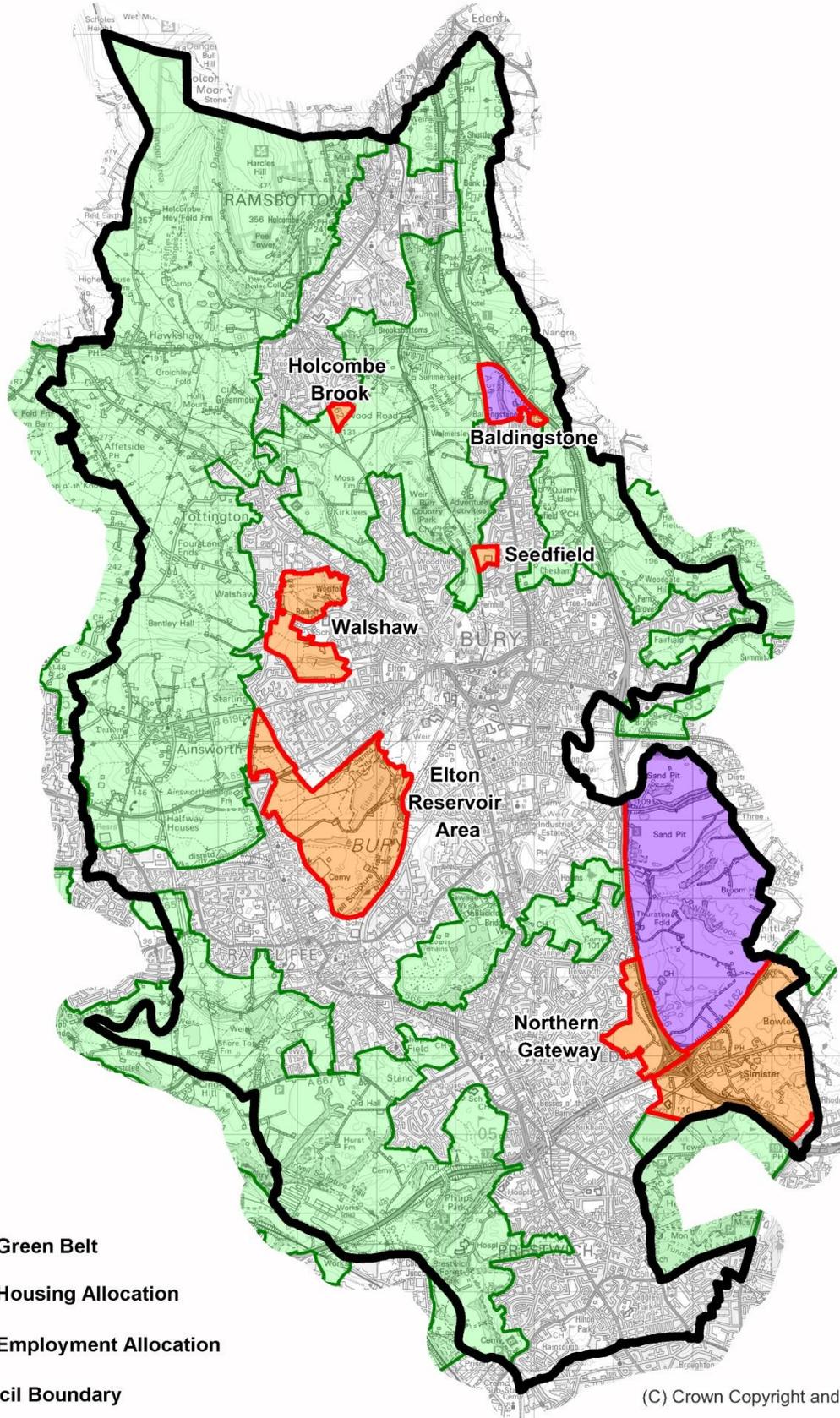


DRAFT GREATER MANCHESTER SPATIAL FRAMEWORK PROPOSED SITE ALLOCATIONS IN BURY COUNCIL AREA



KEY

- Proposed Green Belt
- Proposed Housing Allocation
- Proposed Employment Allocation
- Bury Council Boundary

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WHAT DOES THE DRAFT GMSF PROPOSE FOR ALL SITE ALLOCATIONS?

Policy GM25 is a generic policy that is applicable to all site allocations.

1. Development must be in accordance with a masterplan or Supplementary Planning Document (SPD) that has been adopted by the relevant local planning authority (or authorities), with no development taking place prior to the adoption of the first masterplan for the site;
2. Development must make provision for, and be phased with, supporting infrastructure, facilities, environmental mitigation and, in the case of housing developments, affordable housing in accordance with district policies;
3. Development must take place at a speed that ensures that economic and housing needs are met, and where this does not happen then compulsory purchase powers may be used to progress development more quickly and in a more coordinated manner;
4. Development must be designed to minimise any adverse impacts on the remaining green belt, including the use of landscaping and carefully designed buffer zones which will manage the transition, and create strong defensible boundaries between the edge of strategic allocations and the new Green Belt boundary;
5. Development must respect and take account of all designated and non designated heritage assets and their settings, as well as respecting wider features and qualities that create a sense of place or local character;
6. Development must mitigate flood risk and, where appropriate, provide for surface water drainage through soft, sustainable drainage methods;
7. Development must ensure the extraction of any viable brickclay, sand and gravel, sandstone and/or surface coal resources in advance of construction, in accordance with the relevant policies of the Greater Manchester Joint Minerals Plan.

In the case of sites that involve the provision of housing, development must also accord with the following requirements:

- A. Maximise the delivery of affordable housing where required by district policies;
- B. Make full provision for the additional school places generated by the development, with the presumption that this will be on-site unless there are preferable opportunities off-site for the expansion of existing schools that are easily accessible from the site;
- C. Be designed to maximise the integration with existing neighbourhoods and communities;
- D. Enhance existing and provide new good quality walking and cycle routes to connect new and existing residential areas to encourage sustainable short journeys and promote healthier lifestyles;
- E. Include a detailed carbon assessment to demonstrate how the design and layout of the development has sought to maximise reductions in carbon emissions;
- F. Where appropriate demonstrate that opportunities for using waste heat locally have been fully examined, and included in proposals unless proven to be unviable. Where appropriate, a Mayoral Development Corporation may be formed to help with the delivery of key sites.

Reasoned justification

The figure below maps out all of the allocations proposed in the GMSF. Site allocations are shaded in brown and the North Bolton area of search shaded in yellow.

The development of land outside of the existing urban area is an issue of significant concern to local residents, and therefore it is essential that people are reassured that it is only being developed where the principles of sustainable development have been applied and there are no reasonable alternatives and that its release is carefully controlled to ensure that high quality places are delivered and any potential adverse effects are minimised and mitigated. The use of masterplans, adopted by the relevant council(s), will be an important component in ensuring that this is the case, helping to guarantee a coordinated approach that maximises the quality and benefits of the development. Mechanisms such as Mayoral Development Corporations and compulsory purchase orders (CPOs) will be used where appropriate to assist in the successful delivery of sites.

If successful places are to be created then it will be vital that developments deliver the infrastructure and facilities necessary to support them. The potential for public sector funding is likely to be very limited in most cases, with it being focused on the sites that can make the greatest contribution to economic growth, and land values will need to reflect fully the requirements for infrastructure and facilities, including a significant proportion of affordable housing on sites incorporating residential development. This will still allow for a considerable uplift on existing agricultural values, providing a competitive return to the landowner.

Across local areas there will be a wide mix of housing size, type and tenure and the delivery of appropriate levels of affordable housing will be fully considered as a priority across Greater Manchester. It is important to ensure appropriate levels of provision are achieved on the allocated sites in this plan but only where it will help to ensure that inclusive developments are delivered that meet the needs of local areas. This will be important for supporting the economic growth of the sub-region, as well as achieving social objectives around access to a decent home at an affordable cost. Recent population growth in many parts of Greater Manchester has led to considerable increases in pupil numbers, which have been increasingly difficult to accommodate within existing schools. New residential developments must therefore ensure that they make full provision for the additional demand for school places that they are likely to generate, and this will often need to be within the site.

Similarly, population growth increases demands on other facilities and services and services such as sports and recreation facilities and healthcare. Where necessary, developers will be required to make provision for these increased demands.

WE WANT TO HEAR FROM YOU

Responses to the consultation may only be made:

- Online at <http://gmsf-consult.objective.co.uk>;
- By email to GMSF@agma.gov.uk; or
- By Post to : Greater Manchester Integrated Support Team, PO Box 532, Town Hall, Manchester M60 2LA

If you require any further information on the consultation please do not hesitate to contact the Greater Manchester Planning Team on: 0161 237 4636.

All comments must be received **by 17:00 on 23rd December 2016.**