met, there is a need for both brownfield and greenfield sites. National planning policy does not support an explicit ‘brownfield first’ approach as Local Authorities are required to be able to provide a 5-year supply of housing sites which are available and deliverable.
- We are however adopting a ‘brownfield preference’ policy and will do all that we can to make sure that our brownfield sites come forward.
- The Elton Reservoir Development Framework cannot dictate how and when private developers bring forward sites and recognise that construction costs have risen.
- The site selection process undertaken as part of Places for Everyone was considered as part of the Places for Everyone examination.

## **Proposed Amendment – Failure to Prioritise Brownfield Land**

- No amendments proposed in relation to these comments.

## **Comments received - Developer Influence Over Planning**

- Concern that the framework has largely been written and commissioned by the developer (Peel).
- Concern that:
  - Council is not acting independently
  - Developers are shaping both the plan and its justification
- Described as developers “marking their own homework.”

## **Council Response - Developer Influence Over Planning**

- The Council has worked with the developer in setting the vision and spatial principles for the ERDF, how the development will come forward and how it will comply with the development plan for Bury. As set out below this is normal practice for such developments.
- Paragraph 129 of the National Planning Policy Framework (NPPF)<sup>1</sup> states that: “Area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places...”
- The NPPF is supported by Planning Practice Guidance (PPG)<sup>2</sup> which states that: “Masterplans set the vision and implementation strategy for a development. They are distinct from local design guides by focusing on site specific proposals such as the scale and layout of development, mix of uses, transport and green infrastructure. Depending on the level of detail, the masterplan may indicate the intended arrangement of buildings, streets and the public realm...” and that ‘A range of other plans and technical reports may be needed alongside a masterplan, to provide supporting evidence and set out related proposals, such as a local character study, landscape assessment, transport assessment and proposals for securing biodiversity net gain. An implementation strategy could also be included, especially where development is expected to be brought forward in a number of phases’. (Paragraph: 006 Reference ID: 26-006-20191001).

---

<sup>1</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>2</sup> <https://www.gov.uk/government/collections/planning-practice-guidance>

- In describing how masterplans can be used most effectively, PPG states that: “Masterplans are most likely to be produced by local authorities or developers. For local authorities, they can help to clarify design expectations early in the planning process, set a clear vision for the site, inform infrastructure and viability assessments and identify requirements for developer contributions or other investment. Developers may produce a masterplan to help evolve their own vision for a site, assess options, engage the local planning authority and community in pre-application discussions and support an outline planning application. Whoever prepares them, masterplans can benefit from a collaborative approach between the local planning authority, site promoters and local communities so that aspirations and constraints are understood early on. Masterplans produced by local planning authorities may be adopted as supplementary planning documents to give them weight in decisions on applications. Masterplans often apply to schemes that are developed over a long time period and so may need to be subject to regular review and be flexible to adapt to changing circumstances”.
- Officers of Bury Council (planning, transport), EA, TfGM, UU and GMEU have reviewed the proposals and contributed to the ERDF. Consultation responses have also been received from Natural England, Historic England, United Utilities and the Environment Agency. These have all helped to shape the contents of the ERDF and this process will continue as planning applications come forward.

### **Proposed Amendment – Developer Influence Over Planning**

- No amendments proposed in relation to these comments.

### **Comments received - Request for an Alternative Approach**

- Use brownfield land first
- Recommend that:
  - Proposals are reducing scale or density
  - Infrastructure is relocated infrastructure (e.g. tram stop)
  - Priority is given to existing community over expansion

### **Council Response – Alternative Approach Requested**

- As set out above, brownfield opportunities alone are not sufficient to meet identified housing needs in a sustainable and planned manner, necessitating the inclusion of well-located greenfield land allocated through the adopted Places for Everyone Joint Plan.

- The scale and density of development proposed within the Framework are considered appropriate in planning terms, reflecting the need to make efficient use of land, support viable infrastructure delivery and achieve a sustainable form of development that can support new services, including public transport, local centres and community facilities. Reducing scale or density would risk undermining the delivery of necessary infrastructure and the creation of a balanced, sustainable new community.
- With regard to public transport infrastructure, including the proposed tram stop, its location seeks to maximise accessibility for both new and existing residents, support modal shift away from private car use and ensure operational efficiency within the wider network.
- The Development Framework seeks to balance the needs of existing communities with the long-term strategic requirement to deliver new homes, jobs and infrastructure. While the views of existing residents are an important consideration and have been taken into account through the consultation process, planning decisions must also respond to wider evidence of need and policy requirements. The Framework therefore seeks to deliver a comprehensive and plan-led approach that benefits both existing and future communities.

### **Proposed Amendment – Alternative Approach Requested**

- No amendments proposed in relation to these comments.

### **Comments received - Criticism of Consultation Process**

- Strong and repeated criticisms:
  - Poor communication and awareness
  - Documents too technical or inaccessible
  - Limited engagement (low attendance, lack of materials)
  - Poorly organised sessions
  - No proper recording of feedback
- Perception that:
  - Consultation is a “tick-box exercise”
  - Decisions are already made
- Concerns regarding procedural fairness and legality

### **Council Response – Criticism of Consultation Process**

- The principle of residential development on the site is not a debate that can be re-opened. In order to avoid misleading communication and to seek to address misunderstandings, officers had to stress during the

consultation that the principle of housing on this site has already been established through PfE and the purpose of the ERDF is to establish principles that will shape how the development takes place. This was often met with challenging discussions, but it was important that this fact was communicated.

- Whilst the principle of housing development on the site has been established through PfE, the purpose of the consultations is to try and establish views on the content of the ERDF in terms of the infrastructure proposals and any local issues that residents wish to flag.
- The Council has sought to provide a proportionate and accessible programme of engagement on the Development Frameworks within a defined statutory timeframe. Consultation has been undertaken in a structured and professional format and in accordance with relevant Regulations and its Statement of Community Involvement.
- Comments regarding the accessibility of the document, for example for those with visual impairment, were addressed at the start of the consultation and an updated document was made available.

#### **Proposed Amendment - Criticism of Consultation Process**

- No amendments proposed in relation to these comments.

#### **Comments Received - General**

- A glossary would help understanding some of the technical terms.
- Plans are not easy to understand.
- Concern that the draft documents were not fully accessible.

#### **Council Response – General**

- As a formal planning policy document, it is necessary for the ERDF to be relatively technical in nature. Nevertheless, the document would benefit from the inclusion of a glossary to explain what is meant by some of the more technical language.
- In terms of accessibility, it is recognised that different users may experience varying levels of ease in engaging with complex planning documents. Feedback received through consultation has been welcomed and was used to make improvements to the draft ERDF and will continue to be used to inform improvements to the final document

#### **Proposed Amendments – General**

- A glossary has been added.
- Road names and features have been added to the plans to assist in readers orientating themselves.
- An accessible version of the adopted ERDF will be made available on the Council's website.
- Other specific changes relating to wording in the text. For example, more clarity on the provision of, and contributions to, school places and upgrading and enhancing the existing routes around Elton Reservoir to accommodate future uplift in usage or specific changes requested by consultees such as the Environment Agency, United Utilities and the Canal and Rivers Trust.

## Appendix 1 – Sample of Strategic Sites Consultation Material

### Strategic Sites Consultation Poster

# Have your say in our consultation

## on draft development frameworks for Elton Reservoir, Walshaw, and Simister/Bowlee

We are consulting on draft development frameworks for three strategic residential sites in Bury. Once adopted these will become Supplementary Planning Documents to guide decisions on future planning applications.

Each of these sites are allocated for residential development through the Places for Everyone joint plan and will be supported by new transport infrastructure, schools, green spaces, and new local centres.



### **Elton Reservoir**

**Up to 3,500 new homes**

A new community in a parkland setting in harmony with nature



### **Walshaw**

**Up to 1,250 new homes**

A well-connected community blending new development with existing neighbourhoods



### **Simister/Bowlee**

**Up to 1,550 new homes**

A sustainable community with a vital role in shaping the Northern Gateway



#### **Come to a drop-in event (4pm to 8pm)**

##### **Tuesday 24 February (all three sites)**

- Radcliffe Market, 11 Blackburn Street M26 1PN

##### **Wednesday 25 February (all three sites)**

- Elton High School, Walshaw Road BL8 1RN

##### **Thursday 26 February (all three sites)**

- Parrenthorn High School, Heywood Road M25 2BW

##### **Thursday 5 March (Simister/Bowlee only)**

- Edgar Wood Academy, Heywood Old Road OL10 2QN

#### **More information and respond online from 13 February to 27 March 2026**



**bury.gov.uk**  
**/strategicsites**

Alternatively, email [strategicsites@bury.gov.uk](mailto:strategicsites@bury.gov.uk) or post feedback to Strategic Planning & Infrastructure, Floor 2, 3 Knowsley Place, Duke Street, Bury BL9 0EJ

## Strategic Sites Consultation Leaflet

### Have your say in our consultation

on draft development frameworks for Elton Reservoir, Walshaw, and Simister/Bowlee



We are consulting on draft development frameworks for three strategic residential sites in Bury. Once adopted these will become Supplementary Planning Documents to guide decisions on future planning applications.

Each of these sites are allocated for residential development through the Places for Everyone joint plan and will be supported by new transport infrastructure, schools, green spaces, and new local centres.

See over the page for more information



Bury Council

#### Elton Reservoir

**Up to 3,500 new homes**

A new community in a parkland setting in harmony with nature



#### Walshaw

**Up to 1,250 new homes**

A well-connected community blending new development with existing neighbourhoods



#### Simister/Bowlee

**Up to 1,550 new homes**

A sustainable community with a vital role in shaping the Northern Gateway



**Come to a drop-in event (4pm to 8pm)**

**Tuesday 24 February (all three sites)**

- Radcliffe Market  
11 Blackburn Street M26 1PN

**Wednesday 25 February (all three sites)**

- Elton High School  
Walshaw Road BL8 1RN

**Thursday 26 February (all three sites)**

- Parrenthorn High School  
Heywood Road M25 2BW

**Thursday 5 March (Simister/Bowlee only)**

- Edgar Wood Academy  
Heywood Old Road OL10 2QN

**More information and respond online from 13 February to 27 March 2026**



[bury.gov.uk/strategicsites](https://bury.gov.uk/strategicsites)

Alternatively, email: [strategicsites@bury.gov.uk](mailto:strategicsites@bury.gov.uk) or post feedback to Strategic Planning & Infrastructure, Floor 2, 3 Knowsley Place, Duke Street, Bury BL9 0EJ.



Bury Council

## **Strategic Sites Consultation Letter**

12<sup>th</sup> February 2026

Dear Consultee,

RE: CONSULTATION ON DRAFT ELTON RESERVOIR, WALSHAW AND SIMISTER BOWLEE DEVELOPMENT FRAMEWORKS

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 its adoption on 21st March 2024, the Places for Everyone Joint Development Plan (PfE) became a key part of Bury's statutory development plan and this includes proposals for residential-led development within the Elton Reservoir, Walshaw and Simister Bowlee strategic allocations.

Bury Council has prepared draft Development Frameworks for the Elton Reservoir and Walshaw sites and jointly prepared a draft Development Framework for Simister Bowlee with Rochdale Council. Once adopted, each of the Development Frameworks will become a Supplementary Planning Document (SPD).

The draft frameworks provide more detail on the vision and aspirations for the strategic allocations. They establish key principles for the development of the sites and shows how they are likely to be developed through a high-level masterplan. The frameworks also set out how new housing and supporting infrastructure will be provided in a coordinated and phased approach.

Following Cabinet approval, we are now seeking your views on the draft Development Frameworks over a six-week period of consultation commencing on Friday 13<sup>th</sup> February 2026, running until Friday 27<sup>th</sup> March 2026.

**HOW CAN I VIEW THE DRAFT DEVELOPMENT FRAMEWORKS AND MAKE COMMENTS?**

All relevant documentation can be found on the Council's web site at [www.bury.gov.uk/strategicsites](http://www.bury.gov.uk/strategicsites)

The Development Frameworks will also be available to view at Bury Town Hall 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](http://www.bury.gov.uk/libraries) and [www.tottingtoncentre.co.uk](http://www.tottingtoncentre.co.uk) for details).

We are keen to promote the submission of comments electronically via the Council's web site or by email. Responses by email should be sent to [strategicsites@bury.gov.uk](mailto:strategicsites@bury.gov.uk). Alternatively, responses can be returned by post to the following address:

Strategic Planning and Infrastructure  
2<sup>nd</sup> Floor  
3 Knowsley Place  
Duke Street  
Bury

#### DROP IN SESSIONS

Bury Council is hosting drop in events where Planning Officers will be available to answer any questions you may have on the draft Development Frameworks as follows:

- Tuesday 24<sup>th</sup> February – Radcliffe Market ,11 Blackburn Street M26 1PN – 4-8pm
- Wednesday 25<sup>th</sup> February – Elton High School, Walshaw Road BL8 1RN – 4-8pm
- Thursday 26<sup>th</sup> February – Parrenthorn High School, Heywood Road M25 2BW – 4-8pm




Rochdale Council is also hosting a drop in event on:

- Thursday 5<sup>th</sup> March – Edgar Wood Academy, Heywood Old Road OL10 2QN – 4-8pm (Simister Bowlee only)

Please do not hesitate to contact a member of the Strategic Planning and Infrastructure team on 0161 253 5550 or email [strategicsites@bury.gov.uk](mailto:strategicsites@bury.gov.uk) if you require further information on the draft Development Frameworks

Yours sincerely,  
Strategic Planning and Infrastructure

## Consultation Platform



### **Elton Reservoir Development Framework SPD**

This questionnaire seeks your views on the draft Development Framework for Elton Reservoir.

Please note that the Development Framework is broken down by chapter and this questionnaire has been designed to allow you to focus your comments on each individual chapter. This will assist the Council in identifying which area of the Framework your comments relate to and help determine where potential changes may be required.

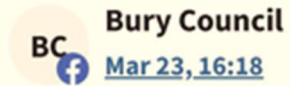
You do not need to comment on all chapters if you do not wish to, but it is advisable that you look at the whole Development Framework document to help inform your comments [www.bury.gov.uk/elton-reservoir](http://www.bury.gov.uk/elton-reservoir)

Please ensure to complete and submit your response by **5pm Friday 27 March 2026** when the consultation closes. If you wish to submit any supporting documents with your response, you can do so by emailing [strategicsites@bury.gov.uk](mailto:strategicsites@bury.gov.uk).

When you submit this form, it will not automatically collect your details like name and email address unless you provide it yourself.

[Elton Reservoir Development Framework SPD – Fill out form](#)

## Example Social Media Posts



Residents have until Friday (27 Mar) to comment on draft development frameworks for Elton Reservoir, Walshaw and Simister/Bowlee. The outline plans concern new homes, schools, transport and roads, a Metrolink stop, enhanced public transport