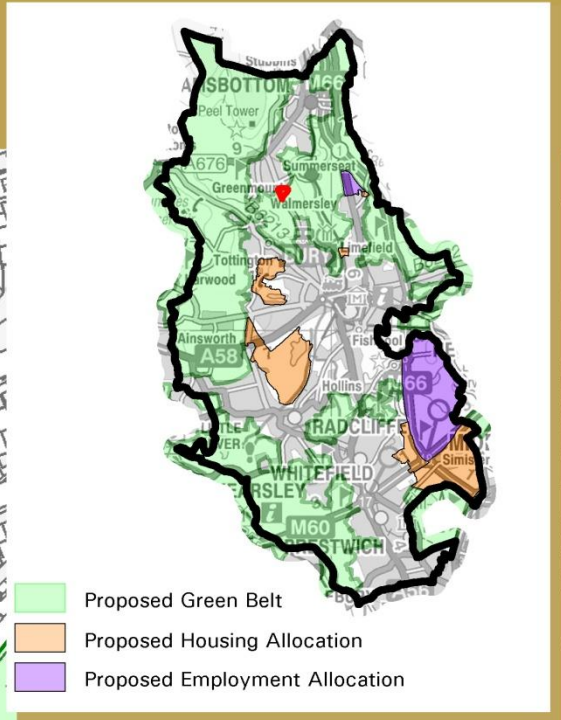
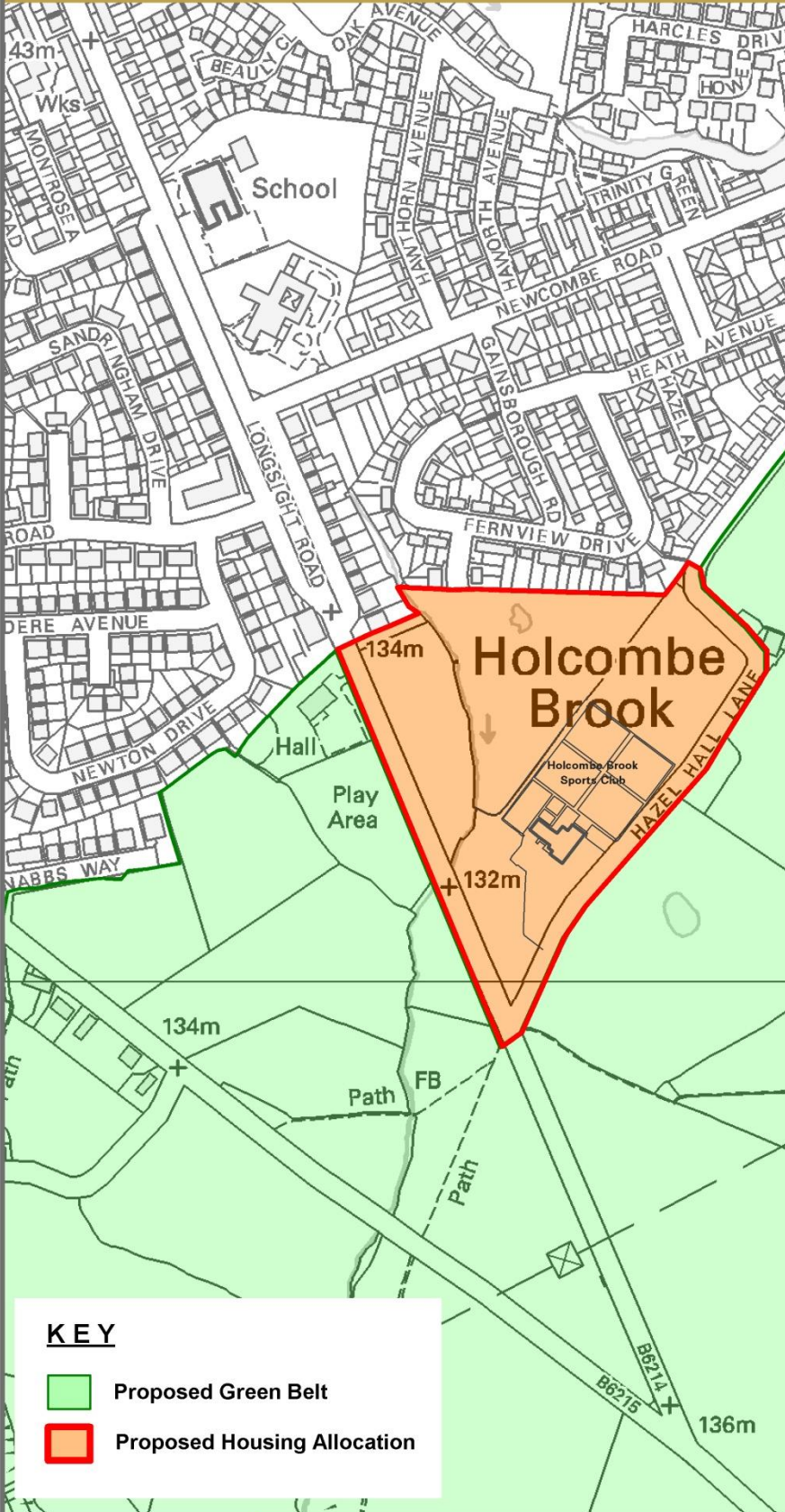


# DRAFT GREATER MANCHESTER SPATIAL FRAMEWORK

## PROPOSED SITE ALLOCATION : HOLCOMBE BROOK



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OS 100023063.

# WHAT DOES THE DRAFT GMSF PROPOSE FOR HOLCOMBE BROOK?

## OA4 Holcombe Brook (Bury)

This infill site immediately to the south of the existing urban area in Holcombe Brook is considered capable of delivering around 100 new homes.

The development of the site will need to:

1. Provide a mix of housing across the site to diversify the type of accommodation in the Holcombe Brook/Ramsbottom area;
2. Make provision for affordable housing in line with local planning policy requirements;
3. Make provision for additional capacity at existing schools in the area to meet additional demand;
4. Make necessary improvements to local highway infrastructure to facilitate appropriate access to the site;
5. Ensure the layout of development allows for integration with existing development and facilitates walking and cycling.
6. Make provision for recreation to meet the needs of the prospective residents in accordance with locally-derived standards;
7. Ensure that it does not have an adverse impact on the character or appearance of the Summerseat Conservation Area;
8. Incorporate measures to mimic natural drainage through the use of green sustainable urban drainage to control the rate of surface water run-off; and
9. Incorporate appropriate air quality mitigation along the B6214 Air Quality Management Area.

## Reasoned justification

The site provides an opportunity to deliver a relatively small-scale urban extension that would effectively involve infilling between a well-established residential area and the recently-constructed Holcombe Brook Sports Club.

The site is in a sustainable location with good access to existing shops, schools and other facilities and, fronting on to the B6214, is well connected to existing transport infrastructure and frequent bus routes.

## 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](mailto: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 23<sup>rd</sup> December 2016**.