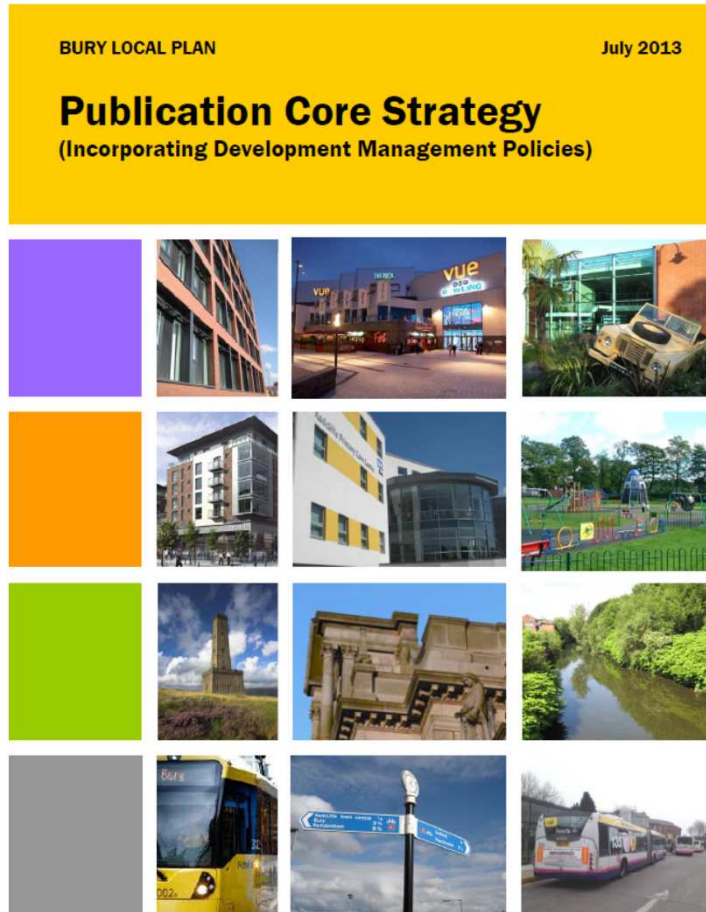


# Overview and Scrutiny Committee



Communities and Neighbourhoods



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Environment and Development Services

## Bury Local Plan Publication Core Strategy

Wednesday 4 Sept 2013

Planning Policy and  
Projects Team



# What is the Core Strategy?

## The Core Strategy:

- Is a document containing various policies that will be used as the **basis for making decisions on future planning applications**;
- Sets out **how much development the Borough needs to accommodate to 2029**;
- Identifies **broad locations where this development will be focused**;
- Identifies **areas of the Borough where built development will be restrained**;
- Includes a series of **Development Management policies** which will include criteria for assessing specific development proposals e.g. setting out what will be required in the design and layout of new development; and
- Includes **Township Frameworks** which draw out the main areas of the Core Strategy as they affect each Township.

# Current Progress and Next Steps

- § Consultation on Publication Core Strategy from 2 August to 13 September 2013.
- § Any comments made at this stage will be submitted to the Secretary of State and considered at an Examination
- § Submission to Secretary of State scheduled for December 2013.
- § Examination expected to be March 2014.
- § Adoption in September 2014.

# Core Strategy: Key Issues

There are three key issues that are likely to face challenge as the Core Strategy progresses to Examination:

- 1) Housing Target
- 2) Gin Hall
- 3) Retail Capacity
- 4) Wind Turbines

# Housing Target

- § The NPPF states that local plans should meet their 'objectively assessed housing needs' – this is at least **538 units per annum** for Bury based on the GMFM (9,146 units).
- § The Core Strategy includes a target of **400 units per annum** (6,800 units to 2029) on the basis that this is what can be accommodated without the need to release Green Belt.
- § An additional 2,346 units cannot be accommodated in the Borough without a **significant release of Green Belt** land.
- § Objectors are arguing that the Strategy should have an even higher target (**up to 800 per annum** – 13,600 units based on their own household projections) and that Green Belt land should be released to accommodate economic and housing growth.
- § The local argument that lends support to Bury's housing target/Green Belt protection relates to the fact that, **collectively across GM, housing needs would broadly be met** if districts delivered their adopted/emerging targets (i.e. other GM districts are meeting some of Bury's needs, particularly Manchester).

# Gin Hall

- § Bury's Employment Land Review identifies a **50 to 62 ha.** range of quantitative needs to 2029.
- § From a qualitative perspective, **independent evidence** from Nolan Redshaw has stated that Bury's local economy has traditionally been held back by the **lack of relatively large scale (10+ hectares) with access to the motorway network.**
- § Greatest support for an approach that seeks to **spread growth and development throughout the Borough.**
- § However, there is **very limited opportunity for employment growth in the north of the Borough (3% of total potential supply).**
- § A number of options for addressing qualitative and spatial needs have been considered and identifies **Gin Hall as being the most appropriate site.**
- § This site sits within the Green Belt. **It is not proposed to remove the current Green Belt designation** from the site but, in accordance with established Green Belt policy, the Core Strategy indicates that the site may be suitable for economic development **subject to very special circumstances.**

# Retail Capacity

- § The Core Strategy includes Policy EC6 which identifies **future expenditure capacity to support additional retail development** in the Borough's town centres. This is based on specialist evidence (Bury Retail Study) that has been undertaken by Deloitte.
- § Scottish Widows (owners of the Mill Gate shopping centre) have expressed **concern over the levels of capacity identified for non-food retailing in Bury** – particularly given that the Mill Gate is seeing increasing vacancy rates and they are concerned that additional non-food retail development in Bury will exacerbate the problem.
- § We have met with representatives for Scottish Widows and have agreed to **amend the Policy** in order to make it clear that the priority for accommodating identified expenditure capacity will be for this to be absorbed by **reoccupying vacant retail units** in the heart of the town centre before allowing additional development.
- § Discussions on this issue are on-going.

# Wind Turbines

- § Recent proposals for wind turbines have led to **increasing concerns from local residents and groups.**
- § The Core Strategy includes Policy EN10 which identifies areas with known **potential** for renewable energy.
- § This includes the identification of broad areas within the Borough which are considered to have **sufficient wind speeds** to support wind turbines.
- § This does **not** mean that these areas will necessarily be suitable as **other policies (such as Green Belt and Landscape Character)** will need to be considered.



# Core Strategy



## Any Questions