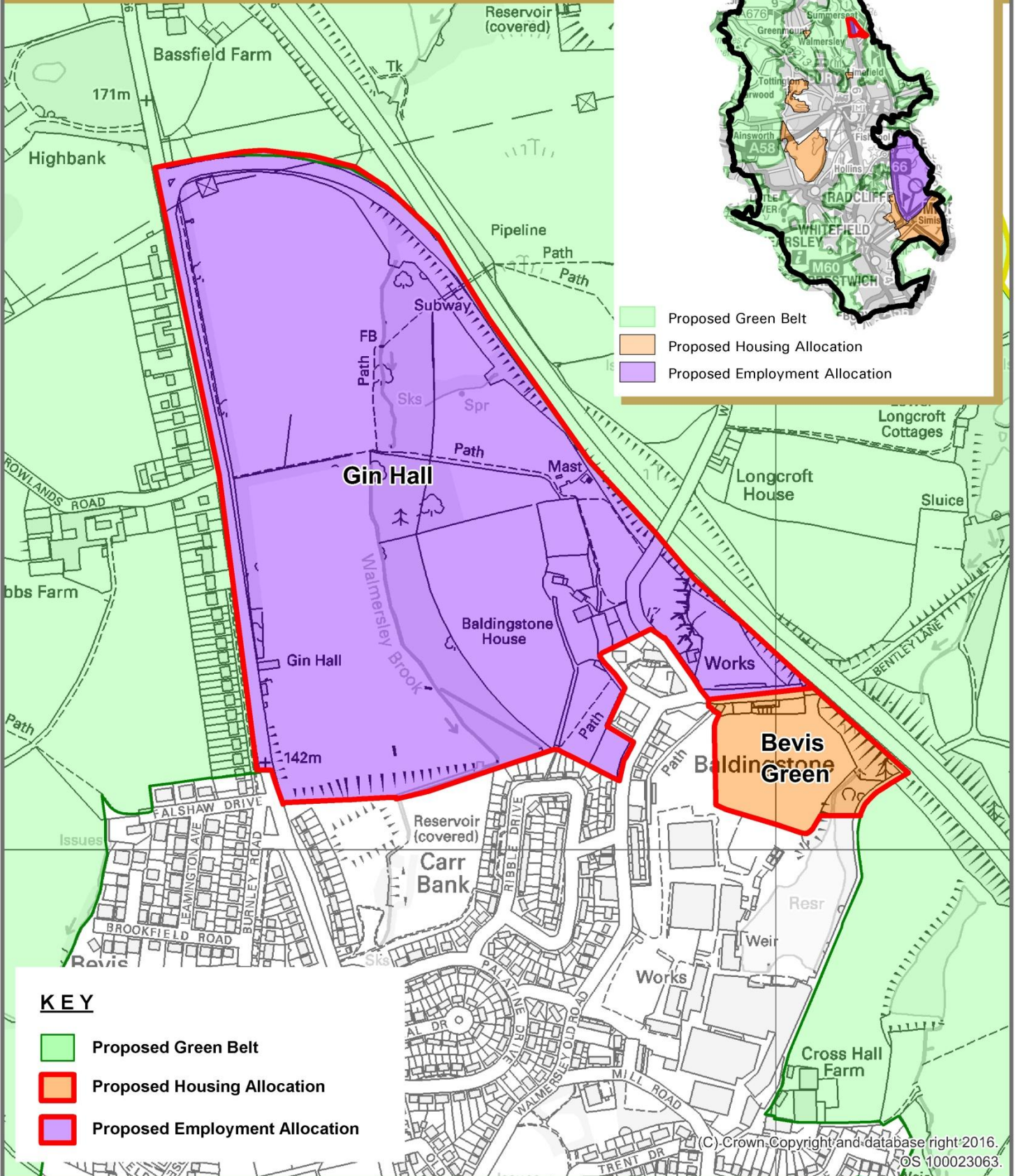


DRAFT GREATER MANCHESTER SPATIAL FRAMEWORK PROPOSED SITE ALLOCATION : BALDINGSTONE



WHAT DOES THE DRAFT GMSF PROPOSE FOR BALDINGSTONE?

OA6 Baldingstone (Gin Hall and Bevis Green) (Bury)

Baldingstone has the potential to deliver a mixture of new employment floorspace and housing. A site at Gin Hall lies adjacent to the A56 at Junction 1 of the M66 with the potential to deliver new employment development and a site at Bevis Green to the south of Bentley Lane is considered suitable for new housing.

Gin Hall

Employment development will be delivered adjacent to Junction 1 of the M66 and fronting the A56 on land known as Gin Hall. The site has the potential to deliver around 32,000 m² of industrial and warehousing floorspace. This area benefits from excellent motorway and public transport access and will offer a high-quality opportunity which can be delivered in the short-term.

Any proposals for employment development on the site will need to:

1. Take account of detailed ground investigations and, if necessary, implement appropriate remediation to areas of the site that have previously been subject to landfilling;
2. Incorporate measures to mimic natural drainage through the use of green sustainable urban drainage to control the rate of surface water run-off; and
3. Mitigate any impacts and retain and enhance the ecological areas particularly around Walmersley Brook and adjacent to the motorway.

Bevis Green

A site at Bevis Green to the south of Bentley Lane and bounded by the M66 motorway to the east has the potential be developed for around 60 homes. Any proposals for housing development on the site will need to:

1. Make provision for affordable housing in line with local requirements;
2. Make provision for recreation to meet the needs of the prospective residents in accordance with locally-derived standards;
3. Make provision for additional capacity at existing schools in the area to meet additional demand;
4. Incorporate appropriate noise and air quality mitigation between the housing and the motorway; and
5. Incorporate measures to mimic natural drainage through the use of green sustainable urban drainage to control the rate of surface water run-off.

Reasoned justification

Gin Hall

It is important to provide a good range of site sizes for employment development, including relatively large scale sites which have traditionally been lacking from Bury's employment land supply and which have the critical mass to support significant investment.

Furthermore, in terms of market attractiveness, there is a need to provide for a range of requirements to accommodate indigenous growth and new inward investment but with the emphasis on high quality sites, including town centre sites and large, motorway-focused opportunities. Traditionally, Bury has lacked the provision of large, good quality opportunities with access to the motorway network – a feature which has historically held back Bury’s local economy.

The site at Gin Hall on Junction 1 of the M66 represents a deliverable opportunity for new employment development that will help the north of the conurbation make a more significant contribution towards Greater Manchester’s economy. More locally, the site is accessible by public transport and is well-connected to East Bury - one of the Borough’s most deprived neighbourhoods.

The southern part of the site is a former reservoir that has been subject to land filling. Detailed site investigations into ground conditions will need to be undertaken to inform methods of remediation, if necessary, and the details of any scheme.

Bevis Green

The Bevis Green site is considered to have the potential to accommodate in the region of 60 new houses which will contribute towards a supply of sites that is capable of meeting Bury’s housing needs. The site is in a sustainable location being well-connected to the existing urban area, transport infrastructure, shops, services and other facilities.

Any proposals on the site will need to make provision for both affordable housing and recreation in line with local policy requirements. Demand on school places will also increase and therefore investment in existing schools will be expected.

The proximity of the site to the M66 motorway means that any development on the site will need to incorporate measures that would mitigate against traffic noise.

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**.