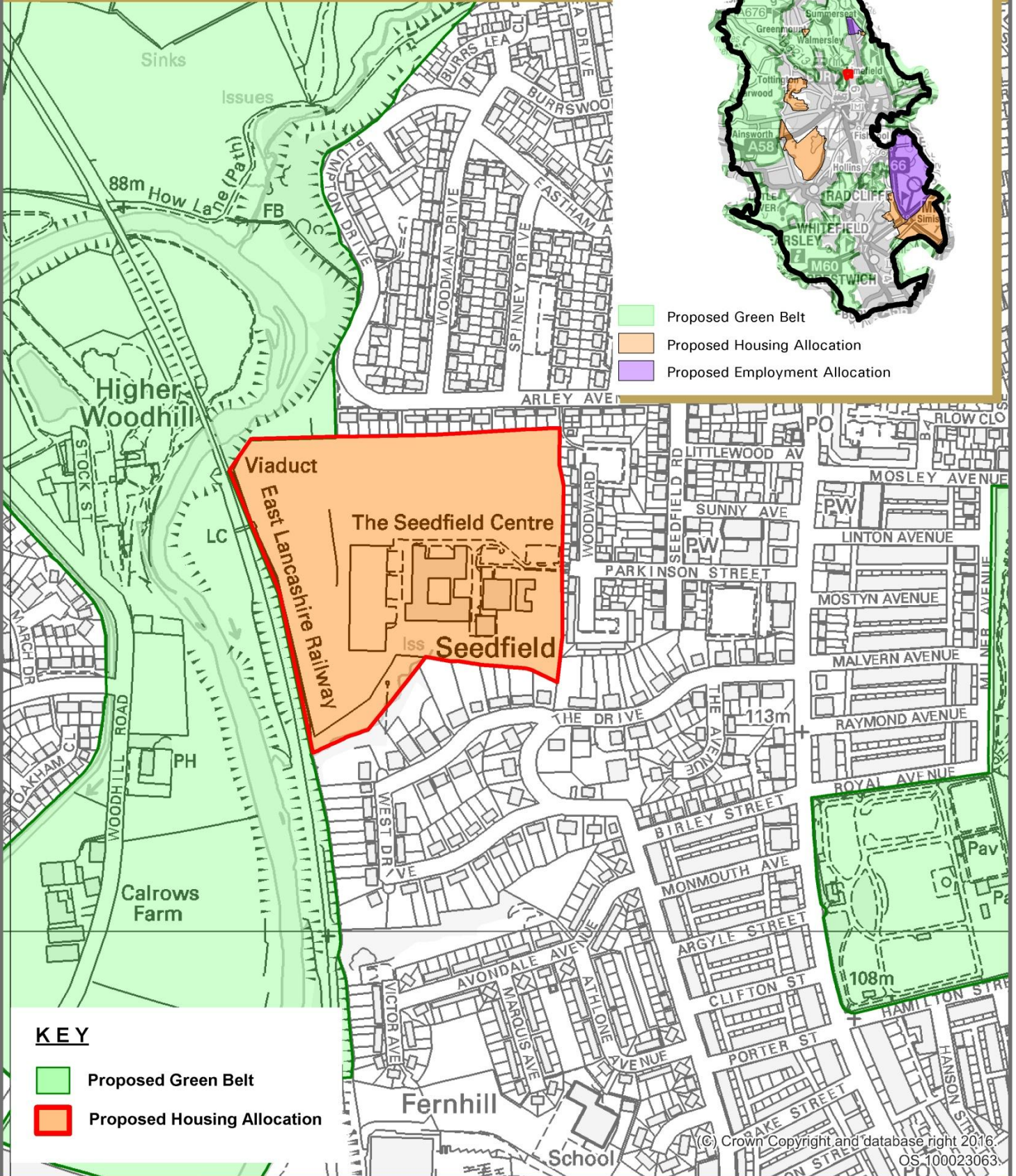


DRAFT GREATER MANCHESTER SPATIAL FRAMEWORK

PROPOSED SITE ALLOCATION : SEEDFIELD



WHAT DOES THE DRAFT GMSF PROPOSE FOR SEEDFIELD?

OA5 Seedfield

This site is surrounded on three sides by existing residential development in the Seedfield area of Bury and has recently been used as a training centre. Around 50% of the developable area of the site contains buildings and hard standing associated with the training centre with the remainder used as playing fields. The site is considered to have the potential to accommodate 135 new homes.

The development of the site will need to:

1. Make provision for affordable housing in line with local planning policy requirements;
2. Provide a mix of housing across the site to diversify the type of accommodation in the Seedfield area;
3. Make provision for recreation to meet the needs of the prospective residents in accordance with locally-derived standards;
4. Secure and bring into use suitable replacement sports facilities to satisfy national planning policy requirements;
5. Make provision for additional capacity at existing schools in the area to meet additional demand;
6. Make necessary improvements to local highway infrastructure to facilitate appropriate access to the site and incorporate enhancements to public transport, pedestrian and cycle routes in the area;
7. Link in with residential areas adjoining the site and improve access to Burrs Country Park;
8. Retain, enhance the wildlife corridor and green infrastructure elements to the west and south of the site and introduce appropriate mitigation measures; and
9. 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

The site provides an opportunity to deliver a new community that is well-connected to the existing urban area, is less than 2 kilometres from Bury town centre and is situated within easy reach of a range of leisure attractions. The attractive setting of the development will be further strengthened by improvements to transport infrastructure to help increase accessibility on foot or by cycle from west to east in this part of the Borough, particularly from and to the expanding leisure attractions of Burrs Country Park.

A large part of the site is previously-developed. The existing buildings are occupied but are likely to be vacated in the short-term. Replacement and accessible sports pitch provision of an equivalent or better quantity and quality must be laid out and usable prior to the commencement of development at Seedfield. Demand on school places will result from the development and therefore investment existing schools will be expected.

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**.