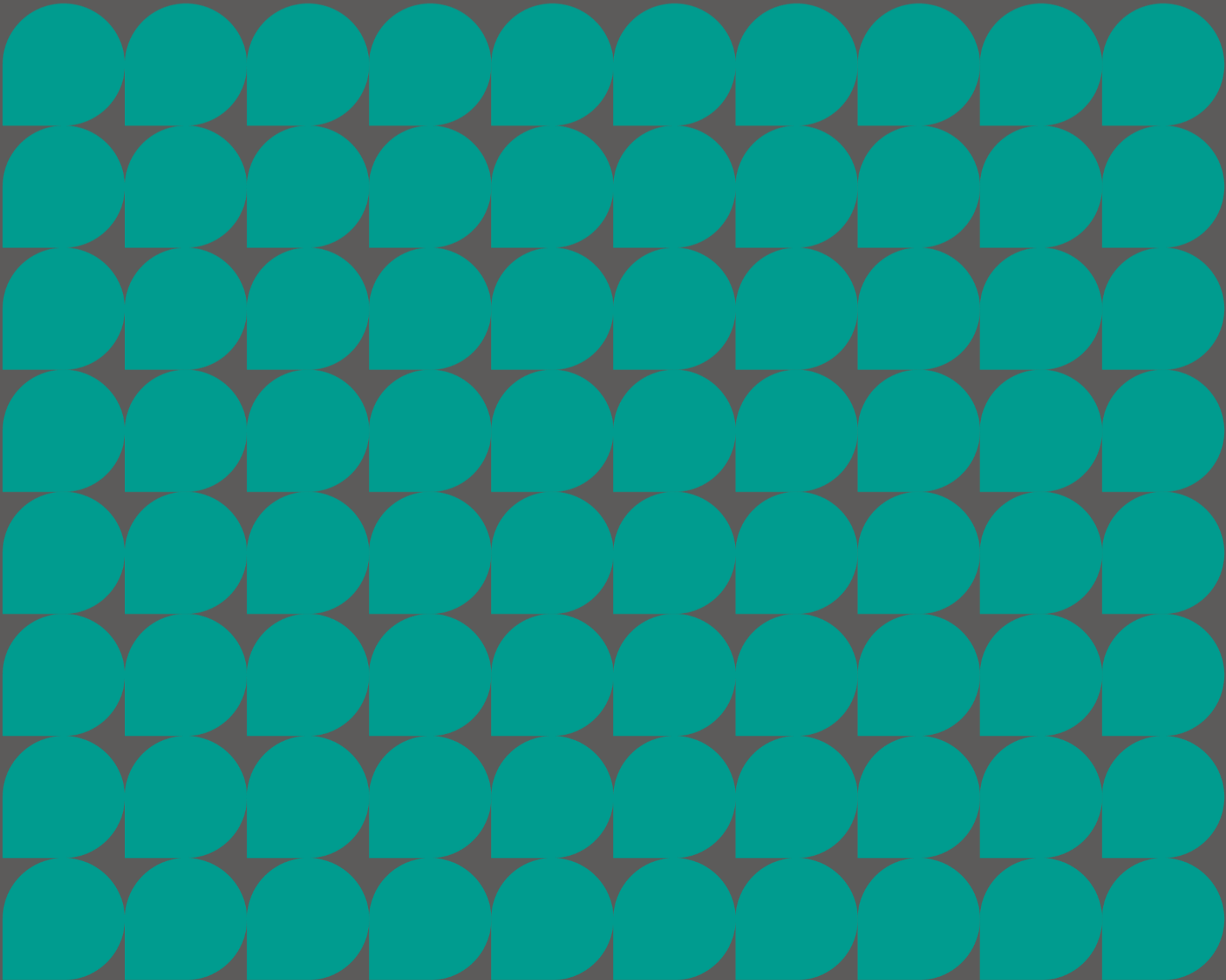


Places for Everyone

Allocations: Cross Boundary Northern
Gateway Issues Summary

February 2022



Chapter 11 – Allocations: Cross Boundary Strategic Allocations

A summary of the issues raised in relation to the policies within PfE 2021 Chapter 11 Site Allocations (Cross Boundary) and the relevant respondents to PfE 2021 is set out below:

PfE 2021 Policy JP Allocation 1.1 Heywood / Pilsworth (Northern Gateway)

Row	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
	Principle (incl. scale and distribution)		
JPA1.1_JPA1.1.2	Large scale of site is a concern as it has potential to give rise to traffic impacts due to it being close to motorways.	No change necessary. The Transport Locality Assessments for JPA1.1 (Heywood/Pilsworth) [09.01.07] and [09.01.17] assess and evaluate the impact of the PfE proposals on the transport network.	David Bentley Jane Wagner
JPA1.1_JPA1.1.4	Pilsworth landfill – include within developable area/unsuitable for development but could be a country park/should remain rural.	No change necessary. The former Pilsworth landfill site does not form part of the proposed JPA1.1 allocation. This site is unsuitable for development and, as a result, it is not proposed to include this within the site allocation and remove from the Green Belt.	Northern Gateway Development Vehicle LLP
JPA1.1_JPA1.1.5	Support – Highly accessible and sustainable location for growth.	Support noted.	Neil Lewis Northern Gateway Development Vehicle LLP
JPA1.1_JPA1.1.6	Object to scale of the allocation; Heywood and Pilsworth (Northern Gateway) represents a huge incursion into the Green Belt and a gross scale of development which will have significant detrimental impact on the local community, ecological networks, the environment and the road network.	No change necessary. In line with NPPF, the Plan seeks to promote the development of brownfield land within the urban area and to use land efficiently. By working together the nine districts have been able to maximise the supply of the brownfield land at the core of the conurbation and limit the extent of Green Belt release. Chapter 4 (4.1 - 4.23) summarises the PfE Spatial Strategy which seeks to boost the competitiveness of the Northern Areas. The approach to growth and spatial distribution is set out in the Growth and Spatial Options Paper [02.01.10] . A critical part of this includes the identification of a strategic employment site at Heywood/Pilsworth (JPA1.1).	David Bentley Stephen Cluer The Friends of Bury Folk Save Greater Manchesters Green Belt (SGMGB)

Row	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
JPA1.1_JPA1.1.7	The Plan and policy do not give assurances to the public about the siting and form of development,	No change necessary. PfE is seeking to allocate the Heywood Pilsworth site (JPA1.1) for employment-led development. It is too early in the process to consider the siting and form of development. However, an illustrative development framework has been produced for the Heywood Pilsworth site [10.01.01] which gives an indication as to the potential extent of development on the site.	Stephen Cluer The Friends of Bury Folk Save Greater Manchesters Green Belt (SGMGB)
JPA1.1_JPA1.1.8	Scale back the development to be more sympathetic with the local area and retain more natural green space. Keep the two allocations JPA 1.1 and JPA 1.2 clearly separated	No change necessary. Chapter 4 (4.1 - 4.23) of the Plan summarises the PfE Spatial Strategy which seeks to boost the competitiveness of the Northern Areas. The approach to growth and spatial distribution is set out in the Growth and Spatial Options Paper [02.01.10] . A critical part of this includes the identification of a strategic employment site at Heywood/Pilsworth (JPA1.1). JPA1.1 and 1.2 are clearly separated by the M62 and a significant area of retained Green Belt.	The Friends of Bury Folk Jane Lester
JPA1.1_JPA1.1.9	Covid, Brexit and the Greater Manchester clean air charge will all negatively affect demand for industrial units in the area. I think these plans are unjustified.	No change necessary. As detailed in Chapters 1, 6 and 7 of the PfE Plan, two assessments of the potential impacts of Covid-19 and Brexit on the economy were carried out, initially in 2020 and again in 2021. Both assessments concluded that there was insufficient evidence to amend the assumptions underpinning the PfE Plan. For further information see COVID-19 and Places for Everyone Growth Options [05.01.03] .	Lindsay Earnshaw
JPA1.1_JPA1.1.10	Strongly support the continued allocation of the site within Policy JP Allocation 1.1 Heywood / Pilsworth (Northern Gateway). The proposed development will deliver significant benefits to	Support noted.	Northern Gateway Development Vehicle LLP

Row	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
	the local area and to Greater Manchester as a whole		
JPA1.1_JPA1.1.11	Objection to principle of allocation and removal of site from Green Belt	No change necessary. Chapter 4 (4.1 - 4.23) of the Plan summarises the PfE Spatial Strategy which seeks to boost the competitiveness of the Northern Areas. The approach to growth and spatial distribution is set out in the Growth and Spatial Options Paper [02.01.10] . A critical part of this includes the identification of a strategic employment site at Heywood/Pilsworth (JPA1.1). The PfE Plan sets out a very clear preference of using previously developed (brownfield) land and vacant buildings to meet development needs in line with NPPF. However, given the scale of development required to meet the objectives of the Plan, a limited amount of development is identified on land outside of the urban area on greenfield and/or Green Belt land. The details of the employment land needs and supply can be found in the Employment Topic Paper [05.01.04] , the details of the housing land needs and supply can be found in the Housing Topic Paper [06.01.03] . Further details in relation to the strategic case for releasing Green Belt can be found in the Green Belt Topic Paper [07.01.25]	See Appendix
JPA1.1_JPA1.1.12	Object to scale of proposed development and subsequent disproportionate loss of green space compared to rest of region.	No change necessary. The PfE Plan sets out a very clear preference of using previously developed (brownfield) land and vacant buildings to meet development needs in line with NPPF. However, given the scale of development required to meet the objectives of the Plan, a limited amount of development is identified on land outside of the urban area on greenfield and/or Green Belt land. The details of the employment land needs and supply can be found in the Employment Topic Paper [05.01.04] , the details of the	Ian Taylor

Row	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
		housing land needs and supply can be found in the Housing Topic Paper [06.01.03] . Further details in relation to the strategic case for releasing Green Belt can be found in the Green Belt Topic Paper [07.01.25]	
JPA1.1_JPA1.1.13	In respect of the two Northern Gateway sites there are doubts as to how quickly the site can come forward and deliver a total of 2,750 houses and 700,000 sqm employment floorspace within the plan period to 2037 due to need to deliver infrastructure first	No change necessary. Section 27 of the JPA1.1 (Heywood Pilsworth) Topic Paper [10.01.54] sets out the anticipated phasing of development on the site.	Landowners of Holme Valley
JPA1.1_JPA1.1.14	Support for the principle and the wording of the allocation	Support noted.	Historic England
JPA1.1_JPA1.1.176	Concerns regarding the site's suitability and deliverability to accommodate housing development, which based on the draft Development Framework Plan would clearly result in the development of a small residential area that is isolated from and poorly connected to other residential areas and from any wider development.	No change necessary. The proposed residential development at Castle Road is considered to be suitable.	Hollins Strategic Land
	Housing (incl. affordable housing)		
JPA1.1_JPA1.1.15	Will be expensive executive homes. Affordable home prices will not be affordable.	No change necessary. The ambition for the site has always been to maximise the potential for the delivery of affordable housing (in line with local affordable housing policy requirements). As summarised in the JPA1.1 (Heywood/Pilsworth) Topic Paper [10.01.54] an affordable housing contribution of 25% has been shown to be deliverable. Development proposals on this site would be subject to further viability assessment(s) at the detailed	Helen Roberts Greater Manchester Housing Providers

Row	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
		application stage, taking into account policy requirements in place at that time.	
JPA1.1_JPA1.1.16	Support – land is available for development. More housing needed closer to the planned jobs.	Support noted.	Neil Lewis
JPA1.1_JPA1.1.17	The latest data should be used to calculate housing need as the housing requirement is overestimated by out-of-date data.	No change necessary. The starting point for housing targets is the Government's standard methodology for calculating Local Housing Needs (LHN). This is designed to provide local authorities with a clear and consistent understanding of the number of new homes needed in an area.	David Bentley Juliet Eastham Matthew Oxley John Roberts
JPA1.1_JPA1.1.18	Housing need must be re-assessed using the latest (2018) ONS population predictions and housing figures/employment projections should take into account the effect of Covid on work patterns and Brexit, especially with the increase in working from home and the number of jobs lost from the retail sector.	No change necessary. The starting point for housing targets is the Government's standard methodology for calculating Local Housing Needs (LHN). This is designed to provide local authorities with a clear and consistent understanding of the number of new homes needed in an area. As detailed in Chapters 1, 6 and 7 of the PfE Plan, two assessments of the potential impacts of Covid-19 and Brexit on the economy were carried out, initially in 2020 and again in 2021. Both assessments concluded that there was insufficient evidence to amend the assumptions underpinning the PfE Plan. For further information see COVID-19 and Places for Everyone Growth Options [05.01.03] . Unlike for housing need, there is no standard methodology for calculating employment land need. However, as detailed in the paper Employment Land Needs in Greater Manchester [05.01.02] the approach adopted is considered to be a robust, widely accepted methodology.	See Appendix
JPA1.1_JPA1.1.19	There is no indication of how delivery targets will be maintained. A strategy to guarantee housing delivery rates must be provided.	No change necessary. Section 27 of the JPA1.1 (Heywood Pilsworth) Topic Paper [10.01.54] sets out the anticipated phasing of development on the site.	See Appendix

Row	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
JPA1.1_JPA1.1.20	Build low cost, housing near the low income jobs on near the industrial estates instead of making already low income families having to travel miles and adding additional pollution.	No change necessary. A key aim of the plan's strategy is to rebalance the Greater Manchester economy and significantly boost economic output from the north. A critical part of this includes the identification of a strategic employment site at Heywood/Pilsworth (JPA1.1). This approach will create a more balanced distribution of jobs across Greater Manchester.	Le-Anne Bradbury
JPA1.1_JPA1.1.21	The Housing Need Assessment was carried out by Arc4, who were supposed to carry out a non-biased survey of housing need. However, they have a partnership with Greater Manchester Housing Partnership, an organisation of housing associations, including Six Town Housing in Bury. The assessment was therefore not impartial.	No change necessary. Bury's HNDA is considered to be robust and credible evidence of the needs and demands for housing in Bury.	Juliet Eastham
JPA1.1_JPA1.1.22	The viability of this site is noted to have been calculated with a 25% contribution towards affordable housing in Bury and at 7.5% of GDV in Rochdale. However, because the PfE Plan does not specify the conditions for delivering affordable housing throughout the Plan, it is uncertain whether these figures are based on correct and reasonable assumptions.	No change necessary. The figures for affordable housing are based on the adopted policies within Bury and Rochdale.	Juliet Eastham
JPA1.1_JPA1.1.23	Build rates will not be met and are unrealistic	No change necessary. Section 27 of the JPA1.1 (Heywood Pilsworth) Topic Paper [10.01.54] sets out the anticipated phasing of development on the site.	Juliet Eastham
JPA1.1_JPA1.1.24	Government guidance is clear that standard housing methodology is just a starting point and can be changed in exceptional circumstances – this has not been thoroughly explored	No change necessary. The starting point for housing targets is the Government's standard methodology for calculating Local Housing Needs (LHN). This is designed to provide local	Juliet Eastham

Row	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
		authorities with a clear and consistent understanding of the number of new homes needed in an area.	
JPA1.1_JPA1.1.25	There is no detail on the quantity of each type of housing, the amount of affordable housing or the impact of such housing on social services, schools hospitals etc.	No change necessary. Policy JPA1.1 states that any proposals for this allocation must be in accordance with a comprehensive masterplan relating to the area to come forward in the plan period that has been previously approved by the LPA(s). It shall include a clear phasing strategy as part of an integrated approach to the delivery of infrastructure to support the scale of the whole development in line with Policy JP-D1 'Infrastructure Implementation'. A number of other policies in the Plan provide a sufficient policy framework to address this matter by requiring new development to be supported by the necessary infrastructure. The Plan needs to be read as a whole, therefore no change is considered necessary.	Helen Roberts D W And J Tandy John Roberts
JPA1.1_JPA1.1.26	Support for use of land at Castle Road for housing allocation of around 200 dwellings.	Support noted.	A & P Massey
JPA1.1_JPA1.1.27	The development will impact upon house prices and will not provide any compensation for this to existing residents.	No change necessary. The potential impact of the proposal on house prices is not a consideration in determining the suitability of the proposed JPA1.1 allocation at Heywood/Pilsworth.	Ian Taylor Angela Taylor
JPA1.1_JPA1.1.28	Concern that elsewhere in PfE there are clear statements and objectives for mixed tenure new housing development in economic growth areas however this is not reflected in the Northern Gateway vision	No change necessary. Policy JPA1.1 (Heywood/Pilsworth) is a cross-boundary allocation that falls within Bury and Rochdale boroughs. The Policy specifies that affordable housing will be required in accordance with local planning policy requirements. It does not specify the tenure split as there are different requirements within each district based on the adopted policies within Bury and Rochdale.	Greater Manchester Housing Providers
JPA1.1_JPA1.1.29	Concern that while there is reference to custom build/self-build housing, there is a lack of detail	No change necessary. There is a statutory duty to grant sufficient permissions for enough serviced plots to meet the	Greater Manchester Housing Providers

Row	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
	on scale and how this is proposed to be delivered.	needs for custom/self-build homes in the area and the allocation should contribute towards meeting this need.	
JPA1.1_JPA1.1.30	The assessment of housing and employment need (option 2) is politically motivated and divorced from actual housing and employment needs.	No change necessary. The starting point for housing targets is the Government's standard methodology for calculating Local Housing Needs (LHN). This is designed to provide local authorities with a clear and consistent understanding of the number of new homes needed in an area. Unlike for housing need, there is no standard methodology for calculating employment land need. However, as detailed in the paper Employment Land Needs in Greater Manchester [05.01.02] the approach adopted is considered to be a robust, widely accepted methodology.	David Bentley
JPA1.1_JPA1.1.31	The site and residential allocation at Castle Road is deliverable, suitable and available.	Noted.	Countryside Properties (UK) Ltd
JPA1.1_JPA1.1.32	Support: the allocation of 200 residential dwellings would generate several economic benefits.	Support noted.	Countryside Properties (UK) Ltd
	Employment		
JPA1.1_JPA1.1.33	More detail required on jobs created, investors.	No change necessary. PfE is seeking to allocate the Heywood Pilsworth site (JPA1.1) for employment-led development. It is too early in the process to consider the specific businesses and types of jobs that could be accommodated on the site. Nevertheless, the site promoter has prepared a study highlighting the economic benefits of the proposal [10.01.10] which indicates that the site has the potential to generate around 20,000 new jobs.	David McLaughlin
JPA1.1_JPA1.1.34	Support – Provides significant employment opportunities and new impetus for regeneration.	Support noted.	Neil Lewis Middleton SC Limited
JPA1.1_JPA1.1.1	Disproportionate distribution of employment land.	No change necessary. A key aim of the plan's strategy is to rebalance the Greater Manchester economy and significantly	Angela Taylor

Row	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
		boost economic output from the north. A critical part of this includes the identification of a strategic employment site at Heywood/Pilsworth (JPA1.1).	
JPA1.1_JPA1.1.3	No need when existing estates in area are below capacity.	No change necessary. A key aim of the plan's strategy is to rebalance the Greater Manchester economy and significantly boost economic output from the north. A critical part of this includes the identification of a strategic employment site at Heywood/Pilsworth (JPA1.1).	Jane Wagner
JPA1.1_JPA1.1.35	The proposed employment numbers have not been justified, warehousing is predominantly automated and does not require much manpower, therefore the specified number of homes is not required.	No change necessary. The site promoter has prepared a study highlighting the economic benefits of the proposal [10.01.10] which indicates that the site has the potential to generate around 20,000 new jobs.	John Roberts
JPA1.1_JPA1.1.36	Major partners for employment provision should be identified. The original GMSF plan had potential partners, but it is now understood that these partners have since moved elsewhere. The whole basis of this plan is therefore flawed	No change necessary. PfE is seeking to allocate the Heywood Pilsworth site (JPA1.1) for employment-led development. It is too early in the process to consider the specific businesses and types of jobs that could be accommodated on the site. 'Potential partners' have never been identified in previous versions of the GMSF.	See Appendix
JPA1.1_JPA1.1.37	Although it is clearly appropriate that facilities and services to meet immediate day to day needs of residents of these new areas are provided as part of the development, these should be of an appropriate scale with the expectation that wider retail and service needs of new residents are met by the existing hierarchy of centres. This should be made clear either in the policy or supporting text so that the Local Centre and other facilities brought forward	No change necessary. Policy JPA1.1 (Heywood/Pilsworth) states that development on this site will be required to incorporate an appropriate range of supporting and ancillary services and facilities. As such these will need to be of a scale that is purely ancillary to the wider development.	Middleton SC Limited (Owners of the Middleton Shopping Centre, Middleton)

Row	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
	as part of these allocations do not harm the vitality and viability of existing town centres.		
JPA1.1_JPA1.1.38	Support - if appropriately developed, these allocations have the potential to help support the revitalisation of existing centres such as Middleton through the new residents and jobs brought to the area.	Support noted.	Middleton SC Limited (Owners of the Middleton Shopping Centre, Middleton)
JPA1.1_JPA1.1.39	The plan states unrealistic employment figures as a result of building more industrial units, even through the existing site in this particular area is not, and has never been at 100% occupation since these plans began. The suggested employment figures appears to be based on some acceptable formulation rather than taking a more realistic view. The majority of large industrial units these days are more automated business that attract minimal employment opportunities and often low paid.	No change necessary. Unlike for housing need, there is no standard methodology for calculating employment land need. However, as detailed in the paper Employment Land Needs in Greater Manchester [05.01.02] the approach adopted is considered to be a robust, widely accepted methodology.	Le-Anne Bradbury John Roberts
JPA1.1_JPA1.1.40	We have so many vacant industrial units in the Greater Manchester area. These should all be filled before we build more.	No change necessary. A key aim of the plan's strategy is to rebalance the Greater Manchester economy and significantly boost economic output from the north. A critical part of this includes the identification of a strategic employment site at Heywood/Pilsworth (JPA1.1).	Lindsay Earnshaw
JPA1.1_JPA1.1.41	Would request that a strategic study is carried out into the total requirements of the Greater Manchester region for such facilities and that no further development of this type is permitted until future needs are clearly established and unless those already granted planning permission will reach capacity before 2037	No change necessary. Unlike for housing need, there is no standard methodology for calculating employment land need. However, as detailed in the paper Employment Land Needs in Greater Manchester [05.01.02] the approach adopted is considered to be a robust, widely accepted methodology.	Greater Manchester Bird Recording Group

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JPA1.1_JPA1.1.42	The additional warehousing and housing exceeds the governments predicted requirements of the area	No change necessary. The starting point for housing targets is the Government's standard methodology for calculating Local Housing Needs (LHN). This is designed to provide local authorities with a clear and consistent understanding of the number of new homes needed in an area. Unlike for housing need, there is no standard methodology for calculating employment land need. However, as detailed in the paper Employment Land Needs in Greater Manchester [05.01.02] the approach adopted is considered to be a robust, widely accepted methodology.	Tracy Raftery
JPA1.1_JPA1.1.43	Not sound as warehousing already comprises a disproportionate share of Oldham's and Rochdale's economies, accounting for around a quarter of all the warehousing space in Greater Manchester. The North-East Growth Corridor would further exacerbate this imbalance.	No change necessary. A critical part of this includes the identification of a strategic employment site at Heywood/Pilsworth (JPA1.1). The proposal for the Heywood/Pilsworth site is not a purely warehousing development. The site is also proposed for industrial development, including the incorporation of an Advanced Manufacturing Park.	Save Royton's Greenbelt Community Group
JPA1.1_JPA1.1.44	Note on Employment Land needs in Greater Manchester (February 2020) concludes that due to the decline of manufacturing the requirement for new industrial and warehousing floor space is largely driven by the demand for storage and distribution facilities. However, compounded GVA growth for storage and distribution between 2004 and 2018 has seen slower growth than that of the overall economy in Greater Manchester (7 percent compared to 20 percent). This economic model will not deliver the "significant increase in economic growth" as promised by Policy JP-	No change necessary. A key aim of the plan's strategy is to rebalance the Greater Manchester economy and significantly boost economic output from the north. A critical part of this includes the identification of a strategic employment site at Heywood/Pilsworth (JPA1.1). Unlike for housing need, there is no standard methodology for calculating employment land need. However, as detailed in the paper Employment Land Needs in Greater Manchester [05.01.02] the approach adopted is considered to be a robust, widely accepted methodology.	Save Royton's Greenbelt Community Group

Row	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
	Strat 6, nor will it deliver a “better distribution of growth across Greater Manchester” in line with Policy JP-J 1 (G7). The GMCA’s own data shows that a better distribution of economic growth would be delivered by diversifying industry, not by doubling down on more of the same. As it stands, PfE will oversee a widening of the wealth gap between the North and South of the conurbation.		
JPA1.1_JPA1.1.45	The supply of such a large quantity of floor space (over 1 million sqm over the course of the plan and potentially 2 million sqm beyond the lifespan of the plan) in such a confined area is also a sub-optimal use of employment space. Storage and distribution facilities have a GEA employment density (sqm per FTE job) of almost double general industrial, and both compare unfavourably to the densities of office jobs. The low employment densities and low GVA of warehousing will lead to low levels of job creation (compared to employment zones of similar GM10GEA) and low wealth creation (in comparison to the rest of the plan area).	No change necessary. The proposal for the Heywood/Pilsworth site is not a purely warehousing development. The site is also proposed for industrial development, including the incorporation of an Advanced Manufacturing Park.	Save Royton's Greenbelt Community Group
JPA1.1_JPA1.1.46	Storage and distribution is extremely susceptible to automation. In its employment land projections, PfE bases its projections on the assumption that the employment density of warehousing will not change, which is unlikely.	No change necessary. Unlike for housing need, there is no standard methodology for calculating employment land need. However, as detailed in the paper Employment Land Needs in Greater Manchester [05.01.02] the approach adopted is considered to be a robust, widely accepted methodology. The proposal for the Heywood/Pilsworth site is not a purely warehousing development. The site is also proposed for	Save Royton's Greenbelt Community Group

Row	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
		industrial development, including the incorporation of an Advanced Manufacturing Park.	
JPA1.1_JPA1.1.47	A number of sites already compete for similar business. There will be two industrial sites within close proximity of each other (one adjacent to M62 and one in Heywood). The current industrial site in Bury is half empty therefore we will just be left with empty premises again and this site is not needed.	No change necessary. A key aim of the plan's strategy is to rebalance the Greater Manchester economy and significantly boost economic output from the north. A critical part of this includes the identification of a strategic employment site at Heywood/Pilsworth (JPA1.1).	Jane And Malcolm Wagner Thornham St John's Neighbourhood Forum
JPA1.1_JPA1.1.48	The expansion of warehousing activities in Bury, with the consequent increase in HGV movement (also inconsistent with Bury Councils declaration of a climate emergency and its commitment to achieve carbon neutrality by 2038) demonstrates a failure to consider environmental consequences or sustainability with regard to carbon emissions/carbon neutrality, particularly in respect of both the Climate Change Act and Clean Air Act.	No change necessary. The Integrated Appraisal (IA) Scoping Report [02.01.01] notes that the declaration of climate emergencies by GMCA and the 10 local authorities was the most significant shift since the previous update to the Scoping Report. The IA objectives and criteria particularly related to climate emergency were carefully considered to establish whether there has been a material change requiring an amendment. As a result of the update, it is concluded that no additions or changes are required to the IA at this stage. The PfE Plan sets out a very clear preference of using previously developed (brownfield) land and vacant buildings to meet development needs in line with NPPF. However, given the scale of development required to meet the objectives of the Plan, a limited amount of development is identified on land outside of the urban area on greenfield and/or Green Belt land. The details of the employment land needs and supply can be found in the Employment Topic Paper [05.01.04] , the details of the housing land needs and supply can be found in the Housing Topic Paper [06.01.03] . Further details in relation to the strategic case for releasing	Susan Sollazzi CPRE Helen Roberts

Row	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
		Green Belt can be found in the Green Belt Topic Paper [07.01.25] .	
JPA1.1_JPA1.1.49	Employment is proposed in the east of the town, but the proposed housing plan is mainly for the west of the town, creating even more traffic through Bury centre, should these jobs actually materialise.	<p>No change necessary. The proposed employment site at the Northern Gateway (Heywood/Pilsworth) (JPA1.1) is a site of sub-regional significance in terms of helping to fulfil the plan's objective to create a more balanced economy across Greater Manchester by increasing economic output from the north of the conurbation. As such, the location of housing in relation to the Northern Gateway site should not simply be looked at in the context of Bury.</p> <p>The Local Authorities and TfGM have a clear policy direction and major programme of investment in sustainable transport which is expected to transform travel patterns in GM and help achieve our "Right Mix" vision of no net increase in motor-vehicle traffic by 2040. Our transport strategy is set out in the GM Transport Strategy 2040 [09.01.01] and GM Transport Strategy Our Five Year Delivery Plan 2021-2026 [09.01.02].</p>	D W And J Tandy Patricia Cooke
JPA1.1_JPA1.1.178	There needs to be high quality jobs for people in Greater Manchester	No change necessary. A key aim of the plan's strategy is to rebalance the Greater Manchester economy and significantly boost economic output from the north. Part of this includes the identification of strategic employment sites (such as the Northern Gateway) which will provide accessible jobs across the sub-region and reduce the need to commute longer distances to access work.	Bury Liberal Democrat Council Group
JPA1.1_JPA1.1.179	We should focus employment in existing town and city centres with good public transport links. Bury's towns could make a strong case for better employment opportunities, particularly around higher quality provision of offices or for small and start up businesses.	No change necessary. A key aim of the plan's strategy is to rebalance the Greater Manchester economy and significantly boost economic output from the north. A critical part of this includes the identification of a strategic employment site at Heywood/Pilsworth (JPA1.1).	Bury Liberal Democrat Council Group

Row	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
		Whilst it is recognised that town centres have an important role to play in accommodating employment uses (particularly office development), they are generally not suited to industrial and warehousing uses – particularly at the scale needed.	
JPA1.1_JPA1.1.180	The employment opportunities proposed mainly planned for Manchester and Salford and with only low paid warehouse type jobs available in Bury	No change necessary. A key aim of the plan's strategy is to rebalance the Greater Manchester economy and significantly boost economic output from the north. Part of this includes the identification of strategic employment sites (such as the Northern Gateway) which will provide accessible jobs across the sub-region and reduce the need to commute longer distances to access work. The proposed employment-led development at Heywood/Pilsworth (Policy JPA1.1) includes provision for industrial and warehousing uses. The Policy specifies that this development should comprise a mix of high quality employment premises in an attractive business park setting in order to appeal to a wide range of business sectors including the development of an Advanced Manufacturing Park. It is anticipated that this will generate high quality employment opportunities.	Ann Collins
JPA1.1_JPA1.1.181	The plan is based on providing 20,000 new jobs between Bury and Rochdale. Those in Bury would be based in the East of the town, but the proposed housing plan is mainly for the West of the town, creating even more traffic through Bury centre.	No change necessary. The proposed strategic allocations have been chosen following a robust site selection exercise - see site selection material within the evidence base.	D W And J Tandy
	Green Belt		
JPA1.1_JPA1.1.50	Release of Green Belt disproportionate in this area of the Borough and compared to other districts.	No change necessary. Bury covers a total area of 9,954 hectares and, of this, 5,927 hectares (59.5%) is currently designated as Green Belt. This is currently the second	Lisa Dysch

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		<p>highest proportion of Green Belt coverage of any of the nine participating Greater Manchester districts and significantly higher than the average across the nine districts which currently stands at 46.7% Green Belt coverage.</p> <p>The proposals in PfE to reduce this by 519 hectares would mean that 5,408 hectares would remain as Green Belt land. This would mean that 54.3% of the borough would remain Green Belt land. This would be the third highest of the nine participating districts, behind only Rochdale and Wigan. This is higher than the total of 45.2% across the PfE plan area and Bury would remain as only one of four districts that had over half of their borough's designated as Green Belt.</p>	
JPA1.1_JPA1.1.51	Will result in the merging of towns and urban sprawl.	<p>No change necessary. The PfE Plan sets out a very clear preference of using previously developed (brownfield) land and vacant buildings to meet development needs in line with NPPF. However, given the scale of development required to meet the objectives of the Plan, a limited amount of development is identified on land outside of the urban area on greenfield and/or Green Belt land. The details of the employment land needs and supply can be found in the Employment Topic Paper [05.01.04], the details of the housing land needs and supply can be found in the Housing Topic Paper [06.01.03]. Further details in relation to the strategic case for releasing Green Belt can be found in the Green Belt Topic Paper [07.01.25].</p>	<p>Louise Davenport Anne McNally Juliet Eastham Helen Skidmore SGMGB Stephen Cluer Angela Taylor</p>
JPA1.1_JPA1.1.52	Opposition to development on Green Belt, citing a lack of exceptional circumstances to amend the boundaries and a desire to preserve the existing green belt.	<p>No change necessary. The PfE Plan sets out a very clear preference of using previously developed (brownfield) land and vacant buildings to meet development needs in line with NPPF. However, given the scale of development required to meet the objectives of the Plan, a limited amount of</p>	See Appendix

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		development is identified on land outside of the urban area on greenfield and/or Green Belt land. The details of the employment land needs and supply can be found in the Employment Topic Paper [05.01.04] , the details of the housing land needs and supply can be found in the Housing Topic Paper [06.01.03] . Further details in relation to the strategic case for releasing Green Belt can be found in the Green Belt Topic Paper [07.01.25] .	
JPA1.1_JPA1.1.53	Concern that the allocation will cause merging of towns - and to prevent this is the reasoning behind allocating land as Green Belt in the first place.	No change necessary. The PfE Plan sets out a very clear preference of using previously developed (brownfield) land and vacant buildings to meet development needs in line with NPPF. However, given the scale of development required to meet the objectives of the Plan, a limited amount of development is identified on land outside of the urban area on greenfield and/or Green Belt land. The details of the employment land needs and supply can be found in the Employment Topic Paper [05.01.04] , the details of the housing land needs and supply can be found in the Housing Topic Paper [06.01.03] . Further details in relation to the strategic case for releasing Green Belt can be found in the Green Belt Topic Paper [07.01.25] .	SGMGB Stephen Cluer
JPA1.1_JPA1.1.54	This plan provides no provision to address the pollution the destruction of the greenbelt/green lungs of Manchester that are already working hard to absorb the pollution we are already battling. Destroying the fields that help neutralise our pollution and replacing them with more pollution buildings services by polluting vehicles will only have a further negative impact.	No change necessary. Climate change is a key theme running throughout PfE and it is only through a combination of actions that it can be properly addressed. This includes measures to support improvements in air quality	Le-Anne Bradbury

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	Fining diesel vehicles does not make a house or industrial building more environmentally friendly.		
JPA1.1_JPA1.1.55	Replacement Green Belt is not sufficient and is re-labelling of parks, gardens and grazing land or unusable space originally missed off. It is an attempt to mislead the public. Use true figures rather than net loss. This is not in accordance with national policy	No changes necessary, details in relation to the strategic case for releasing Green Belt can be found in the Green Belt Topic Paper [07.01.25] .	Le-Anne Bradbury Juliet Eastham Sandra Radcliffe
JPA1.1_JPA1.1.56	Make policy that no greenbelt will be re labelled until all brownfield is exhausted. A review mechanism should be built in to only include greenbelt at a later stage if proven necessary	No change necessary. National planning policy does not support an explicit 'brownfield first' approach but PfE does propose a 'brownfield preference' policy, to help bring forward brownfield sites as early as possible in the plan period.	Le-Anne Bradbury Juliet Eastham
JPA1.1_JPA1.1.57	Green Belt: Unsound on the grounds that by cutting through a swathe of green space it will not be consistent with NPPF Section 13 Items 137 and 138. In particular items 138a, 138b, 138c resulting in the loss of separation between villages.	No change necessary. The PfE Plan sets out a very clear preference of using previously developed (brownfield) land and vacant buildings to meet development needs in line with NPPF. However, given the scale of development required to meet the objectives of the Plan, a limited amount of development is identified on land outside of the urban area on greenfield and/or Green Belt land. The details of the employment land needs and supply can be found in the Employment Topic Paper [05.01.04] , the details of the housing land needs and supply can be found in the Housing Topic Paper [06.01.03] . Further details in relation to the strategic case for releasing Green Belt can be found in the Green Belt Topic Paper [07.01.25] .	The Friends of Bury Folk Juliet Eastham Jane Lester
JPA1.1_JPA1.1.58	Greenbelt is too important to be interfered with	No change necessary. The PfE Plan sets out a very clear preference of using previously developed (brownfield) land and vacant buildings to meet development needs in line with NPPF. However, given the scale of development required to meet the objectives of the Plan, a limited amount of	Ann Guilfoyle

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		development is identified on land outside of the urban area on greenfield and/or Green Belt land. The details of the employment land needs and supply can be found in the Employment Topic Paper [05.01.04] , the details of the housing land needs and supply can be found in the Housing Topic Paper [06.01.03] . Further details in relation to the strategic case for releasing Green Belt can be found in the Green Belt Topic Paper [07.01.25] .	
JPA1.1_JPA1.1.59	Greenfield sites should not be built on as there will be nothing left for future generations.	<p>No change necessary. A large number of previously developed sites suitable for housing are identified in the council's Brownfield Land Register and its Strategic Housing Land Availability Assessment (SHLAA). However, these sites are insufficient to meet Bury's identified need and as such there is a need to identify additional sites.</p> <p>The PfE Plan sets out a very clear preference of using previously developed (brownfield) land and vacant buildings to meet development needs in line with NPPF. However, given the scale of development required to meet the objectives of the Plan, a limited amount of development is identified on land outside of the urban area on greenfield and/or Green Belt land. The details of the employment land needs and supply can be found in the Employment Topic Paper [05.01.04], the details of the housing land needs and supply can be found in the Housing Topic Paper[06.01.03]. Further details in relation to the strategic case for releasing Green Belt can be found in the Green Belt Topic Paper [07.01.25].</p>	Jillian Grisdale
JPA1.1_JPA1.1.60	To prove that exceptional circumstances to justify alteration to greenbelt boundaries exist, the NPPF requires evidence that all other	No change necessary. The PfE Plan sets out a very clear preference of using previously developed (brownfield) land and vacant buildings to meet development needs in line with	<p>Juliet Eastham</p> <p>David Bentley</p> <p>Holly Dennett</p>

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	reasonable options to meet identified need have been considered (NPPF para 141). This must include maximising use of brownfield and underutilised sites and maximising density.	<p>NPPF. However, given the scale of development required to meet the objectives of the Plan, a limited amount of development is identified on land outside of the urban area on greenfield and/or Green Belt land. The details of the employment land needs and supply can be found in the Employment Topic Paper [05.01.04], the details of the housing land needs and supply can be found in the Housing Topic Paper[06.01.03]. Further details in relation to the strategic case for releasing Green Belt can be found in the Green Belt Topic Paper [07.01.25].</p> <p>A large number of previously developed sites suitable for housing are identified in the council's Brownfield Land Register and its Strategic Housing Land Availability Assessment (SHLAA). However, these sites are insufficient to meet Bury's identified need and as such there is a need to identify additional sites.</p>	<p>Natasha Cross</p> <p>Judith Sheppard</p> <p>Gary West</p> <p>Alan Bayfield</p>
JPA1.1_JPA1.1.62	The former GM1.3 Whitefield would result in less harm to the Green Belt than 668.8 hectares proposed to be allocated for development within the Northern Gateway (JPA1). The development of the land to the south of the Birch Industrial Park and to the west (of it (Parcels GM1.1-1 to GM1.1-3) increases the harm to the Green Belt. It results in substantial employment and housing development (circa 200 homes off Castle Road) sprawling westwards disconnecting the Green Belt to the north of this part of the Northern Gateway from that to the south of the M62. In summary terms 450.9	No change necessary. The PfE Plan sets out a very clear preference of using previously developed (brownfield) land and vacant buildings to meet development needs in line with NPPF. However, given the scale of development required to meet the objectives of the Plan, a limited amount of development is identified on land outside of the urban area on greenfield and/or Green Belt land. The details of the employment land needs and supply can be found in the Employment Topic Paper [05.01.04] , the details of the housing land needs and supply can be found in the Housing Topic Paper [06.01.03] . Further details in relation to the strategic case for releasing Green Belt can be found in the Green Belt Topic Paper [07.01.25] .	The Strategic Land Group

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	hectares of land within GM1.1 has a higher harm rating than GM 1.3 Whitefield.		
JPA1.1_JPA1.1.64	The allocation would effectively merge Bury and Rochdale in both a spatial and visual sense.	No change necessary. The PfE Plan sets out a very clear preference of using previously developed (brownfield) land and vacant buildings to meet development needs in line with NPPF. However, given the scale of development required to meet the objectives of the Plan, a limited amount of development is identified on land outside of the urban area on greenfield and/or Green Belt land. The details of the employment land needs and supply can be found in the Employment Topic Paper [05.01.04] , the details of the housing land needs and supply can be found in the Housing Topic Paper [06.01.03] . Further details in relation to the strategic case for releasing Green Belt can be found in the Green Belt Topic Paper [07.01.25] .	CPRE
JPA1.1_JPA1.1.65	Allocating green belt contradicts proposal to protect and enhance natural and historic environments.	No change necessary. Policy JPA1.1 (Heywood/Pilsworth) specifies that development of this proposed allocation will be required to make provision for new, high quality, publicly accessible multi-functional green and blue infrastructure to provide health benefits to workers and residents as well as creating a visually attractive environment and providing linkages to the site's wider drainage strategy in accordance with Policy JP-G 2 'Green Infrastructure Network' and Policy JP-G 8 'Standards for Greener Places'. This should include the integration and enhancement of existing features such as Hollins Brook/Brightly Brook SBI and Whittle Brook. The Policy also requires that development should minimise impacts on and provide net gains for biodiversity assets within the allocation in accordance with Policy JP-G 9 'A Net Enhancement of Biodiversity and Geodiversity.	Ann Yates

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		It also requires the protection and, where appropriate, enhancement of heritage assets and their setting within the allocation and to carry out a detailed assessment and evaluation of known and potential archaeological sites to establish specific requirements for the protection and enhancement of significant heritage assets.	
JPA1.1_JPA1.1.66	Greenbelt allocations in Bury are contrary to a main theme of Greenbelt – NPPF Para 80 “To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.”	No change necessary. The PfE Plan sets out a very clear preference of using previously developed (brownfield) land and vacant buildings to meet development needs in line with NPPF. However, given the scale of development required to meet the objectives of the Plan, a limited amount of development is identified on land outside of the urban area on greenfield and/or Green Belt land. The details of the employment land needs and supply can be found in the Employment Topic Paper [05.01.04] , the details of the housing land needs and supply can be found in the Housing Topic Paper [06.01.03] . Further details in relation to the strategic case for releasing Green Belt can be found in the Green Belt Topic Paper [07.01.25] .	David Bentley
JPA1.1_JPA1.1.67	Supportive of the allocation and principle of Green Belt releases proposed, as whilst there is evidence suggesting that further allocations would be prudent to provide flexibility and robustness in the housing land supply over the plan period, it is our view that it is more important to get a plan in place promptly, given the age of some the existing Local Plans.	Support noted.	Countryside Properties (UK) Ltd
	Brownfield		
JPA1.1_JPA1.1.68	Must use brownfield land within the urban areas before considering greenfield land.	No change necessary.	Jillian Grisdale Helen Skidmore

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		The PfE Plan sets out a very clear preference of using previously developed (brownfield) land and vacant buildings to meet development needs in line with NPPF. However, given the scale of development required to meet the objectives of the Plan, a limited amount of development is identified on land outside of the urban area on greenfield and/or Green Belt land. The details of the housing land needs and supply can be found in the Housing Topic Paper [06.01.03] . Further details in relation to the strategic case for releasing Green Belt can be found in the Green Belt Topic Paper [07.01.25]	Shirley Mitchell
JPA1.1_JPA1.1.69	Developers should be encouraged to use all sites particularly small sites which have become derelict or run down as well as old mills and unused warehousing sites. Residential housing can then be developed in keeping with existing infrastructure and upgrade areas that have become run down. Multiple small brownfield sites should be developed before digging up a green field just because that is easier and cheaper for developers and councils.	No change necessary. The PfE Plan sets out a very clear preference of using previously developed (brownfield) land and vacant buildings to meet development needs in line with NPPF. However, given the scale of development required to meet the objectives of the Plan, a limited amount of development is identified on land outside of the urban area on greenfield and/or Green Belt land. The details of the housing land needs and supply can be found in the Housing Topic Paper [06.01.03] . Further details in relation to the strategic case for releasing Green Belt can be found in the Green Belt Topic Paper [07.01.25]	Jillian Grisdale Sandra Radcliffe
JPA1.1_JPA1.1.70	We have ample Brownfield sites to develop first where infrastructure already exists	No change necessary. The PfE Plan sets out a very clear preference of using previously developed (brownfield) land and vacant buildings to meet development needs in line with NPPF. However, given the scale of development required to meet the objectives of the Plan, a limited amount of development is identified on land outside of the urban area on greenfield	Robert Bennett

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		and/or Green Belt land. The details of the housing land needs and supply can be found in the Housing Topic Paper [06.01.03] . Further details in relation to the strategic case for releasing Green Belt can be found in the Green Belt Topic Paper [07.01.25]	
JPA1.1_JPA1.1.71	Old existing Mills should be re-purposed into housing as has been done in the Northern Quarter in Manchester	No change necessary. The PfE Plan sets out a very clear preference of using previously developed (brownfield) land and vacant buildings to meet development needs in line with NPPF. However, given the scale of development required to meet the objectives of the Plan, a limited amount of development is identified on land outside of the urban area on greenfield and/or Green Belt land. The details of the housing land needs and supply can be found in the Housing Topic Paper [06.01.03] . Further details in relation to the strategic case for releasing Green Belt can be found in the Green Belt Topic Paper [07.01.25]	Robert Bennett
JPA1.1_JPA1.1.72	This council in particular already has enough brownfield sites to meet the housing requirements.	No change necessary. The PfE Plan sets out a very clear preference of using previously developed (brownfield) land and vacant buildings to meet development needs in line with NPPF. However, given the scale of development required to meet the objectives of the Plan, a limited amount of development is identified on land outside of the urban area on greenfield and/or Green Belt land. The details of the housing land needs and supply can be found in the Housing Topic Paper [06.01.03] . Further details in relation to the strategic case for releasing Green Belt can be found in the Green Belt Topic Paper [07.01.25]	Le-Anne Bradbury

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JPA1.1_JPA1.1.73	There are absolutely no assurances or suggested policies that will enforce the brownfield first suggestion.	No change necessary. The PfE Plan sets out a very clear preference of using previously developed (brownfield) land and vacant buildings to meet development needs in line with NPPF.	Le-Anne Bradbury Juliet Eastham
JPA1.1_JPA1.1.74	Encourage the conversion of previously industrial buildings or ex department stores and offices into residential buildings.	No change necessary. The PfE Plan sets out a very clear preference of using previously developed (brownfield) land and vacant buildings to meet development needs in line with NPPF. However, given the scale of development required to meet the objectives of the Plan, a limited amount of development is identified on land outside of the urban area on greenfield and/or Green Belt land. The details of the housing land needs and supply can be found in the Housing Topic Paper [06.01.03] . Further details in relation to the strategic case for releasing Green Belt can be found in the Green Belt Topic Paper [07.01.25]	Le-Anne Bradbury
JPA1.1_JPA1.1.75	The plan does not consider the latest data on availability of brownfield sites for housing and commercial use.	No change necessary. The PfE Plan sets out a very clear preference of using previously developed (brownfield) land and vacant buildings to meet development needs in line with NPPF. However, given the scale of development required to meet the objectives of the Plan, a limited amount of development is identified on land outside of the urban area on greenfield and/or Green Belt land. The details of the housing land needs and supply can be found in the Housing Topic Paper [06.01.03] . Further details in relation to the strategic case for releasing Green Belt can be found in the Green Belt Topic Paper [07.01.25]	John Roberts
	Transport (incl. public transport and active travel)		

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JPA1.1_JPA1.1.76	Existing roads, motorways and junctions are at capacity.	No change necessary. The Transport Locality Assessments for JPA1.1 (Heywood/Pilsworth) [09.01.07] and [09.01.17] assess and evaluate the impact of the PfE proposals on the transport network.	Jillian Grisdale John Roberts Angela Taylor Stephen Woolley
JPA1.1_JPA1.1.77	A huge amount of additional congestion & pollution (both air and surface water run off) will result from these plans.	No change necessary. The Transport Locality Assessments for JPA1.1 (Heywood/Pilsworth) [09.01.07] and [09.01.17] assess and evaluate the impact of the PfE proposals on the transport network. Additionally, Section 12 of the JPA1.1 (Heywood/Pilsworth) Topic Paper [10.01.54] highlights key information with regards to flood risk.	David Bentley Helen Skidmore
JPA1.1_JPA1.1.78	The wording of the above policy accepts that the site is poorly located for access to public transport networks, and in reality, is also poorly related for access to key local services and facilities. Northern Gateway is located off one of the busiest stretches of motorway within Greater Manchester, the M62 between junctions 15 to 21 and is heavily reliant on private car use and will therefore exacerbate the current traffic concerns.	No change necessary.. The Transport Locality Assessments for JPA1.1 (Heywood/Pilsworth) [09.01.07] and [09.01.17] assess and evaluate the impact of the PfE proposals on the transport network.	Jillian Grisdale The Friends of Bury Folk Juliet Eastham SGMGB Stephen Cluer CPRE Crossways Commercial Estates Ltd Hollins Strategic Land
JPA1.1_JPA1.1.79	The development will place a significant burden on the local transport network and regardless of junction improvements with the M66/M62 will worsen an already congested and busy stretch of the Manchester Motorway Ring Road to the danger of highway users.	No change necessary.. The Transport Locality Assessments for JPA1.1 (Heywood/Pilsworth) [09.01.07] and [09.01.17] assess and evaluate the impact of the PfE proposals on the transport network.	The Friends of Bury Folk SGMGB Stephen Cluer
JPA1.1_JPA1.1.80	Opportunities for a new junction at Birch should have been addressed within any earlier applications on site, and if not within the proposed allocation, as without a clear	No change necessary.. The Transport Locality Assessments for JPA1.1 (Heywood/Pilsworth) [09.01.07] and [09.01.17] assess and evaluate the impact of the PfE proposals on the transport network.	The Friends of Bury Folk SGMGB Stephen Cluer

Row	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
	demonstration that the scale of development can be safely and suitably accommodated within the existing road network, or with viable and agreed highway improvements, the reality is that the site should not be being supported for development and should be deleted from the Plan.		
JPA1.1_JPA1.1.81	The development of this site for housing will have a severe impact on traffic by massively increasing it and Castle Road is inadequate to support the traffic	No change necessary.. The Transport Locality Assessments for JPA1.1 (Heywood/Pilsworth) [09.01.07 and 09.01.17] assess and evaluate the impact of the PfE proposals on the transport network.	David Bentley John Roberts
JPA1.1_JPA1.1.82	Significant investment and changes to the highway network will be required to facilitate and deliver this site. These works are of such a scale as to potentially render the scheme unviable. Furthermore, the works will have a significant detrimental impact on existing residents from congestion and roadworks during construction, but also congestion, increase idling vehicles and increased travel times once the development is delivered.	No change necessary.. The Transport Locality Assessments for JPA1.1 (Heywood/Pilsworth) [09.01.07 and 09.01.17] assess and evaluate the impact of the PfE proposals on the transport network.	The Friends of Bury Folk Juliet Eastham Jane Lester
JPA1.1_JPA1.1.83	The investment in public transport provision is unlikely to be sufficient to mitigate these realistic concerns, particularly when factoring in the cumulative effects of all of the development proposed in the wider local area.	No change necessary.. The Transport Locality Assessments for JPA1.1 (Heywood/Pilsworth) [09.01.07 and 09.01.17] assess and evaluate the impact of the PfE proposals on the transport network.	The Friends of Bury Folk Juliet Eastham Jane Lester Thornham St John's Neighbourhood Forum
JPA1.1_JPA1.1.84	Don't encourage more traffic onto the M62 - you should be aiming to reduce traffic not increase it	No change necessary.. The Transport Locality Assessments for JPA1.1 (Heywood/Pilsworth) [09.01.07 and 09.01.17] assess and evaluate the impact of the PfE proposals on the transport network.	Jillian Grisdale

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JPA1.1_JPA1.1.85	Questions how the increase in traffic can be sustained and how the lack of public transport from the areas into Manchester and Bury support this increase.	No change necessary.. The Transport Locality Assessments for JPA1.1 (Heywood/Pilsworth) [09.01.07] and [09.01.17] assess and evaluate the impact of the PfE proposals on the transport network.	Lisa Dysch
JPA1.1_JPA1.1.86	To facilitate and deliver this site, it is evident that major investment and improvements to the highway network will be required.	No change necessary.. The Transport Locality Assessments for JPA1.1 (Heywood/Pilsworth) [09.01.07] and [09.01.17] assess and evaluate the impact of the PfE proposals on the transport network.	Juliet Eastham
JPA1.1_JPA1.1.87	Considers that proposed amendments to the policy wording and supporting text are needed to provide clarity and to ensure sufficient flexibility in the policy for the proposals to reflect the most suitable public transport strategy identified as the scheme and the wider infrastructure proposals evolve. The policy and supporting text could also be improved by clarifying that financial contributions should be proportionate and related to the development in line with national policy.	No change necessary.. The Transport Locality Assessments for JPA1.1 (Heywood/Pilsworth) [09.01.07] and [09.01.17] assess and evaluate the impact of the PfE proposals on the transport network.	Northern Gateway Development Vehicle LLP
JPA1.1_JPA1.1.88	The town currently experiences high levels of congestion on the roads and building additional roads, if built as proposed on the maps, will not solve this problem	No change necessary.. The Transport Locality Assessments for JPA1.1 (Heywood/Pilsworth) [09.01.07] and [09.01.17] assess and evaluate the impact of the PfE proposals on the transport network.	Ann Collins
JPA1.1_JPA1.1.89	Support: The site is well located and highly accessible within Greater Manchester. Both the M66 and M62 motorways pass the Northern Gateway site. It is therefore ideally located to release for development and help to meet the housing and employment needs for the city.	Support noted.	A & P Massey

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JPA1.1_JPA1.1.90	Traffic nearby existing schools is dangerous and development will cause excessive traffic through Simister Village. The roads are already congested with school traffic.	No change necessary.. The Transport Locality Assessments for JPA1.1 (Heywood/Pilsworth) [09.01.07 and 09.01.17] assess and evaluate the impact of the PfE proposals on the transport network.	Ian Taylor
JPA1.1_JPA1.1.91	More detail is required regarding the traffic improvements and how exactly these will impact Simister Lane.	No change necessary.. The Transport Locality Assessments for JPA1.1 (Heywood/Pilsworth) [09.01.07 and 09.01.17] assess and evaluate the impact of the PfE proposals on the transport network.	Ian Taylor Angela Taylor
JPA1.1_JPA1.1.92	Infrastructure improvements must be completed prior to the developments proposed and Allocation 1.1, Heywood Pilsworth, requires upfront road infrastructure in the form of upgrading to a 4-arm grade separated signalised configuration including widened slip road approaches from the M66 and a 3 lane circulating carriageway.	No change necessary.. The Transport Locality Assessments for JPA1.1 (Heywood/Pilsworth) [09.01.07 and 09.01.17] assess and evaluate the impact of the PfE proposals on the transport network.	Crossways Commercial Estates Ltd Thornham St John's Neighbourhood Forum
JPA1.1_JPA1.1.93	There are no pedestrian footpaths along the majority of Simister Lane making this very dangerous especially when pushing a pram and cars are parked on the pavement. Increased traffic from the extra houses and Industrial estate is not going to help and will cause more problems.	No change necessary.. The Transport Locality Assessments for JPA1.1 (Heywood/Pilsworth) [09.01.07 and 09.01.17] assess and evaluate the impact of the PfE proposals on the transport network.	Angela Taylor
JPA1.1_JPA1.1.94	Clear delivery plans for infrastructure should be provided. The plan has not been positively prepared in that the infrastructure and development requirements have not been objectively assessed and tested for deliverability. Several of the authorities involved have consistently failed to deliver housing targets and	No change necessary. Policy JPA1.1 (Heywood/Pilsworth) specifies that any proposals for this allocation must be in accordance with a comprehensive masterplan relating to the area to come forward in the plan period that has been previously approved by the LPA(s). It shall include a clear phasing strategy as part of an integrated approach to the delivery of infrastructure to support the scale of the whole	See Appendix

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	infrastructure projects and there is no evidence that they have the competence or sufficient budget to deliver PfE.	development in line with Policy JP-D 1 'Infrastructure Implementation'.	
JPA1.1_JPA1.1.95	Concern that there is an absence of clear expectations for high quality sustainable water management in the draft policy and that amendments to wording are required to reflect Greater Manchester's ambition to be a city region where resilience to flooding and climate change is a key priority.	Water efficiency measures in new developments will be a matter for district local plans to determine. This approach is considered consistent with the NPPF, particularly paragraph 28 which confirms that it is for local planning authorities 'to set out more detailed policies for specific areas, neighbourhoods or types of development'. Therefore, no change to the plan is considered as necessary.	United Utilities Group PLC
JPA1.1_JPA1.1.182	Most young people cannot drive so employment should be provided alongside good public transport links.	No change necessary. PfE Policy JPA 1.1 (Heywood/Pilsworth) requires that new development on the site will be required to support the delivery of improved public transport infrastructure to enhance sustainable connectivity to the wider sub-region and adjoining districts and neighbourhoods	Bury Liberal Democrat Council Group
JPA1.1_JPA1.1.184	The transport evidence underpinning this allocation is incomplete and does not identify in sufficient detail, the nature, scale and timing of the infrastructure requirements at the SRN; or what future assessments and studies that will be required to determine any such infrastructure requirements.	No change necessary. Transport Locality Assessment – [Cross Boundary] [09.01.07] and Transport Locality Assessments Addendum –Cross-boundary allocations (1) Northern Gateway (Heywood/Pilsworth) – Places for Everyone July 2021 [09.01.17] provide detailed information on the nature, scale and timing of infrastructure requirements at the SRN. With respect to future assessments, the report states that all sites associated with the allocations will be expected to prepare a Transport Assessment as part of a planning application to develop final, rather than indicative proposals, which mitigate the impact of the site. The full scope of the Transport Assessments will be determined by the Local Planning Authority (in consultation with the Local Highway	National Highways

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		<p>Authority and National Highways) on a site-by-site basis, depending on the nature, scale and timing of the application, in accordance with the NPPF.</p> <p>In addition, the Local Authorities and TfGM have a clear policy direction and major programme of investment in sustainable transport which is expected to transform travel patterns in GM and help achieve our “Right Mix” vision of no net increase in motor-vehicle traffic by 2040. Our transport strategy is set out in 09.01.01 GM Transport Strategy 2040 and 09.01.02 GM Transport Strategy Our Five Year Delivery Plan 2021-2026. We are also working alongside National Highways to prepare a further piece of work examining a “policy-off/worst-case” impact on the SRN to help address National Highways remaining concerns.</p>	
	Social infrastructure		
JPA1.1_JPA1.1.96	Existing schools, particularly in Heywood, are poor and are at capacity.	No change necessary. Section 24 of the JPA1.1 (Heywood/Pilsworth) Topic Paper [10.01.54] sets out the situation with regards to education provision in association with the proposed development.	D W And J Tandy Stephen Woolley
JPA1.1_JPA1.1.97	More information on impact on/capacity of health facilities, evidence on where money will come from.	<p>No change necessary. Section 25 of the JPA1.1 (Heywood/Pilsworth) Topic Paper [10.01.54] sets out the situation with regards to healthcare provision in association with the proposed development.</p> <p>A number of other policies in the Plan provide a sufficient policy framework to address this matter by requiring new development to be supported by the necessary infrastructure. The Plan needs to be read as a whole, therefore no change is considered necessary.</p>	Angela Taylor

Row	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
		Chapter 12 of PfE covers the delivery of the plan and sets out information on an Infrastructure Strategy, delivering new infrastructure, funding etc.	
JPA1.1_JPA1.1.98	On-site education provision and financial contributions for off site places are unlikely to be sufficient to fully address the impact of this scale of development on the local education service and could well be reduced through negotiations as part of any legal agreement in relation to viability etc, particularly when factoring in the potential cost of a cycle/pedestrian footway over the M62.	No change necessary. Section 24 of the JPA1.1 (Heywood/Pilsworth) Topic Paper [10.01.54] sets out the situation with regards to education provision in association with the proposed development.	The Friends of Bury Folk SGMGB Stephen Cluer
JPA1.1_JPA1.1.99	More detail required to show how infrastructure will be paid for and what new schools, gps and hospitals will be provided to meet current and future demands.	No change necessary. Section 24 of the JPA1.1 (Heywood/Pilsworth) Topic Paper [10.01.54] sets out the situation with regards to education provision in association with the proposed development. Section 25 of the JPA1.1 (Heywood/Pilsworth) Topic Paper [10.01.54] sets out the situation with regards to healthcare provision in association with the proposed development. A number of other policies in the Plan provide a sufficient policy framework to address this matter by requiring new development to be supported by the necessary infrastructure. The Plan needs to be read as a whole, therefore no change is considered necessary. Chapter 12 of PfE covers the delivery of the plan and sets out information on an Infrastructure Strategy, delivering new infrastructure, funding etc.	Please see attached JPA1.1_JPA1.1.99
JPA1.1_JPA1.1.100	Support: There is easy access to local schools to meet the education needs of children occupying new housing development and a	Support noted.	A & P Massey

Row	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
	brand-new Secondary School has been built at Castlebrook High School just to the west of the proposed allocation		
	Environment (incl. green infrastructure, biodiversity and ecology)		
JPA1.1_JPA1.1.101	Loss of recreation space of high value to residents and visitors. Must continue to protect Pike Fold Golf Course and protect/ enhance routes for horse riders. Concern at impact on Thornham Cricket Club.	No change necessary. Policy JPA1.1 (Heywood/Pilsworth) specifies that any development of the site will be required to make provision for new, high quality, publicly accessible multi-functional green and blue infrastructure to provide health benefits to workers and residents.	Christopher Hallows David Bentley
JPA1.1_JPA1.1.102	Significant loss in biodiversity and fragmentation of wildlife sites, many priority habitats and designated areas of importance.	No change necessary. The proposed site allocation at Heywood/Pilsworth is supported by a range of evidence on wildlife and ecological matters, such as the Ecological Report 2020 [10.01.03] . Ecological/biodiversity matters associated with the Heywood/Pilsworth site are also summarised in section 19 of the Heywood/Pilsworth Allocation Topic Paper [10.01.54] .	Juliet Eastham Angela Taylor David Bentley Ann Yates Thornham St John's Neighbourhood Forum
JPA1.1_JPA1.1.103	Protect trees and plant more trees. Enhance wildlife corridors.	No change necessary. Policy JPA1.1 (Heywood/Pilsworth) requires that new development on the site will be required to minimise the impact on and provide net gains for biodiversity assets within the allocation in accordance with Policy JP-G 9 'A Net Enhancement of Biodiversity and Geodiversity'	David Bentley The Wildlife Trusts
JPA1.1_JPA1.1.104	Broadly welcome part 9 of the policy but request the inclusion of "sport" and recreation, as sport has a completely different function to recreation.	Support noted. Whilst it is considered that this proposed wording could improve the clarity of the policy, it is not considered to be a soundness issue, therefore no change is proposed.	Sport England
JPA1.1_JPA1.1.105	The allocation could result in the loss of an existing golf course, and clarification is sought that this has the support of Sport England and	No change necessary. In the event that the golf course is required for longer-term development beyond the plan period, the loss of the recreational use would be considered against planning and Sport England policies in place at that time.	Stephen Cluer The Friends of Bury Folk Save Greater Manchesters Green Belt (SGMGB)

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	that the facility is no longer required to meet the needs of the community.		
JPA1.1_JPA1.1.106	The loss generally of such a large area of greenfield will have detrimental impact on biodiversity and wider ecological networks, which in all reality will not be compensated for or mitigated to a degree which can override the loss. Net-gain will not be achieved due to the scale of loss.	No change necessary. The proposed site allocation at Heywood/Pilsworth is supported by a range of evidence on wildlife and ecological matters, such as the Ecological Report 2020 [10.01.03] . Ecological/biodiversity matters associated with the Heywood/Pilsworth site are also summarised in section 19 of the Heywood/Pilsworth Allocation Topic Paper [10.01.54] .	Juliet Eastham Stephen Cluer The Friends of Bury Folk Save Greater Manchesters Green Belt (SGMGB)
JPA1.1_JPA1.1.107	There is a brook running through part of the site and there are therefore legitimate concerns in relation to flood risk and specifically surface water flood risk once the development is completed and the impact on the wider local area.	No change necessary. Section 12 of the JPA1.1 (Heywood/Pilsworth) Topic Paper [10.01.54] sets out the situation with regards to flood risk and drainage in association with the proposed development. Policy JPA1.1 (Heywood/Pilsworth) specifies that any development of the site will be required to ensure that it is safe from and mitigates for potential flood risk from all sources including Whittle Brook, Castle Brook and Brightley Brook and does not increase the flood risk elsewhere. Development will also be required to ensure that sustainable drainage systems are fully incorporated into the development to manage surface water and control the rate of surface water run-off, discharging in accordance with the hierarchy of drainage options. Where possible, natural SuDS techniques should be utilised, prioritising the use of ponds, swales and other infrastructure which mimic natural drainage and be designed as multi-functional green infrastructure connecting to the wider green and blue infrastructure network in accordance with Policy JP-S 5 'Flood Risk and the Water Environment' and nationally recognised SuDS design standards.	Save Greater Manchesters Green Belt (SGMGB)

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JPA1.1_JPA1.1.108	There are not enough Green Spaces as it is.	No change necessary. The PfE Plan sets out a very clear preference of using previously developed (brownfield) land and vacant buildings to meet development needs in line with NPPF. However, given the scale of development required to meet the objectives of the Plan, a limited amount of development is identified on land outside of the urban area on greenfield and/or Green Belt land. The details of the employment land needs and supply can be found in the Employment Topic Paper [05.01.04] , the details of the housing land needs and supply can be found in the Housing Topic Paper [06.01.03] . Further details in relation to the strategic case for releasing Green Belt can be found in the Green Belt Topic Paper [07.01.25]	Sandra Radcliffe
JPA1.1_JPA1.1.109	Ensure that all future buildings commercial and residential are built to carbon neutral standards and place restricted covenants on them to prohibit any polluting changes, fuels and vehicles from the areas,. Any new property should only be allowed if designed with energy saving and environmentally friendly features.	No change necessary. Climate change is a key theme running throughout PfE and it is only through a combination of actions that it can be properly addressed. This includes: <ul style="list-style-type: none"> • Methods to de-carbonise the city region through new and existing development, effective land management and through the provision of infrastructure and new technologies • The aim of delivering a carbon neutral Greater Manchester no later than 2038, with a dramatic reduction in greenhouse gas emissions, including measures to ensure that all new homes and commercial/industrial buildings achieve net zero carbon by 2028 • The delivery of renewable and low carbon energy schemes through heat and energy network 	Le-Anne Bradbury Sandra Radcliffe

Row	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
		<ul style="list-style-type: none"> Measures that will be taken in Greater Manchester to future proof the city region by mitigating and making it more resilient to environmental challenges, including climate change Water based measures, such as reducing flood risk, to adapt and reduce the impacts of climate change Measures to support improvements in air quality 	
JPA1.1_JPA1.1.110	The proposed industrial development will not avoid damage to the environment and climate, and will not allow the quality of life for future generations to be maintained. Massive increases in traffic and noise, destruction of wildlife habitats and loss of access to green spaces for existing residents will occur.	<p>No change necessary. Climate change is a key theme running throughout PfE and it is only through a combination of actions that it can be properly addressed. This includes:</p> <ul style="list-style-type: none"> Methods to de-carbonise the city region through new and existing development, effective land management and through the provision of infrastructure and new technologies The aim of delivering a carbon neutral Greater Manchester no later than 2038, with a dramatic reduction in greenhouse gas emissions, including measures to ensure that all new homes and commercial/industrial buildings achieve net zero carbon by 2028 The delivery of renewable and low carbon energy schemes through heat and energy network Measures that will be taken in Greater Manchester to future proof the city region by mitigating and making it more resilient to environmental challenges, including climate change 	<p>The Friends of Bury Folk</p> <p>Tracy Raftery</p> <p>Jane Lester</p> <p>David Bentley</p>

Row	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
		<ul style="list-style-type: none"> Water based measures, such as reducing flood risk, to adapt and reduce the impacts of climate change Measures to support improvements in air quality	
JPA1.1_JPA1.1.111	Brightley and Whittle Brook corridors have been identified by the Greater Manchester Ecology Unit as an important part of the wider GM ecological network and shown as such on the Green Infrastructure map	No change necessary. Policy JPA1.1 (Heywood/Pilsworth) specifies that any development of the site will be required to make provision for new, high quality, publicly accessible multi-functional green and blue infrastructure to provide health benefits to workers and residents as well as creating a visually attractive environment and providing linkages to the site's wider drainage strategy in accordance with Policy JP-G 2 'Green Infrastructure Network' and Policy JP-G 8 'Standards for Greener Places'. The Policy states that this should include the integration and enhancement of existing features such as Hollins Brook/Brightly Brook SBI and Whittle Brook.	David Bentley Greater Manchester Bird Recording Group
JPA1.1_JPA1.1.112	The allocation also includes the Pilsworth Site of Biological Importance which should be protected, as well as the land surrounding it	No change necessary. Policy JPA1.1 (Heywood/Pilsworth) requires that development should minimise impacts on and provide net gains for biodiversity assets within the allocation in accordance with Policy JP-G 9 'A Net Enhancement of Biodiversity and Geodiversity.	David Bentley Greater Manchester Bird Recording Group
JPA1.1_JPA1.1.113	The allocation site has been monitored for over 20 years by a number of experienced bird recorders who have identified its importance for farmland birds which are used by DEFRA as a key indicator of the health of the countryside. The loss of this extensive area to development would have a significant negative impact on farmland bird populations in both Bury, Rochdale and Greater Manchester as a whole, many of	No change necessary. Policy JPA1.1 (Heywood/Pilsworth) requires that development should minimise impacts on and provide net gains for biodiversity assets within the allocation in accordance with Policy JP-G 9 'A Net Enhancement of Biodiversity and Geodiversity.	Greater Manchester Bird Recording Group

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	which have already suffered major declines in their abundance and distribution over the past thirty years, both nationally and locally. Many of the birds which breed and winter on this area are Species of Principal Importance under the Natural Environment and Rural Communities (NERC) Act 2006. In addition, the farmland supports an important population of Barn Owls and two other owl species, one of which is monitored nationally by the Rare Breeding Birds Panel.		
JPA1.1_JPA1.1.114	The choice of sites should be based on minimising ecological impacts across GM and not decided by individual districts seeking to maximise development in their own areas.	No changes necessary. The proposed strategic allocations have been chosen following a robust site selection exercise outlined within the Site Selection Topic Paper [03.04.01] .	Greater Manchester Bird Recording Group
JPA1.1_JPA1.1.115	There has been a failure to conduct thorough and independent ecological assessments. Assessments carried out have been done on behalf of developers and are therefore not independent. Site wildlife, flood risk and other surveys have been carried out by consultancies on behalf of and paid for by developers rather than entirely independent wildlife organisations or the Department of the Environment so must be considered potentially biased.	No change necessary. It is considered that the various assessments undertaken in relation to the site are comprehensive and robust.	Juliet Eastham CPRE
JPA1.1_JPA1.1.116	Several character areas are included in this allocation, such as National Character Area (54), Manchester Pennine Fringe, Simister, Slattocks and Heald Green, as well as Fringe Settled Valley Pasture and Settled Farmlands. At	No change necessary. Paragraph 18.4 of the JPA1.1 (Heywood/Pilsworth) Topic Paper [10.01.54] identifies a series of opportunities to inform the evolving masterplan process, and to ensure the development can be incorporated successfully into the local landscape.	Juliet Eastham

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	paragraph 18.3, the Topic Paper describes the character of the area, including undulating pasture and rough grassland, mature trees, hedgerows, woodland blocks, and scattered farmsteads etc. These would all be destroyed if the development of this allocation were to proceed.		
JPA1.1_JPA1.1.117	The site is important to landscape character and can be seen from a number of longer vantage points, as well as in the immediate neighbourhood. However, due to the scale, form, and nature of the proposed development, visual amenity will be adversely affected. The landscape mitigation proposals will not address these fundamental concerns.	No change necessary. Paragraph 18.4 of the JPA1.1 (Heywood/Pilsworth) Topic Paper [10.01.54] identifies a series of opportunities to inform the evolving masterplan process, and to ensure the development can be incorporated successfully into the local landscape.	Juliet Eastham David Bentley
JPA1.1_JPA1.1.118	According to the Topic Paper at paragraph 191.0, there will be an attempt to achieve a net gain, but there is no guarantee that it will be delivered. This is contrary to current national planning policy, which could jeopardize the allocation.	No change necessary. Policy JPA1.1 requires that development of the site will be required to minimise impacts on and provide net gains for biodiversity assets within the allocation in accordance with Policy JP-G 9 'A Net Enhancement of Biodiversity and Geodiversity'. This will be a statutory policy that will need to be satisfied before planning permission would be granted.	Juliet Eastham
JPA1.1_JPA1.1.119	Should it transpire that the land is expected to be provided wholly for open space or infrastructure, an equalisation mechanism should be introduced.	This is not an issue to be considered through Places for Everyone.	A & P Massey
JPA1.1_JPA1.1.120	Simister has a has a rich variety of other rare and protected wildlife. The area also has a fishing pond with rare newts and other amphibious life	No change necessary. The proposed site allocation at Heywood/Pilsworth is supported by a range of evidence on wildlife and ecological matters, such as the Ecological Report 2020 [10.01.03] .	Ian Taylor

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		Ecological/biodiversity matters associated with the Heywood/Pilsworth site are also summarised in section 19 of the Heywood/Pilsworth Allocation Topic Paper [10.01.54] . Policy JPA1.1 (Heywood/Pilsworth) requires that new development on the site will be required to minimise the impact on and provide net gains for biodiversity assets within the allocation in accordance with Policy JP-G 9 'A Net Enhancement of Biodiversity and Geodiversity'	
JPA1.1_JPA1.1.121	Object to negative visual impact for the miles of green belt, surrounding the area.	No change necessary. The PfE Plan sets out a very clear preference of using previously developed (brownfield) land and vacant buildings to meet development needs in line with NPPF. However, given the scale of development required to meet the objectives of the Plan, a limited amount of development is identified on land outside of the urban area on greenfield and/or Green Belt land. The details of the employment land needs and supply can be found in the Employment Topic Paper [05.01.04] , the details of the housing land needs and supply can be found in the Housing Topic Paper [06.01.03] . Further details in relation to the strategic case for releasing Green Belt can be found in the Green Belt Topic Paper [07.01.25]	Ian Taylor
JPA1.1_JPA1.1.122	Concern that Whittle Brook may be worthy of Site of Special Scientific Interest designation on geomorphological grounds and that it is certainly worthy of designation as a RIGGS site (Regionally Important for or Geomorphology Site).	No change necessary. Policy JPA1.1 (Heywood/Pilsworth) requires that new development on the site will be required to minimise the impact on and provide net gains for biodiversity assets within the allocation in accordance with Policy JP-G 9 'A Net Enhancement of Biodiversity and Geodiversity'	David Bentley
JPA1.1_JPA1.1.123	The allocation contrasts the recognition of the open, undulating countryside in the UDP which included all the open area north west of the	No change necessary. Paragraph 18.4 of the JPA1.1 (Heywood/Pilsworth) Topic Paper [10.01.54] identifies a series of opportunities to inform the evolving masterplan	David Bentley

Row	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
	motorway intersection as Special Landscape Area to be protected by policy EN9/1.	process, and to ensure the development can be incorporated successfully into the local landscape.	
JPA1.1_JPA1.1.124	Concern that the Greater Manchester GI Framework identified the whole area of Northern Gateway allocation west of the M66 from Unsworth to Heaton Park as Green Infrastructure Assets and the "Bury's Green Infrastructure Network" included the Roch Valley along with the Pilsworth Quarry, Pilsworth Reservoirs and Whittle Brook area as part of Roch Valley GI Action Area. There is a mismatch between identifying the site as GI Assets to enhance, and building employment units all over the area, destroying and damaging many of the assets in the process.	No change necessary. Policy JPA1.1 (Heywood/Pilsworth) specifies that development of this proposed allocation will be required to make provision for new, high quality, publicly accessible multi-functional green and blue infrastructure to provide health benefits to workers and residents as well as creating a visually attractive environment and providing linkages to the site's wider drainage strategy in accordance with Policy JP-G 2 'Green Infrastructure Network' and Policy JP-G 8 'Standards for Greener Places'. This should include the integration and enhancement of existing features such as Hollins Brook/Brightly Brook SBI and Whittle Brook.	David Bentley Ian Taylor
JPA1.1_JPA1.1.125	The area supports a wealth of mammals including Roe Deer, Rabbit, Badger, Red Fox, Brown Rat, Short-tailed Field Vole, Wood Mouse, Grey Squirrel, Hedgehog, Common Shrew, Mole, and Otters. It also supports Bats and birds and amphibians. These are protected and priority species and their grassland, hedgerow and pond habitats will be destroyed.	No change necessary. The proposed site allocation at Heywood/Pilsworth is supported by a range of evidence on wildlife and ecological matters, such as the Ecological Report 2020 [10.01.03] . Ecological/biodiversity matters associated with the Heywood/Pilsworth site are also summarised in section 19 of the Heywood/Pilsworth Allocation Topic Paper [10.01.54] . Policy JPA1.1 (Heywood/Pilsworth) requires that new development on the site will be required to minimise the impact on and provide net gains for biodiversity assets within the allocation in accordance with Policy JP-G 9 'A Net Enhancement of Biodiversity and Geodiversity'	David Bentley
JPA1.1_JPA1.1.126	Concern that narrow-leaved Water-plantain's only known site in Bury lies just downstream of the sand quarry and may well occur within the	No change necessary. The proposed site allocation at Heywood/Pilsworth is supported by a range of evidence on	David Bentley

Row	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
	allocation. Looking at the distribution on the National Biodiversity Network Gateway this may be the only record in Greater Manchester.	wildlife and ecological matters, such as the Ecological Report 2020 [10.01.03] . Ecological/biodiversity matters associated with the Heywood/Pilsworth site are also summarised in section 19 of the Heywood/Pilsworth Allocation Topic Paper [10.01.54] . Policy JPA1.1 (Heywood/Pilsworth) requires that new development on the site will be required to minimise the impact on and provide net gains for biodiversity assets within the allocation in accordance with Policy JP-G 9 'A Net Enhancement of Biodiversity and Geodiversity'	
JPA1.1_JPA1.1.127	Bury Council are unfit to be involved in managing sites with wildlife interest.	No change necessary. The proposed site allocation at Heywood/Pilsworth is supported by a range of evidence on wildlife and ecological matters, such as the Ecological Report 2020 [10.01.03] . Ecological/biodiversity matters associated with the Heywood/Pilsworth site are also summarised in section 19 of the Heywood/Pilsworth Allocation Topic Paper [10.01.54] . Policy JPA1.1 (Heywood/Pilsworth) requires that new development on the site will be required to minimise the impact on and provide net gains for biodiversity assets within the allocation in accordance with Policy JP-G 9 'A Net Enhancement of Biodiversity and Geodiversity'	David Bentley
JPA1.1_JPA1.1.128	Whittle Brook Pondway (Unsworth Moss) is one of 9 Biodiversity Opportunity Areas for Great Crested Newts.	No change necessary. The proposed site allocation at Heywood/Pilsworth is supported by a range of evidence on wildlife and ecological matters, such as the Ecological Report 2020 [10.01.03] . Ecological/biodiversity matters associated with the Heywood/Pilsworth site are also summarised in section 19 of the Heywood/Pilsworth Allocation Topic Paper [10.01.54] .	David Bentley

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		Policy JPA1.1 (Heywood/Pilsworth) requires that new development on the site will be required to minimise the impact on and provide net gains for biodiversity assets within the allocation in accordance with Policy JP-G 9 'A Net Enhancement of Biodiversity and Geodiversity'	
JPA1.1_JPA1.1.129	A complete assessment of the sites' biodiversity interest was not possible and that the full site area could not be surveyed. Whilst this might be adequate for a preliminary ecological assessment; in order to meet the test for soundness, the whole site will need to be surveyed in depth to provide an up to date and accurate assessment of its biodiversity interest. Without this detailed survey information and mitigation action, the proposal will result in the loss of biodiversity interest and in particular Section 41 species.	No change necessary. The proposed site allocation at Heywood/Pilsworth is supported by a range of evidence on wildlife and ecological matters, such as the Ecological Report 2020 [10.01.03] . Ecological/biodiversity matters associated with the Heywood/Pilsworth site are also summarised in section 19 of the Heywood/Pilsworth Allocation Topic Paper [10.01.54] . Policy JPA1.1 (Heywood/Pilsworth) requires that new development on the site will be required to minimise the impact on and provide net gains for biodiversity assets within the allocation in accordance with Policy JP-G 9 'A Net Enhancement of Biodiversity and Geodiversity'	The Wildlife Trusts
JPA1.1_JPA1.1.130	Concern that mitigation must follow the Biodiversity Net Gain (BNG) mitigation hierarchy of avoid - mitigate - compensate. Compensation should only be seen as a last resort, and, where possible, undertaken in agreement with external decision-makers to compensate for losses that cannot be avoided.	No change necessary. The proposed site allocation at Heywood/Pilsworth is supported by a range of evidence on wildlife and ecological matters, such as the Ecological Report 2020 [10.01.03] . Ecological/biodiversity matters associated with the Heywood/Pilsworth site are also summarised in section 19 of the Heywood/Pilsworth Allocation Topic Paper [10.01.54] . Policy JPA1.1 (Heywood/Pilsworth) requires that new development on the site will be required to minimise the impact on and provide net gains for biodiversity assets within the allocation in accordance with Policy JP-G 9 'A Net Enhancement of Biodiversity and Geodiversity'	The Wildlife Trusts

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JPA1.1_JPA1.1.131	Whist the provision of grassland habitat is welcomed; these areas need to be of sufficient size to support the ground nesting S41 birds identified as part of the ecological assessment. Species such as Lapwing require large open and quiet spaces with limited or no public access (dog-free etc). High levels of public access and planting of trees would all be incompatible with the maintenance and expansion of these species of open grasslands. Without this provision, there is a strong chance these species would be lost from the site.	No change necessary. The proposed site allocation at Heywood/Pilsworth is supported by a range of evidence on wildlife and ecological matters, such as the Ecological Report 2020 [10.01.03] . Ecological/biodiversity matters associated with the Heywood/Pilsworth site are also summarised in section 19 of the Heywood/Pilsworth Allocation Topic Paper [10.01.54] . Policy JPA1.1 (Heywood/Pilsworth) requires that new development on the site will be required to minimise the impact on and provide net gains for biodiversity assets within the allocation in accordance with Policy JP-G 9 'A Net Enhancement of Biodiversity and Geodiversity'	The Wildlife Trusts
JPA1.1_JPA1.1.132	Concern that the current development framework map provided as supplementary evidence would not provide sufficient open and secluded habitat to protect the S41 species and the development would therefore fail the principles of BNG.	No change necessary. The proposed site allocation at Heywood/Pilsworth is supported by a range of evidence on wildlife and ecological matters, such as the Ecological Report 2020 [10.01.03] . Ecological/biodiversity matters associated with the Heywood/Pilsworth site are also summarised in section 19 of the Heywood/Pilsworth Allocation Topic Paper [10.01.54] . Policy JPA1.1 (Heywood/Pilsworth) requires that new development on the site will be required to minimise the impact on and provide net gains for biodiversity assets within the allocation in accordance with Policy JP-G 9 'A Net Enhancement of Biodiversity and Geodiversity'	The Wildlife Trusts
JPA1.1_JPA1.1.133	S41 species are a material consideration in planning development and their loss without compensation would merit refusal, and as such they should be considered as a constraint on the proposed allocation.	No change necessary. The proposed site allocation at Heywood/Pilsworth is supported by a range of evidence on wildlife and ecological matters, such as the Ecological Report 2020 [10.01.03] . Ecological/biodiversity matters associated with the Heywood/Pilsworth site are also summarised in section 19 of	The Wildlife Trusts

Row	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
		the Heywood/Pilsworth Allocation Topic Paper [10.01.54] . Policy JPA1.1 (Heywood/Pilsworth) requires that new development on the site will be required to minimise the impact on and provide net gains for biodiversity assets within the allocation in accordance with Policy JP-G 9 'A Net Enhancement of Biodiversity and Geodiversity'	
JPA1.1_JPA1.1.134	This area is of huge significance for its populations of farmland birds and the Mitigation Plan needs to better identify the issues affecting this important biodiversity resource and provide adequate mitigation/ compensation proposals to show how these species will be enhanced.	No change necessary. The proposed site allocation at Heywood/Pilsworth is supported by a range of evidence on wildlife and ecological matters, such as the Ecological Report 2020 [10.01.03] . Ecological/biodiversity matters associated with the Heywood/Pilsworth site are also summarised in section 19 of the Heywood/Pilsworth Allocation Topic Paper [10.01.54] . Policy JPA1.1 (Heywood/Pilsworth) requires that new development on the site will be required to minimise the impact on and provide net gains for biodiversity assets within the allocation in accordance with Policy JP-G 9 'A Net Enhancement of Biodiversity and Geodiversity'	The Wildlife Trusts
	Air Quality		
JPA1.1_JPA1.1.135	Air quality: The site's location adjacent to a major motorway junction also raises concern regarding the impact of developing the site on the amenity of future residents both in terms of noise, but also air quality and health. Whilst reference is made at paragraph 11.34 to potential mitigation, there is no clarity at this stage as to what that could constitute and given the well publicised impact of poor air quality on health and respiratory issues, and the impact of detrimental levels of noise on mental health and	No change necessary. Section 22 of the JPA1.1 (Heywood/Pilsworth) Topic Paper [10.01.54] highlights key information with regards to air quality associated with the proposed development of this site.	Zoe Sherlock Angela Taylor Juliet Eastham SGMGB Stephen Cluer

Row	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
	well-being, these issues simply cannot be ignored.		
JPA1.1_JPA1.1.136	Will be located in the middle of one of the most polluted motorway networks in the country as it already stands. Quite how any development in this area (residential or commercial) can improve environmental conditions is hard to comprehend. A detailed multi agency review of pollution and environmental impact of both the Northern Gateway development and the Northern Loop solution to Simister Island is needed,	No change necessary. Section 22 of the JPA1.1 (Heywood/Pilsworth) Topic Paper [10.01.54] highlights key information with regards to air quality associated with the proposed development of this site.	Stephen Thornton
JPA1.1_JPA1.1.137	Simister and Bowlee currently have illegal air quality readings due to the motorways (M60, M62 and M66) surrounding the site. The local authority has a duty of care for all residents and should consider all intelligence particularly when it could jeopardise the health and wellbeing of local residents. This makes it dangerous for current residents and also an unattractive place to live for any future residential developments.	No change necessary. Section 22 of the JPA1.1 (Heywood/Pilsworth) Topic Paper [10.01.54] highlights key information with regards to air quality associated with the proposed development of this site.	Juliet Eastham
JPA1.1_JPA1.1.138	Highways England provided the readings through a freedom of information request and the readings on the Strategic Road Networks around Simister and Bowlee in 2015/2016 were: <ul style="list-style-type: none"> • 75% at illegal limit • 15% at legal limit • 10% not full year readings With the introduction of a 1.2 million square metres of industrial and 1550 homes this will	No change necessary. Section 22 of the JPA1.1 (Heywood/Pilsworth) Topic Paper [10.01.54] highlights key information with regards to air quality associated with the proposed development of this site.	Juliet Eastham

Row	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
	undoubtedly increase already illegal levels of carbon emissions even further.		
JPA1.1_JPA1.1.139	Point 17 Page 233 of the PfE states we will “incorporate appropriate noise and air quality mitigation measures and high-quality landscaping along the M60 motorway corridors and local road network if required within the allocation.” - Highways England have already tried this through the Barrier erecting study and it failed. The before and after results were provided and it was confirmed there was no reduction in pollution.	No change necessary. Section 22 of the JPA1.1 (Heywood/Pilsworth) Topic Paper [10.01.54] highlights key information with regards to air quality associated with the proposed development of this site.	Juliet Eastham
JPA1.1_JPA1.1.140	The development will cause additional Air Pollution from new traffic of residents, logistics and commercial parks.	No change necessary. Section 22 of the JPA1.1 (Heywood/Pilsworth) Topic Paper [10.01.54] highlights key information with regards to air quality associated with the proposed development of this site.	Ian Taylor
JPA1.1_JPA1.1.141	AQ Modelling Results document by the Highways Agency, explains how air pollution which already exceeds EU and DEFRA regulations. It is stated the air quality will continue to become worse over time, around the wider Simister area defined as 1KM from the motorway. This prediction by a government body does not even consider any additional development proposed by the Places for Everyone of residential and / or logistics sites, which would increase additionally to the air quality.	No change necessary. Section 22 of the JPA1.1 (Heywood/Pilsworth) Topic Paper [10.01.54] highlights key information with regards to air quality associated with the proposed development of this site.	Ian Taylor
	Flood risk		

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JPA1.1_JPA1.1.142	Concern over impact on Whittle and Whiteley Brooks.	No change necessary. Policy JPA1.1 (Heywood/Pilsworth) specifies that development of this proposed allocation will be required to make provision for new, high quality, publicly accessible multi-functional green and blue infrastructure to provide health benefits to workers and residents as well as creating a visually attractive environment and providing linkages to the site's wider drainage strategy in accordance with Policy JP-G 2 'Green Infrastructure Network' and Policy JP-G 8 'Standards for Greener Places'. This should include the integration and enhancement of existing features such as Hollins Brook/Brightly Brook SBI and Whittle Brook.	David Bentley
JPA1.1_JPA1.1.143	Land at Castle Road is full of natural springs and prone to flooding,	No change necessary. Section 12 of the JPA1.1 (Heywood/Pilsworth) Topic Paper [10.01.54] highlights key information with regards to flood risk.	John Roberts
JPA1.1_JPA1.1.144	Comments about drainage and impact on the brooks have not been adequately assessed	No change necessary. Section 12 of the JPA1.1 (Heywood/Pilsworth) Topic Paper [10.01.54] highlights key information with regards to flood risk.	John Roberts
JPA1.1_JPA1.1.145	Given the anticipated scale of development and the large increase in hard surfacing, there is a serious risk that the site could result in flooding on adjacent sites as well as localised floods due to increased surface water runoff	No change necessary. Section 12 of the JPA1.1 (Heywood/Pilsworth) Topic Paper [10.01.54] highlights key information with regards to flood risk.	Juliet Eastham Angela Taylor Thornham St John's Neighbourhood Forum
JPA1.1_JPA1.1.146	Given the importance of ensuring that developments are proposed in the most appropriate and safe areas, greater consideration of flood risk should be given at this stage of the Plan process, prior to adoption, to ensure that the allocations are appropriate and deliverable. Leaving these issues to the design	No change necessary. Section 12 of the JPA1.1 (Heywood/Pilsworth) Topic Paper [10.01.54] highlights key information with regards to flood risk.	Juliet Eastham

Row	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
	stage is simply inappropriate as they fall to the principle of development.		
	Historic environment and heritage		
JPA1.1_JPA1.1.147	Archaeological features on the site such as Meadowcroft Fold	No change necessary. Policy JPA1.1 (Heywood/Pilsworth) specifies that any development of the site will be required to carry out a detailed assessment and evaluation of known and potential archaeological sites including Meadow Croft Farm, historic landscape features and built heritage assets, to establish specific requirements for the protection and enhancement of significant heritage assets.	David Bentley
JPA1.1_JPA1.1.148	Concern over impact on the listed building at Brick House.	No change necessary. Policy JPA1.1 (Heywood/Pilsworth) specifies that any development of the site will be required to protect and, where appropriate, enhance heritage assets and their setting within the allocation, including the Grade II Listed buildings Brick Farmhouse.	David Bentley
JPA1.1_JPA1.1.149	Whilst the plan proposes that the impact of development on these assets be addressed at application stage within a Heritage Impact Assessment, it is our view that the impact on the setting and character of such important structures and features needs to be addressed prior to allocation in order to protect the assets for future generations.	No change necessary. Policy JPA1.1 (Heywood/Pilsworth) specifies that any development of the site will be required to protect and, where appropriate, enhance heritage assets and their setting within the allocation, including the Grade II Listed buildings Brick Farmhouse and Lower Whittle Farmhouse and the wider historic character of the surrounding setting in accordance with the findings and recommendations of the assessment of heritage assets that forms part of the Plan's evidence base and any updated assessment submitted as part of the planning application process.	SGMGB Stephen Cluer
JPA1.1_JPA1.1.150	There are sites of historic interest.	No change necessary. Policy JPA1.1 (Heywood/Pilsworth) specifies that any development of the site will be required to protect and, where appropriate, enhance heritage assets and their setting within the allocation, including the Grade II Listed buildings Brick Farmhouse and Lower Whittle Farmhouse	Ian Taylor

Row	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
		and the wider historic character of the surrounding setting in accordance with the findings and recommendations of the assessment of heritage assets that forms part of the Plan's evidence base and any updated assessment submitted as part of the planning application process.	
JPA1.1_JPA1.1.151	Concern over impact on potential fortified home as Castle Hill Lane housing allocation has a ring ditch right in the middle of the proposed development on LIDAR images.	No change necessary. Policy JPA1.1 (Heywood/Pilsworth) specifies that any development of the site will be required to protect and, where appropriate, enhance heritage assets and their setting within the allocation, including the Grade II Listed buildings Brick Farmhouse and Lower Whittle Farmhouse and the wider historic character of the surrounding setting in accordance with the findings and recommendations of the assessment of heritage assets that forms part of the Plan's evidence base and any updated assessment submitted as part of the planning application process.	David Bentley
	Consultation		
JPA1.1_JPA1.1.154	Questionnaire form and consultation is too long, confusing or unclear.	Comment not specifically relevant to the content of Policy JPA1.1. Matter addressed elsewhere.	Juliet Eastham paul roebuck Robert Pearson
JPA1.1_JPA1.1.155	Residents views have been ignored.	Comment not specifically relevant to the content of Policy JPA1.1. Matter addressed elsewhere.	Tracy Raftery Helen Skidmore LJ Park
JPA1.1_JPA1.1.157	There has been poor public consultation, a lack of accessible information and little spent by councils in generating awareness.	Comment not specifically relevant to the content of Policy JPA1.1. Matter addressed elsewhere.	Please refer to document JPA1.1_JPA1.1.157_ RepsondentIDName
JPA1.1_JPA1.1.161	This is meant to be a new plan and therefore the process and consultation process should start again.	Comment not specifically relevant to the content of Policy JPA1.1. Matter addressed elsewhere.	Le-Anne Bradbury
JPA1.1_JPA1.1.160	It is not for the general public to determine whether or not this plan is legally compliant, we	No change necessary. It is ultimately the responsibility of the Inspector(s) to determine whether the plan is legally	Le-Anne Bradbury

Row	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
	are not all legally trained, legal minded persons, it is for the GMCA to ensure that they have undertaken all relevant due diligence, tests, consultations and engaged with non bias legal minds and the to prove it is legally compliant.	compliant but views were sought on this issue as part of consultation on the Publication PfE.	
JPA1.1_JPA1.1.166	There has been a deliberate campaign of misinformation and misleading statements with residents only being told of the plans for their specific ward, and not being informed of the bigger picture across the borough, thus giving the impression that the impact is less than it is	Comment not specifically relevant to the content of Policy JPA1.1. Matter addressed elsewhere.	Juliet Eastham
JPA1.1_JPA1.1.167	There has been an over reliance on residents finding things out for themselves on social media and websites and thus a failure to engage with various groups due to over reliance on the use of social media and technology.	Comment not specifically relevant to the content of Policy JPA1.1. Matter addressed elsewhere.	Juliet Eastham
JPA1.1_JPA1.1.168	There has been no access to public internet, e.g., in libraries, during Covid. This has adversely and disproportionately affected older people and those from deprived backgrounds. This is against the SCI 2.4 & 4.17. Countrywide, Covid restrictions are now lifted but restrictions still remain in place in Bury's Statement of Community Involvement (SCI para 1.7)	Comment not specifically relevant to the content of Policy JPA1.1. Matter addressed elsewhere.	Juliet Eastham
	Other		
JPA1.1_JPA1.1.152	Strategy – The northern areas are losing more Green Belt than the south and this is unfair. Bolton not released Green Belt. Has been a developer-led process. Bury should produce its	No change necessary. A key aim of the plan's strategy is to rebalance the Greater Manchester economy and significantly boost economic output from the north.	Greater Manchester Bird Recording Group

Row	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
	own short-term plan which would not need Green Belt release		
JPA1.1_JPA1.1.153	Quality of life - Impact on physical/mental health, noise and light pollution likely. Not clear on mitigation. Impact on views.	No change necessary. The PfE Plan sets out a very clear preference of using previously developed (brownfield) land and vacant buildings to meet development needs in line with NPPF. However, given the scale of development required to meet the objectives of the Plan, a limited amount of development is identified on land outside of the urban area on greenfield and/or Green Belt land. The details of the employment land needs and supply can be found in the Employment Topic Paper [05.01.04] , the details of the housing land needs and supply can be found in the Housing Topic Paper [06.01.03] . Further details in relation to the strategic case for releasing Green Belt can be found in the Green Belt Topic Paper [07.01.25] .	Angela Taylor David Bentley Thornham St John's Neighbourhood Forum
JPA1.1_JPA1.1.156	The PfE is significantly and substantially different from the GMSF and cannot be treated as effectively the same plan.	Comment not specifically relevant to the content of Policy JPA1.1. Matter addressed elsewhere.	Please refer to document JPA1.1_JPA1.1.156_ RepsondentIDName
JPA1.1_JPA1.1.158	Site selection process has not been clear and the rationale for the selection and rejection of each site should be available including considered alternatives.	No change necessary. The proposed strategic allocations have been chosen following a robust site selection exercise outlined within the Site Selection Topic Paper [03.04.01] No change considered necessary. The approach in relation to the removal of sites from the Green Belt and allocation for development is considered consistent with NPPF. The evidence provided in the Green Belt Topic Paper [07.01.25] provides appropriate justification for the Green Belt amendments.	Please refer to document JPA1.1_JPA1.1.158_ RepsondentIDName
JPA1.1_JPA1.1.159	A 35% uplift for the Manchester City Council area represents a significant change between	No change necessary. A higher annualised plan figure for Manchester City than in the GMSF 2020 (2,951 vs 3527) has	Please refer to document JPA1.1_JPA1.1.159_ RepsondentIDName

Row	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
	the previous spatial framework the Greater Manchester Spatial Framework and the current joint development plan Places for Everyone	<p>been introduced within PfE 2021 as a result of the revised LHN.</p> <p>Through this process Manchester City Council has identified sufficient land in the urban area to meet its increased need and consequently remove a very small Green Belt housing site. This remains consistent with the GMSF 2020 spatial strategy which concentrated growth in the centre of the conurbation.</p> <p>Manchester City's increased LHN, and therefore its PfE 2021 housing target, helps to maintain a consistent spatial strategy, between the two plans, despite Stockport's withdrawal. and results in a Plan with substantially the same effect as the GMSF 2020 on the nine districts.</p>	
JPA1.1_JPA1.1.162	As this has not be written and undertaking the new consultation, it is using old out of date data, form the original plan which is now many years old and no longer relevant to post covid changes within society . It does not take into account changes in high streets, with a reduced need for people to need to or want to access physical shops. This has left many industrial and retail unit empty that could now be developed.	No change necessary. As detailed in Chapters 1, 6 and 7 of the PfE Plan, two assessments of the potential impacts of Covid-19 and Brexit on the economy were carried out, initially in 2020 and again in 2021. Both assessments concluded that there was insufficient evidence to amend the assumptions underpinning the PfE Plan. For further information see COVID-19 and Places for Everyone Growth Options [05.01.03] .	Le-Anne Bradbury Rebecca Gonzalez
JPA1.1_JPA1.1.163	As the original plans have been altered from GMSF and a new committee has taken over then the overseeing body is now different and the documents need to be updated accordingly.	Comment not specifically relevant to the content of Policy JPA1.1. Matter addressed elsewhere.	Rebecca Gonzalez
JPA1.1_JPA1.1.164	The plans should be withdrawn so that further discussions with Stockport Councils unmet housing requirements can take place now that	Comment not specifically relevant to the content of Policy JPA1.1. Matter addressed elsewhere.	Rebecca Gonzalez

Row	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
	Stockport have removed themselves from the PfE.		
JPA1.1_JPA1.1.165	Bury Council have failed to comply with their Statement of Community Involvement Statement of Community Involvement (bury.gov.uk) at all stages of the creation of the plan. There was no notification to residents of the initial call for sites and the amount spent on making residents aware of the plan is disproportionately small (£100 as per the response to a Freedom of Information request) in comparison to the effect it will have upon them.	Comment not specifically relevant to the content of Policy JPA1.1. Matter addressed elsewhere.	David Bentley Juliet Eastham
JPA1.1_JPA1.1.169	There are no details of how Duty to Cooperate will be achieved	Comment not specifically relevant to the content of Policy JPA1.1. Matter addressed elsewhere.	See Appendix
JPA1.1_JPA1.1.170	There is no evidence that the authorities have a sufficient budget to deliver PfE.	Chapter 12 of PfE sets out the key mechanisms for delivering the plan.	John Roberts
JPA1.1_JPA1.1.171	Each authority needs to come up with its own local plan. No details have been given about when these plans will be available	No change necessary. The programmes for each district's development plan (including Local Plans) are included within individual Local Development Schemes.	See Appendix
JPA1.1_JPA1.1.172	Whilst there is reference to delivery in line with local planning policy, this will not be completely consistent between Rochdale and Bury and it would be helpful to have consistency across the site.	No change necessary. As proposed allocation JPA1.1 falls across the boundary of Bury and Rochdale, there will be local planning policy requirements specific to each district e.g. affordable housing and recreation provision.	Greater Manchester Housing Providers
JPA1.1_JPA1.1.173	Land is available and considers that amendments to the Framework Plan & Masterplan are required to reallocate available land as either residential or commercial as it is currently unallocated for use despite lying within the site boundary.	No change necessary. The site promoters have prepared an illustrative Development Framework [10.01.01] which identifies potential development parcels for the delivery of the development proposed in Policy JPA1.1. If other areas are considered suitable that are not shown on this framework,	Neil Lewis

Row	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
		then this is a matter for the landowner and the site promoter to consider within the parameters of JPA1.1.	
JPA1.1_JPA1.1.174	Whilst residential development would be the preferred use of the land at Castle Road, would not object to the allocation and use of the land for employment purposes.	No change necessary. The land at Castle Road is currently identified for residential development.	A & P Massey
JPA1.1_JPA1.1.175	Concern that the plan is not positively prepared, not justified and not consistent with national policy as the masterplan omits land which is included within the allocation red line (and should be allocated for residential development) which runs the risk of failing to meet the area's objectively assessed needs for housing, employment, and overall economic growth.	No change necessary. It is considered that the plan is sound and meets the housing and employment needs of the plan area.	Neil Lewis
JPA1.1_JPA1.1.177	Support: Overall support the PFE plan and its proposed Green Belt releases, particularly allocation of JPA1.1, as exceptional circumstances have clearly been demonstrated. The Council's Green Belt Assessment clearly demonstrates that this site does not fulfil the 5 purposes for including land in the Green Belt, and a deliverability assessment confirms that the Castle Road site is sustainable and accessible, with no obvious technical constraints preventing its development, and a nationally recognised housebuilder in control.	Support noted.	Neil Lewis - Countryside Properties (UK) Ltd
JPA1.1_JPA1.1.183	Policy unsound / not legally compliant (no further details given).	No change is considered necessary. JPA1.1 is considered to be consistent with the NPPF and provides an appropriate	Pamela Redman Paul Redman Rob Shield

Row	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
		strategy for the density of new housing which is a key objective of the plan and NPPF.	Carol Mole Lindsay Connolly JanineRichardson Olivia Allen Rosaleen O Donnell JamesClark Janet Alldred Mary Sharkey Malcolm Pye Jonathan Wigman

PfE 2021 Policy JP Allocation 1.2 Simister/Bowlee (Northern Gateway)

Row	Summary of main issues raised to PfE2021	Summary response to main issues raised to PfE2021	Respondent name(s)
	Principle (incl. scale and distribution)		
JPA1.2_JPA1.2.1	Unreasonable and disproportionate scale of development in one location.	No change is considered to be necessary. In line with NPPF, the Plan seeks to promote the development of brownfield land within the urban area and to use land efficiently. By working together the nine districts have been able to maximise the supply of the brownfield land at the core of the conurbation and limit the extent of Green Belt release. Chapter 4 (4.1 - 4.23) summarises the PfE Spatial Strategy which seeks to deliver significant development in the core growth area, boost the competitiveness of the Northern Areas and sustain the competitiveness of the Southern Areas. The approach to growth and spatial distribution is set out in the Growth and Spatial Options Paper [02.01.10]	Ian Taylor Angela Taylor
JPA1.2_JPA1.2.2	Will cause considerable harm to character of small village, result in a loss of amenity and depress property values. Compulsory purchase will be required.	No change necessary. Policy JP-P1 seeks to create sustainable places including the use of measures to ensure that new development is fully integrated into existing communities and that it makes a positive contribution to its coherence and character.	Ian Taylor Tom Hall-Spencer Rhea Hall-Spencer Angela Taylor Bury Liberal Democrat Council Group
JPA1.2_JPA1.2.3	There is just too much being crammed into this area without the infrastructure being in place even with a new road and roundabout to go in.	No change is considered to be necessary. Any proposals for this allocation must be in accordance with a comprehensive masterplan that has been previously approved by the LPA(s). It shall include a clear phasing strategy as part of an integrated approach to the delivery of infrastructure to support the scale of the whole development in line with Policy JP-D 1 'Infrastructure Implementation'. This should include the delivery of highways infrastructure.	Jane Wagner Jane And Malcolm Wagner
JPA1.2_JPA1.2.4	Simister village will be destroyed	No change necessary. Policy JP-P1 seeks to create sustainable places including the use of measures to ensure that new development is fully integrated into existing communities and	Jane Wagner

Row	Summary of main issues raised to PfE2021	Summary response to main issues raised to PfE2021	Respondent name(s)
		that it makes a positive contribution to its coherence and character.	
JPA1.2_JPA1.2.5	When you factor both parts of the Northern Gateway together, it is clear that the impact of this scale of development will be worse than significant. Both allocations individually and cumulatively are unacceptable	<p>No change is considered to be necessary. In line with NPPF, the Plan seeks to promote the development of brownfield land within the urban area and to use land efficiently. By working together the nine districts have been able to maximise the supply of the brownfield land at the core of the conurbation and limit the extent of Green Belt release. Chapter 4 (4.1 - 4.23) summarises the PfE Spatial Strategy which seeks to deliver significant development in the core growth area, boost the competitiveness of the Northern Areas and sustain the competitiveness of the Southern Areas. The approach to growth and spatial distribution is set out in the Growth and Spatial Options Paper [02.01.10]. The allocation forms part of the Northern Gateway and is positioned at a strategically important intersection around the M60, M62 and M66 motorways. As such, it represents a highly accessible opportunity for growth in Greater Manchester, with wider benefits on a regional and national level.</p> <p>The allocation is of a scale to address the central theme of the spatial strategy for Greater Manchester in delivering inclusive growth across the city region complemented by a key aim to boost the competitiveness and economic outputs from the northern parts of the conurbation. The Northern Gateway is one of the key locations that will help to deliver these fundamental objectives.</p>	Jane Lester SGMGB Stephen Cluer
JPA1.2_JPA1.2.6	By pushing the issues back to be addressed at application stage and without clear demonstration on matters including highway impact, ecological issues and flood risk at this stage we would argue	No change is considered to be necessary. The requirement for a masterplan to be approved by the LPA in advance of the submission of a planning application is intended to ensure that the LPA is fully satisfied with the intended development. It is	See Appendix

Row	Summary of main issues raised to PfE2021	Summary response to main issues raised to PfE2021	Respondent name(s)
	that this proposed allocation cannot be found to be sound.	considered that this will actually save time during the planning application process as key development parameters will have already been agreed.	
JPA1.2_JPA1.2.7	As a result of the scale and form of development being proposed, the character and setting of these semi-rural villages will be totally lost and swallowed up by the new community being proposed within this major allocation. The character of the area will be completely changed and, in all reality, this will now become a large part of the general Greater Manchester urban area, as opposed to the semi-rural setting it currently benefits from.	No change necessary. Policy JP-P1 seeks to create sustainable places including the use of measures to ensure that new development is fully integrated into existing communities and that it makes a positive contribution to its coherence and character.	Jane Lester SGMGB Stephen Cluer David McLaughlin Jane Wagner
JPA1.2_JPA1.2.8	Simister and Bowlee JP Allocation 1.2 fails to meet 6 of the 10 Strategic Objectives.	It is considered that the proposed site allocation at Simister/Bowlee is consistent with the plan's wider strategy.	LouiseHolland
JPA1.2_JPA1.2.9	GMCA have chosen the wrong site as part of their vision for a huge employment site and 1550 homes in a village that currently has 350 homes.	No change is considered to be necessary. In line with NPPF, the Plan seeks to promote the development of brownfield land within the urban area and to use land efficiently. By working together the nine districts have been able to maximise the supply of the brownfield land at the core of the conurbation and limit the extent of Green Belt release. Chapter 4 (4.1 - 4.23) summarises the PfE Spatial Strategy which seeks to deliver significant development in the core growth area, boost the competitiveness of the Northern Areas and sustain the competitiveness of the Southern Areas. The approach to growth and spatial distribution is set out in the Growth and Spatial Options Paper [02.01.10]	LouiseHolland
JPA1.2_JPA1.2.10	Supported to help deliver the new homes and jobs that the northern parts of Greater Manchester needs.	Support noted.	Middleton SC Limited (Owners of the Middleton Shopping Centre, Middleton)
JPA1.2_JPA1.2.11	Looked at in conjunction with JPA 1.1 Heywood/Pilsworth the whole area will be turned	No change is considered to be necessary. The allocation is of a scale to address the central theme of the spatial strategy for	Jane Lester

Row	Summary of main issues raised to PfE2021	Summary response to main issues raised to PfE2021	Respondent name(s)
	into an industrial estate if a development of this scale goes ahead, resulting in the loss of separation between villages. The village of Simister will not be given adequate protection from being swallowed up by a huge industrial development.	Greater Manchester in delivering inclusive growth across the city region complemented by a key aim to boost the competitiveness and economic outputs from the northern parts of the conurbation. The Northern Gateway is one of the key locations that will help to deliver these fundamental objectives. However, the extent of the Simister and Bowlee allocation has been reduced significantly in the PfE 2021 compared to what was proposed in the 2019 draft in order to help preserve the and reduce the amount of land to be removed from the Green Belt.	
JPA1.2_JPA1.2.12	The current proposal is an over -development. Scale back the development to allow the area to retain its rural nature and green space. Too much green space is being lost.	No change is considered to be necessary. The allocation is of a scale to address the central theme of the spatial strategy for Greater Manchester in delivering inclusive growth across the city region complemented by a key aim to boost the competitiveness and economic outputs from the northern parts of the conurbation. The Northern Gateway is one of the key locations that will help to deliver these fundamental objectives. However, the extent of the Simister and Bowlee allocation has been reduced significantly in the PfE 2021 compared to what was proposed in the 2019 draft in order to help preserve the character of Simister Village and reduce the amount of land to be removed from the Green Belt.	Jillian Grisdale Jane Lester Bury Liberal Democrat Council Group
JPA1.2_JPA1.2.13	Support - will deliver significant benefits to the local area and to Greater Manchester as a whole	Support noted.	Northern Gateway Development Vehicle
JPA1.2_JPA1.2.14	Objection to principle of allocation	No change is considered to be necessary. The allocation forms part of the Northern Gateway and is of a scale to address the central theme of the spatial strategy for Greater Manchester in delivering inclusive growth across the city region complemented by a key aim to boost the competitiveness and economic outputs from the northern parts of the conurbation. The Northern Gateway	See Appendix

Row	Summary of main issues raised to PfE2021	Summary response to main issues raised to PfE2021	Respondent name(s)
		<p>is one of the key locations that will help to deliver these fundamental objectives.</p> <p>The PfE Plan sets out a very clear preference of using previously developed (brownfield) land and vacant buildings to meet development needs in line with NPPF. However, given the scale of development required to meet the objectives of the Plan, a limited amount of development is identified on land outside of the urban area on greenfield and/or Green Belt land. The details of the housing land needs and supply can be found in the Housing Topic Paper[06.01.03]. Further details in relation to the strategic case for releasing Green Belt can be found in the Green Belt Topic Paper [07.01.25].</p>	
JPA1.2_JPA1.2.15	Support the allocation but revised wording to the policy suggested in order to reflect that the two identified areas could come forward independently of each other and, in this scenario, some of the criteria may be less relevant to the respective applications. Amendments are needed to the policy to reflect this and which are needed to facilitate early delivery of development at the site (eastern part) and in doing so maximising its contribution to realising the ambitions of PfE.	<p>No change is considered to be necessary. It is considered appropriate that Policy JPA1.2 (Simister/Bowlee) covers the complete allocation.</p> <p>The Policy specifies that any proposals for this allocation must be in accordance with a comprehensive masterplan that has been previously approved by the LPA(s). This masterplan will establish the parameters for development across the site.</p>	Barratt Homes
JPA1.2_JPA1.2.16	The site is unsustainable in its current state and is not properly connected to an existing urban area of community. As a result, the site is deemed unsuitable for allocation.	<p>No change is considered to be necessary. The proposed strategic allocations have been chosen following a robust site selection exercise outlined within the Site Selection Topic Paper [03.04.01].</p> <p>In addition, the plan and the strategic site allocations within it have been subject to an Integrated Appraisal – the conclusions of which are included in section 29 of the Simister and Bowlee Site Allocation Topic Paper [10.01.55]</p>	See Appendix

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JPA1.2_JPA1.2.17	The requirement for a comprehensive masterplan for the whole site allocation is not justified. This is not necessary in the context of the site comprising two distinct parts which can come forward independently of each other without prejudicing the development of the other. The requirement for a comprehensive masterplan across the piece could unnecessarily constrain the successful and early delivery of the site and its contribution to meeting the housing needs of the Boroughs.	No change is considered to be necessary. The requirement for a masterplan to be approved by the LPA in advance of the submission of a planning application is intended to ensure that the LPA is fully satisfied with the intended development. It is considered that this will actually save time during the planning application process as key development parameters will have already been agreed.	Barratt Homes
JPA1.2_JPA1.2.18	Support for the principle and the wording of the allocation	Support noted.	Historic England
JPA1.2_JPA1.2.161	The site does not meet the site selection criteria	No change is considered to be necessary. The proposed strategic allocations have been chosen following a robust site selection exercise outlined within the Site Selection Topic Paper [03.04.01] .	Matthew Brown Philip Smith-Lawrence C Smith
JPA1.2_JPA1.2.153	The site selection process has been unclear and little information has been given about why other more apparently suitable sites were rejected, or what alternatives were considered This site choice cannot be justified as the most appropriate when no reasonable alternatives appear to have been examined. Alternative options were ruled out too early or were not considered despite other areas having similar if not more appropriate criteria. Other sites could satisfy all the criteria.	No change is considered to be necessary. The proposed strategic allocations have been chosen following a robust site selection exercise outlined within the Site Selection Topic Paper [03.04.01] .	See Appendix
JPA1.2_JPA1.2.171	Northern Gateway JPA1.1 Heywood/Pilsworth & JPA1.2 Simister/Bowlee, JPA26 Trows Farm, and JPA21 Castleton Sidings, will create knock-on effects on proposals at JPA2 Stakehill.	No change is considered to be necessary. The proposed strategic allocations have been chosen following a robust site selection exercise outlined within the Site Selection Topic Paper [03.04.01] .	Thornham St John's Neighbourhood Forum

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	Housing (incl. affordable housing)		
JPA1.2_JPA1.2.19	Does not cater for affordable/specialist housing needs. Needs to be environmentally friendly and delivered at appropriate densities.	No change is considered to be necessary. The Simister and Bowlee allocation has the potential to deliver around 1,550 homes in order to diversify the type of accommodation across the Simister, Bowlee and Birch and Langley areas. This will include plots for custom and self-build and a mix of housing densities plus provision of affordable housing to address local housing need.	Susan Hamer Brenda Foley Lynne Hastings
JPA1.2_JPA1.2.20	Housing growth should be distributed more evenly across Bury.	No change is considered to be necessary. The proposed strategic allocations have been chosen following a robust site selection exercise outlined within the Site Selection Topic Paper [03.04.01] . Furthermore, as part of the process of preparing the Joint Plan one of the requirements is to demonstrate how the amount and spatial distribution of growth across the plan area has been chosen. This is set out in the Growth and Spatial Options Paper [02.01.10] which sets out how the options have evolved during plan preparation and the reasonable alternatives that have been considered.	Jane And Malcolm Wagner
JPA1.2_JPA1.2.21	The Housing Need Assessment was carried out by Arc4, who were supposed to carry out a non-biased survey of housing need. However, they have a partnership with Greater Manchester Housing Partnership, an organisation of housing associations, including Six Town Housing in Bury. The assessment was therefore not impartial.	No change necessary. Bury's HNDA is considered to be robust and credible evidence of the needs and demands for housing in Bury.	See Appendix
JPA1.2_JPA1.2.22	The most up to date information must be used to assess the housing need.	No change is considered to be necessary. The starting point for housing targets is the Government's standard methodology for calculating Local Housing Needs (LHN). This is designed to provide local authorities with a clear and consistent understanding of the number of new homes needed in an area.	See Appendix

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JPA1.2_JPA1.2.23	Because the PfE Plan does not specify the conditions for delivering affordable housing throughout the Plan, it is uncertain whether the viability figures are based on correct and reasonable assumptions	No change is considered to be necessary. The figures for affordable housing are based on the adopted policies within Bury and Rochdale.	See Appendix
JPA1.2_JPA1.2.24	It is unlikely that build rates and housing delivery targets will be met.	No change is considered to be necessary. Details of the anticipated phasing for Simister and Bowlee are set out in Section 27 of the Site Allocation Topic Paper for Simister/Bowlee [10.01.55] .	See Appendix
JPA1.2_JPA1.2.25	Government guidance is clear that standard housing methodology is just a starting point and can be changed in exceptional circumstances – this has not been thoroughly explored. A lack of brownfield land in the area and in particular the economic shock caused by Brexit and Covid 19 have not been considered.	No change is considered to be necessary. The starting point for housing targets is the Government's standard methodology for calculating Local Housing Needs (LHN). This is designed to provide local authorities with a clear and consistent understanding of the number of new homes needed in an area. As detailed in Chapters 1, 6 and 7 of the PfE Plan, two assessments of the potential impacts of Covid-19 and Brexit on the economy were carried out, initially in 2020 and again in 2021. Both assessments concluded that there was insufficient evidence to amend the assumptions underpinning the PfE Plan. For further information see COVID-19 and Places for Everyone Growth Options [05.01.03] .	See Appendix
JPA1.2_JPA1.2.26	A significant proportion of population growth (and housing need) over the Plan period will be in the over 65's. These groups will want housing in highly accessible locations close to local amenities, which this proposal does not provide	No change is considered to be necessary. The allocation policy (JPA1.2) requires the delivery of a broad mix of houses which includes an appropriate mix of house types and sizes and accommodation for older people.	Gillian Boyle
JPA1.2_JPA1.2.27	The table in the Bury's Housing Development Needs Assessment 2020 shows that housing need has already been met in Prestwich without the need for	No change is considered to be necessary. The Greater Manchester Strategic Housing Market Assessment [06.01.02] provides evidence of local housing need, and specifically	Eric Larmett LouiseHolland

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	new affordable homes. There is no need for more housing.	affordable housing need, and shows that there is a need for more affordable homes in the Borough of Bury. Bury's Housing Need and Demand Assessment shows that there is a need for affordable housing in all parts of the Borough.	
JPA1.2_JPA1.2.28	Simister is already set to take 1.2 million square metres of industrial land so why has Bury Council not considered that the people who will work there will not wish to live across the road from work, and that other areas of Bury would have benefited from more homes.	No change is considered to be necessary. The proposed strategic allocations have been chosen following a robust site selection exercise outlined within the Site Selection Topic Paper [03.04.01] .	LouiseHolland
JPA1.2_JPA1.2.29	Agree that there needs to be additional housing in Bury and across Greater Manchester	Noted.	Bury Liberal Democrat Council Group
JPA1.2_JPA1.2.30	We need the homes that people need, specifically a strong provision of housing units that suit younger people and also older people who wish to 'downsize' but remain close to family and friends.	No change is considered to be necessary. The Simister and Bowlee allocation has the potential to deliver around 1,550 homes in order to diversify the type of accommodation across the Simister, Bowlee and Birch and Langley areas. This will include plots for custom and self-build and a mix of housing densities plus provision of affordable housing and older person housing to address local housing need.	Bury Liberal Democrat Council Group
JPA1.2_JPA1.2.31	We need the homes that people can afford. We currently have a crisis that an increasing number of people are being excluded from buying their own home and are trapped living with parents, or trapped in high rental accommodation. We need to provide a good mixture of housing that means people can find the homes they need and can afford.	No change is considered to be necessary. The ambition for the site has always been to maximise the potential for the delivery of affordable housing (in line with local affordable housing policy requirements). As summarised Section 26 of the JPA1.2 (Simister/Bowlee) Topic Paper [10.01.55] , an affordable housing contribution of 25% has been shown to be deliverable. Development proposals on this site would be subject to further viability assessment(s) at the detailed application stage, taking into account policy requirements in place at that time.	Bury Liberal Democrat Council Group

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JPA1.2_JPA1.2.32	The additional housing and warehousing exceeds the governments predicted requirements of the area.	No change is considered to be necessary. The starting point for housing targets is the Government's standard methodology for calculating Local Housing Needs (LHN). This is designed to provide local authorities with a clear and consistent understanding of the number of new homes needed in an area. Unlike for housing need, there is no standard methodology for calculating employment land need. However, as detailed in the paper Employment Land Needs in Greater Manchester [05.01.02] the approach adopted is considered to be a robust, widely accepted methodology.	Tracy Raftery
JPA1.2_JPA1.2.33	The number of new homes planned in Simister is disproportionate to those being built in other areas. Some towns in Bury are largely untouched.	No change is considered to be necessary. The scale of the proposed allocation presents an opportunity to deliver the necessary infrastructure required to support the proposed development. The proposed strategic allocations have been chosen following a robust site selection exercise outlined within the Site Selection Topic Paper [03.04.01] .	Tom Hall-Spencer Rhea Hall-Spencer
JPA1.2_JPA1.2.34	The draft policy is based on an unjustified assumption that the land to the east of Heywood Old Road will deliver only 200 units. There is no justification for this restriction which would represent an inefficient use of the site.	No change is considered to be necessary. Discussions relating to masterplanning identified issues in terms of the topography which were likely to impact on the number of dwellings that could be accommodated on the site. Consequently, to ensure the delivery of a high-quality scheme and meet the other requirements of JP Allocation 1.2, it was considered necessary to assume a lower capacity at this stage. This was considered appropriate in order to ensure that the housing needs identified in the plan could be met.	Barratt Homes
JPA1.2_JPA1.2.35	Any requirement for specialist forms of housing (older people, custom and self-build) should be subject to there being a demonstrable need for this.	No change is considered to be necessary. The Simister and Bowlee allocation has the potential to deliver around 1,550 homes in order to diversify the type of accommodation across the Simister, Bowlee and Birch and Langley areas. This will include plots for custom and self-build and a mix of housing densities plus	Barratt Homes

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		<p>provision of affordable housing and accommodation for older people to address local housing need.</p> <p>The Greater Manchester Strategic Housing Market Assessment [06.01.02] Chapter 6 provides evidence in relation to the housing needs of specific groups.</p>	
JPA1.2_JPA1.2.36	More investment in the existing housing stock such as grants for home insulation, roof repair, affordable heating and safe electrical circuits.	This is not considered to be a relevant issue for PfE.	Lynne Hastings
JPA1.2_JPA1.2.37	There is a lack of priority around affordable housing provision. Elsewhere in PfE, there are clear statements and objectives for mixed tenure new housing development in economic growth areas, but this is not reflected in the Northern Gateway vision. Reference to delivery in line with local planning policy but this will not be completely consistent between Rochdale and Bury and it would be helpful to have consistency across the site	No change is considered to be necessary. Policy JPA1.2 (Simister and Bowlee) is a cross-boundary allocation that falls within Bury and Rochdale boroughs. The Policy specifies that affordable housing will be required in accordance with local planning policy requirements. It does not specify the tenure split as there are different requirements within each district based on the adopted policies within Bury and Rochdale.	Greater Manchester Housing Providers
JPA1.2_JPA1.2.178	<p>The topic paper suggests that first completions on the site would take place 2 years (24/25) after the assumed (and ambitious) adoption of the Plan, with the sites in Bury starting to deliver the following year (2025/26) just three years after the assumed adoption of the plan. There is limited evidence provided to support these assumptions with the topic paper referring to delivery on four separate outlets each with a delivery rate of up to 50 dwellings per year.</p>	No change is considered to be necessary. Section 27 of the JPA1.2 (Simister and Bowlee) Topic Paper [10.01.55] sets out the anticipated phasing of development on the site.	Hollins Strategic Land
JPA1.2_JPA1.2.179	the assumption that this site could deliver completions within 2 years of the plan adoption, is entirely unrealistic given the policy requirements for	No change is considered to be necessary. Section 27 of the JPA1.2 (Simister and Bowlee) Topic Paper [10.01.55] sets out the anticipated phasing of development on the site.	Hollins Strategic Land

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	a comprehensive masterplan to be prepared and approved, including agreed between the various landowners / site promoters		
JPA1.2_JPA1.2.180	Average lead-in times for sites of this scale (i.e. 1,500-1,999 dwellings) is 7 years from the validation of the first application, allowing for sufficient time to secure planning permission, discharge relevant planning conditions and actually construct and complete the new homes. This is a significant lead in time, which is unsurprising given that such sites are complex and will inevitably require outline planning permissions, following by subsequent phased reserved matters submissions, in order to ensure that the site and infrastructure comes forward in accordance with any identified masterplans. As such, we have assumed at least 5 years from the adoption of the plan as a very optimistic estimate of the first completions	Noted.	Hollins Strategic Land
JPA1.2_JPA1.2.173	Queries 2014 housing numbers, failed housing delivery targets and local housing need	No change is considered to be necessary. The starting point for housing targets is the Government's standard methodology for calculating Local Housing Needs (LHN). This is designed to provide local authorities with a clear and consistent understanding of the number of new homes needed in an area.	Natasha Cross Gary West Susan Hamer Alexandra Cluer Helen Roberts C Smith Michael Minett
JPA1.2_JPA1.2.175	The most recent Bury Housing Development Needs Assessment 2020 must be taken into consideration	No change is considered to be necessary. The starting point for housing targets is the Government's standard methodology for calculating Local Housing Needs (LHN). This is designed to provide local authorities with a clear and consistent understanding of the number of new homes needed in an area.	Please see attached JPA1.2_JPA1.2.175

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JPA1.2_JPA1.2.164	<p>Stockport have since left the GSMF and it has now become a plan of 9, according to the Places for Everyone. If you remove the 18343 Stockport requirement along with their required uplift 17.8 % = 3265.06, there is a reduction of 21608 from the plan. Thus the need was 210953 less 21608 Stockport results in a current need of 189345 homes needed amongst the nine to cover the LHN need requirement. The metadata Metadata MappingGM was captured and used to form the basis of both the GSMF and Places for Everyone. According to the metadata the requirement the SHLAA had 197675, if we remove Stockport 11974 brownfield - leaves the SHLAA at 185701, so a mere 3644 homes short that may be required on green built or further assessment of brownfield sites. Further, add into this equation the fact that the angel meadows Colyhurst site has now got to be added back into plan some 5000, means there is enough with the SHLAA without Stockport to cover the LHN</p>	Noted.	LouiseHolland
JPA1.2_JPA1.2.183	<p>The assessment of housing and employment need (option 2) is politically motivated and divorced from actual housing and employment needs.</p>	<p>No change is considered to be necessary. The starting point for housing targets is the Government's standard methodology for calculating Local Housing Needs (LHN). This is designed to provide local authorities with a clear and consistent understanding of the number of new homes needed in an area.</p> <p>Unlike for housing need, there is no standard methodology for calculating employment land need. However, as detailed in the paper Employment Land Needs in Greater Manchester [05.01.02] the approach adopted is considered to be a robust, widely accepted methodology.</p>	David Bentley

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	Green Belt		
JPA1.2_JPA1.2.48	Simister will lose all of its Green Belt, this was misrepresented in the consultation letter. Wide disparities between Bury townships.	No change is considered to be necessary. The PfE Plan sets out a very clear preference of using previously developed (brownfield) land and vacant buildings to meet development needs in line with NPPF. However, given the scale of development required to meet the objectives of the Plan, a limited amount of development is identified on land outside of the urban area on greenfield and/or Green Belt land. The details of the housing land needs and supply can be found in the Housing Topic Paper [06.01.03] . Further details in relation to the strategic case for releasing Green Belt can be found in the Green Belt Topic Paper [07.01.25] .	Anne McNally
JPA1.2_JPA1.2.49	Area is semi-rural and remote, designation attracts people to area.	No change is considered to be necessary. The PfE Plan sets out a very clear preference of using previously developed (brownfield) land and vacant buildings to meet development needs in line with NPPF. However, given the scale of development required to meet the objectives of the Plan, a limited amount of development is identified on land outside of the urban area on greenfield and/or Green Belt land. The details of the housing land needs and supply can be found in the Housing Topic Paper [06.01.03] . Further details in relation to the strategic case for releasing Green Belt can be found in the Green Belt Topic Paper [07.01.25] .	Jane And Malcolm Wagner
JPA1.2_JPA1.2.50	No justification, will result in sprawl and merge distinct towns.	No change is considered to be necessary. The PfE Plan sets out a very clear preference of using previously developed (brownfield) land and vacant buildings to meet development needs in line with NPPF. However, given the scale of development required to meet the objectives of the Plan, a limited amount of development is identified on land outside of the urban area on greenfield and/or Green Belt land. The details of the employment land needs and supply can be found in the Employment Topic Paper [05.01.04] , the details of the housing land needs and supply can be found in	See Appendix

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		the Housing Topic Paper [06.01.03] . Further details in relation to the strategic case for releasing Green Belt can be found in the Green Belt Topic Paper [07.01.25]	
JPA1.2_JPA1.2.51	Generalised opposition to building on Green Belt and preference to exhaust all brownfield sites first. Citing a lack of exceptional circumstances for Green Belt release, it will contribute to urban sprawl rather than prevent urban sprawl, and that there is not enough Green Belt or green space so it must be protected.	No change is considered to be necessary. The PfE Plan sets out a very clear preference of using previously developed (brownfield) land and vacant buildings to meet development needs in line with NPPF. However, given the scale of development required to meet the objectives of the Plan, a limited amount of development is identified on land outside of the urban area on greenfield and/or Green Belt land. The details of the employment land needs and supply can be found in the Employment Topic Paper [05.01.04] , the details of the housing land needs and supply can be found in the Housing Topic Paper [06.01.03] . Further details in relation to the strategic case for releasing Green Belt can be found in the Green Belt Topic Paper [07.01.25]	See Appendix
JPA1.2_JPA1.2.52	To prove that exceptional circumstances to justify alteration to greenbelt boundaries exist, the NPPF requires evidence that all other reasonable options to meet identified need have been considered (NPPF para 141). This must include maximising use of brownfield and underutilised sites and maximising density.	No change is considered to be necessary. The PfE Plan sets out a very clear preference of using previously developed (brownfield) land and vacant buildings to meet development needs in line with NPPF. However, given the scale of development required to meet the objectives of the Plan, a limited amount of development is identified on land outside of the urban area on greenfield and/or Green Belt land. The details of the employment land needs and supply can be found in the Employment Topic Paper [05.01.04] , the details of the housing land needs and supply can be found in the Housing Topic Paper [06.01.03] . Further details in relation to the strategic case for releasing Green Belt can be found in the Green Belt Topic Paper [07.01.25]	See Appendix
JPA1.2_JPA1.2.53	It is believed the Simister and Bowlee site has been assessed incorrectly by the greenbelt assessment	No change is considered to be necessary. The PfE Plan sets out a very clear preference of using previously developed (brownfield) land and vacant buildings to meet development needs in line with	See Appendix

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	as all these contributions should be strong or strong to moderate.	NPPF. However, given the scale of development required to meet the objectives of the Plan, a limited amount of development is identified on land outside of the urban area on greenfield and/or Green Belt land. The details of the employment land needs and supply can be found in the Employment Topic Paper [05.01.04] , the details of the housing land needs and supply can be found in the Housing Topic Paper [06.01.03] . Further details in relation to the strategic case for releasing Green Belt can be found in the Green Belt Topic Paper [07.01.25] . Therefore, no change is necessary and it is considered that there are exceptional circumstances justifying the removal of the land from Green Belt.	
JPA1.2_JPA1.2.189	Support decision to classify the fields at the entrance to Simister as green belt because Simister is already surrounded by the motorway within the village and as such, the village requires as much green space, to provide balance from the noise and air pollution and act as a carbon sink.	Support Noted.	Ian Taylor
JPA1.2_JPA1.2.54	There is insufficient confidence in the accuracy of the predictions in the current uncertain economic climate to justify Green Belt loss at the start of the plan. Greenbelt loss should only occur once all brownfield has been exhausted. A review mechanism should be built in to only include greenbelt at a later stage if proven necessary to enforce a brownfield first approach.	No change considered necessary. The PfE Plan sets out a very clear preference of using previously developed (brownfield) land and vacant buildings to meet development needs in line with NPPF. However, given the scale of development required to meet the objectives of the Plan, a limited amount of development is identified on land outside of the urban area on greenfield and/or Green Belt land. The details of the employment land needs and supply can be found in the Employment Topic Paper [05.01.04] , the details of the housing land needs and supply can be found in the Housing Topic Paper [06.01.03] . Further details in relation to the strategic case for releasing Green Belt can be found in the Green Belt Topic Paper [07.01.25]	See Appendix

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JPA1.2_JPA1.2.55	The replacement Green Belt and additions to the Green Belt are unusable greenbelt and are superficial.	Green Belt additions is considered consistent with NPPF. The evidence provided in the Green Belt Topic Paper [07.01.25] presents appropriate justification for the Green Belt Additions.	See Appendix
JPA1.2_JPA1.2.56	Proposal would remove large areas of greenbelt and open land greatly valued by local people	No change considered necessary. The PfE Plan sets out a very clear preference of using previously developed (brownfield) land and vacant buildings to meet development needs in line with NPPF. However, given the scale of development required to meet the objectives of the Plan, a limited amount of development is identified on land outside of the urban area on greenfield and/or Green Belt land. The details of the employment land needs and supply can be found in the Employment Topic Paper [05.01.04] , the details of the housing land needs and supply can be found in the Housing Topic Paper [06.01.03] . Further details in relation to the strategic case for releasing Green Belt can be found in the Green Belt Topic Paper [07.01.25]	Gillian Boyle Lucy Hamblett Ian Taylor Christopher Hallows Lynne Hastings
JPA1.2_JPA1.2.57	The allocation is against Strategic Objective 10 as it destroys a beautiful area used by residents of Simister and other neighbouring towns in Manchester, which is not beneficial in promoting the wellbeing of communities.	No change considered necessary. PfE sets out a clear preference of using previously developed (brownfield) land and vacant buildings to meet development needs. However, given the scale of development required to meet the needs of Greater Manchester a limited amount of development is required on greenfield and Green Belt land, such as at JPA 1.2, as it is critical to the delivery of the overall vision and objectives of the plan. The release of greenfield and Green Belt land has, however been kept to a minimum.	LouiseHolland
JPA1.2_JPA1.2.58	Object as Simister is Bury Council, and Bowlee and Birch are Rochdale council therefore these 1550 homes will in fact create an urban sprawl contrary to NPPF para 137 and para 138 a,b,c and e.	No change considered necessary. The PfE Plan sets out a very clear preference of using previously developed (brownfield) land and vacant buildings to meet development needs in line with NPPF. However, given the scale of development required to meet the objectives of the Plan, a limited amount of development is identified on land outside of the urban area on greenfield and/or	Jane Lester LouiseHolland

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		Green Belt land. The details of the housing land needs and supply can be found in the Housing Topic Paper [06.01.03] . Further details in relation to the strategic case for releasing Green Belt can be found in the Green Belt Topic Paper [07.01.25] .	
JPA1.2_JPA1.2.59	Growth must not come at the expense of quality of life. Greater Manchester's green belt has 'done what it was intended to do' very successfully over the 50/60 years by ensuring that there are 'green gaps' between our towns and communities. We believe these green gaps are worth preserving to provide gaps between our towns, space for leisure and also something to alleviate the high levels of air pollution we suffer from.	No change considered necessary. The PfE Plan sets out a very clear preference of using previously developed (brownfield) land and vacant buildings to meet development needs in line with NPPF. However, given the scale of development required to meet the objectives of the Plan, a limited amount of development is identified on land outside of the urban area on greenfield and/or Green Belt land. The details of the housing land needs and supply can be found in the Housing Topic Paper [06.01.03] . Further details in relation to the strategic case for releasing Green Belt can be found in the Green Belt Topic Paper [07.01.25] .	Bury Liberal Democrat Council Group
JPA1.2_JPA1.2.60	<p>Calls for zero loss of green belt land. The Mayor of Greater Manchester promised zero net loss of Green Belt in the run up to his election and he should stand by that promise through:</p> <ul style="list-style-type: none"> • Making maximum use of brown field sites across all ten districts. • Reviewing density on all existing sites to ensure maximum housing provision on sites to be used. • Duty to cooperate and working with neighbouring boroughs. • Being more ambitious in plans to revitalise Town Centres to provide higher density living. 	No change is considered to be necessary. The PfE Plan sets out a very clear preference of using previously developed (brownfield) land and vacant buildings to meet development needs in line with NPPF. However, given the scale of development required to meet the objectives of the Plan, a limited amount of development is identified on land outside of the urban area on greenfield and/or Green Belt land. The details of the housing land needs and supply can be found in the Housing Topic Paper [06.01.03] . Further details in relation to the strategic case for releasing Green Belt can be found in the Green Belt Topic Paper [07.01.25] .	Bury Liberal Democrat Council Group
JPA1.2_JPA1.2.61	The level of harm to the Green Belt is much higher than the former allocation site GM 1.3 Whitefield. It is calculated that 217.9 hectares of land within GM1.2 has a higher harm rating than GM 1.3 and as	No change is considered to be necessary. The PfE Plan sets out a very clear preference of using previously developed (brownfield) land and vacant buildings to meet development needs in line with NPPF. However, given the scale of development required to meet	The Strategic Land Group

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	the proposal is a residential led (around 1,550 homes) part of the Northern Gateway, like GM1.3, it would not deliver any more benefits than GM 1.3, but would result in more harm in terms of the impact on the Green Belt than GM1.3.	the objectives of the Plan, a limited amount of development is identified on land outside of the urban area on greenfield and/or Green Belt land. The details of the housing land needs and supply can be found in the Housing Topic Paper[06.01.03]. Further details in relation to the strategic case for releasing Green Belt can be found in the Green Belt Topic Paper [07.01.25].	
JPA1.2_JPA1.2.62	Loss of Greenbelt will destroy environmental habitats, wildlife and will impact on leisure and the wellbeing of the population.	No change is considered to be necessary. The proposed site allocation at Simister and Bowlee is supported by a range of evidence on wildlife and ecological matters, including an ecological report 2020 [10.01.015]. Furthermore, Policy JPA1.2 (Simister and Bowlee) requires that new development on the site will be required to minimise the impact on and provide net gains for biodiversity assets within the allocation in accordance with Policy JP-G 9 'A Net Enhancement of Biodiversity and Geodiversity'.	Ann Yates Ian Smith Lucy Hamblett Susan Hamer Robert Cahill Lynne Hastings
JPA1.2_JPA1.2.63	The village currently is surrounded by green belt land, however is cut through by one of Europe's busiest and most polluted motorway sections. We require the "Green Gateway to offset this and retain the village identity. Especially as part of the PLACES FOR EVERYONE indicates this as a key requirement keeping a villages identity.	No change is considered to be necessary. The extent of the Simister and Bowlee allocation has been reduced significantly in the PfE 2021 compared to what was proposed in the 2019 draft in order to help preserve the character of Simister Village and reduce the amount of land to be removed from the Green Belt.	Ian Taylor
JPA1.2_JPA1.2.64	Supports the reclassification of the fields surrounding the entrance to Simister as Greenbelt	Noted.	Ian Taylor
JPA1.2_JPA1.2.65	The loss of the Simister and Bowlee site greenbelt has been partially offset by creating extensive but unusable greenbelt in other areas without justifying exceptional circumstances.	No change necessary. It is considered that there are exceptional circumstances justifying the identification of new areas of Green Belt. The additions have not been identified as direct replacements, either in their extent or the use of the land identified, for the areas proposed for release through allocation(s) in the Plan. There is not therefore intended to be a direct	See Appendix

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		correlation between the areas released from the Green Belt and those proposed as additions. The justification for the Green Belt additions proposed is provided in Appendix 3 of the Green Belt Topic Paper [07.01.25] .	
JPA1.2_JPA1.2.66	The Barratt site (eastern part of the site) does not fall within the Greenbelt and Exceptional Circumstances do not need to be proven to exist in order to justify the allocation of the site and any harm to the Green Belt resulting from the draft allocation does not apply to Barratt site.	Noted.	Barratt Homes
JPA1.2_JPA1.2.67	The release of Greenbelt to facilitate economic growth is not acceptable. All Greenbelt land must be protected.	No change is considered to be necessary. The PfE Plan sets out a very clear preference of using previously developed (brownfield) land and vacant buildings to meet development needs in line with NPPF. However, given the scale of development required to meet the objectives of the Plan, a limited amount of development is identified on land outside of the urban area on greenfield and/or Green Belt land. The details of the housing land needs and supply can be found in the Housing Topic Paper [06.01.03] . Further details in relation to the strategic case for releasing Green Belt can be found in the Green Belt Topic Paper [07.01.25] .	Laura Ettrick Jason Richards
JPA1.2_JPA1.2.68	Suggestions of other brownfield sites to use include the Turner and Newall site in Rochdale.	No change is considered to be necessary. A large number of previously developed sites suitable for housing are identified in the council's Brownfield Land Register and its Strategic Housing Land Availability Assessment (SHLAA). However, these sites are insufficient to meet Bury's identified need and as such there is a need to identify additional sites. National planning policy does not support an explicit 'brownfield first' approach but PfE does propose a 'brownfield preference'	Peter Murray

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		policy, to help bring forward brownfield sites as early as possible in the plan period.	
JPA1.2_JPA1.2.69	Developers should be encouraged to use all sites particularly small sites which have become derelict or run down as well as old mills and unused warehousing sites. We have ample Brownfield sites to develop first where infrastructure exists. Old existing Mills should be re-purposed into housing as has been done in the Northern Quarter in Manchester.	No change is considered to be necessary. A large number of previously developed sites suitable for housing are identified in the council's Brownfield Land Register and its Strategic Housing Land Availability Assessment (SHLAA). However, these sites are insufficient to meet Bury's identified need and as such there is a need to identify additional sites. National planning policy does not support an explicit 'brownfield first' approach but PfE does propose a 'brownfield preference' policy, to help bring forward brownfield sites as early as possible in the plan period.	Jillian Grisdale David McLaughlin Robert Bennett Sandra Radcliffe
JPA1.2_JPA1.2.70	The GMCA has failed to utilise the current brownfield in GM	No change is considered to be necessary. A large number of previously developed sites suitable for housing are identified in the council's Brownfield Land Register and its Strategic Housing Land Availability Assessment (SHLAA). However, these sites are insufficient to meet identified need and as such there is a need to identify additional sites. National planning policy does not support an explicit 'brownfield first' approach but PfE does propose a 'brownfield preference' policy, to help bring forward brownfield sites as early as possible in the plan period.	LouiseHolland
JPA1.2_JPA1.2.71	A lack of brownfield land in the area and in particular the economic shock caused by Brexit and Covid 19 have not been considered. There is insufficient confidence in the accuracy of the predictions in the current uncertain economic climate to justify Green Belt loss at the start of the plan. Greenbelt loss should only occur once all brownfield has been exhausted. A review mechanism should be built in	No change is considered to be necessary. As detailed in Chapters 1, 6 and 7 of the PfE Plan, two assessments of the potential impacts of Covid-19 and Brexit on the economy were carried out, initially in 2020 and again in 2021. Both assessments concluded that there was insufficient evidence to amend the assumptions underpinning the PfE Plan. For further information see COVID-19 and Places for Everyone Growth Options [05.01.03] .	See Appendix

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	to only include greenbelt at a later stage if proven necessary	A large number of previously developed sites suitable for housing are identified in the council's Brownfield Land Register and its Strategic Housing Land Availability Assessment (SHLAA). However, these sites are insufficient to meet Bury's identified need and as such there is a need to identify additional sites. National planning policy does not support an explicit 'brownfield first' approach but PfE does propose a 'brownfield preference' policy, to help bring forward brownfield sites as early as possible in the plan period.	
JPA1.2_JPA1.2.184	Greenbelt allocations in Bury are contrary to a main theme of Greenbelt – NPPF Para 80 “To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.”	No change is considered to be necessary. The PfE Plan sets out a very clear preference of using previously developed (brownfield) land and vacant buildings to meet development needs in line with NPPF. However, given the scale of development required to meet the objectives of the Plan, a limited amount of development is identified on land outside of the urban area on greenfield and/or Green Belt land. The details of the housing land needs and supply can be found in the Housing Topic Paper [06.01.03] . Further details in relation to the strategic case for releasing Green Belt can be found in the Green Belt Topic Paper [07.01.25] .	David Bentley
JPA1.2_JPA1.2.181	It is believed the Simister and Bowlee site has been assessed by the Green Belt Assessment incorrectly as all the contributions should be strong or strong to moderate and makes an essential contribution to preventing the merging or erosion of visual and physical gaps.	No change is considered to be necessary. The PfE Plan sets out a very clear preference of using previously developed (brownfield) land and vacant buildings to meet development needs in line with NPPF. However, given the scale of development required to meet the objectives of the Plan, a limited amount of development is identified on land outside of the urban area on greenfield and/or Green Belt land. The details of the housing land needs and supply can be found in the Housing Topic Paper [06.01.03] . Further details in relation to the strategic case for releasing Green Belt can be found in the Green Belt Topic Paper [07.01.25] .	David Bentley

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JPA1.2_JPA1.2.182	Support decision to classify the fields at the entrance to Simister as green belt because Simister is already surrounded by the motorway within the village and as such, the village requires as much green space, to provide balance from the noise and air pollution and act as a carbon sink.	Support noted.	David Bentley
JPA1.2_JPA1.2.176	The evidence supporting this draft allocation in terms of harm on Green Belt purposes and the merger of settlements is fundamentally flawed due to the failure of the various Green Belt Assessments to actually consider whether Simister should be included within the Green Belt boundary having regard to paragraphs 143 and 144 of the NPPF. The village has a “a significant urbanising influence” which is some way removed from a village with an open character that contributes to the openness of the Green Belt. As such, there appears to be no justification for the inclusion of Simister within the defined Green Belt.	No change is considered to be necessary. The PfE Plan sets out a very clear preference of using previously developed (brownfield) land and vacant buildings to meet development needs in line with NPPF. However, given the scale of development required to meet the objectives of the Plan, a limited amount of development is identified on land outside of the urban area on greenfield and/or Green Belt land. The details of the housing land needs and supply can be found in the Housing Topic Paper [06.01.03] . Further details in relation to the strategic case for releasing Green Belt can be found in the Green Belt Topic Paper [07.01.25] .	Hollins Strategic Land
	Transport (incl. Public Transport and Active Travel)		
JPA1.2_JPA1.2.72	Scale of development a concern which will increase traffic due to proximity of motorways and wider growth planned close to site.	No change is considered to be necessary. The Transport Locality Assessments [09.01.07] for Bury’s Cross Boundary site allocations assess and evaluate the impact of the PfE proposals on the transport network.	See Appendix
JPA1.2_JPA1.2.73	Congestion on existing roads e.g. Heywood Old Road already of concern and is mostly industrial traffic which causes property damage. Simister has one access and cannot support high levels of traffic, should be diverted. Dangerous for schoolchildren.	No change is considered to be necessary. The Transport Locality Assessments [09.01.07] for Bury’s Cross Boundary site allocations assess and evaluate the impact of the PfE proposals on the transport network.	Ian Taylor Brenda Foley sarah Fallon

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JPA1.2_JPA1.2.74	Policy lacks detail, need more on junction alterations/ improvements for both local roads and motorways. Must be provided first before any development	No change is considered to be necessary. The Transport Locality Assessments [09.01.07] for Bury's Cross Boundary site allocations assess and evaluate the impact of the PfE proposals on the transport network.	Jillian Grisdale
JPA1.2_JPA1.2.75	The site is unsustainable in its current state and is not properly connected to an existing urban area or community. As a result, the site is deemed unsuitable for allocation.	No change is considered to be necessary. The proposed strategic allocations have been chosen following a robust site selection exercise outlined within the Site Selection Topic Paper [03.04.01] .	See Appendix
JPA1.2_JPA1.2.76	The highways works are of such a scale as to potentially render the scheme unviable.	No change is considered to be necessary. Evidence on the viability and deliverability of the proposed site allocation at Simister and Bowlee is set out in section E Deliverability of the Site Allocation Topic Paper for Simister and Bowlee [10.01.55] .	See Appendix
JPA1.2_JPA1.2.77	Investment in public transport is unlikely to be adequate to alleviate congestion especially when considering the cumulative consequences of all the anticipated growth in the surrounding area.	No change is considered to be necessary. The Transport Locality Assessments [09.01.07] for Bury's Cross Boundary site allocations assess and evaluate the impact of the PfE proposals on the transport network.	See Appendix
JPA1.2_JPA1.2.78	Rochdale are building 2500 houses a mile up the road in Heywood and 1550 houses planned for Simister .The majority of traffic will come down Heywood Old Road. This is a very congested area and will not cope with the extra traffic.	No change is considered to be necessary. The Transport Locality Assessments [09.01.07] for Bury's Cross Boundary site allocations assess and evaluate the impact of the PfE proposals on the transport network.	Jane Wagner Brenda Foley Jane And Malcolm Wagner
JPA1.2_JPA1.2.79	The infrastructure proposals and particularly those for public transport are unviable and it is difficult to see how they could ever be delivered.	No change is considered to be necessary. Evidence on the viability and deliverability of the proposed site allocation at Simister and Bowlee is set out in section E Deliverability of the Site Allocation Topic Paper for Simister and Bowlee [10.01.55] .	Gillian Boyle
JPA1.2_JPA1.2.80	The proposal to restrict access to Simister Lane from the allocation will not suffice. Simister already suffers increased traffic at peak times and experiences significant congestion on Heywood Road resulting from a lack of enforcement on	No change is considered to be necessary. The Transport Locality Assessments [09.01.07] for Bury's Cross Boundary site allocations assess and evaluate the impact of the PfE proposals on the transport network.	LouiseHolland Stephen Thornton

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	Blueball lane. This lane will remain open after the allocation. Nothing in the PFE indicates how this lane will be modified to stop the potential increase in hundreds of journey's through Simister resulting from the allocation.		
JPA1.2_JPA1.2.81	All the proposed homes will either lead onto this road which is already at capacity or through the single file country village which is the thick grey single file country lane that is simister lane which will be unsafe	No change is considered to be necessary. The Transport Locality Assessments [09.01.07] for Bury's site allocations assess and evaluate the impact of the PfE proposals on the transport network.	LouiseHolland
JPA1.2_JPA1.2.82	The area has very poor public transport access and the motorway is already at capacity and severely congested which will contribute to poor air pollution and reduce life expectancy. . Prestwich and Whitefield currently suffer from significant congestion in transport. This is both on the roads and on the Metrolink line, where the southern end of the line is beyond capacity with existing housing. The PfE in its current proposals will add to this congestion	No change is considered to be necessary. The Transport Locality Assessments for Bury's Cross Boundary allocations [09.01.07] assess and evaluates the impact of the PfE proposals on the transport network.	Jillian Grisdale Bury Liberal Democrat Council Group
JPA1.2_JPA1.2.83	In the revised Bee Network proposals the A56 is highlighted as a core route for safe cycling all the way to Manchester. We very much welcome safer cycling but this would seriously reduce vehicular capacity on this route.	No change is considered to be necessary. Local Authorities and TfGM have a clear policy direction and major programme of investment in sustainable transport which is expected to transform travel patterns in GM and help achieve our "Right Mix" vision of no net increase in motor-vehicle traffic by 2040. Our transport strategy is set out in 09.01.01 GM Transport Strategy 2040 and 09.01.02 GM Transport Strategy Our Five Year Delivery Plan 2021-2026.	Bury Liberal Democrat Council Group
JPA1.2_JPA1.2.84	There is no capacity improvements forseen on the A56 in the transport plan published alongside the	No change is considered to be necessary. PfE Policy JPA 1.2 (Simister and Bowlee) requires that new development on the site	Bury Liberal Democrat Council Group

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	PfE. The only capacity improvement proposed for the Manchester to Bury Metrolink is the additional 2 nd trams that have already been ordered which may well help with the current capacity issues but will not cope with more houses.	will be required to make provision for key enabling infrastructure, including an update of the local highway network, traffic restrictions on Simiter Lane and improved public transport provision. Policy JPA 1.2 (Simister and Bowlee) also requires off site highway works to be undertaken where necessary.	
JPA1.2_JPA1.2.85	As a minimum we need to provide additional Metrolink capacity on the Bury Manchester line. At the moment a tram (Airport) terminates at Victoria. Another (Trafford Centre) is proposed to terminate at Crumpsall in 2021. At least one of these needs to be extended to Bury (or at least Whitefield) to deal with the congestion which exists between Crumpsall and Whitefield.	No change is considered to be necessary. The Transport Locality Assessments for Bury's Cross Boundary allocations [09.01.07] assess and evaluates the impact of the PfE proposals on the transport network.	Bury Liberal Democrat Council Group
JPA1.2_JPA1.2.87	The only proposal to address capacity is a vague plan to improve the flow of traffic at Simister Island so have grave concerns about the impact on the village of any new construction which will seriously impact on the village, but also on the two schools (St Margaret's primary and Parrenthorn High) which are both close to the junction the southern side.	<p>No change is considered to be necessary. The Transport Locality Assessments for Bury's Cross Boundary allocations [09.01.07] assess and evaluates the impact of the PfE proposals on the transport network.</p> <p>All sites associated with the allocations will be expected to prepare a Transport Assessment as part of a planning application to develop final, rather than indicative proposals, which mitigate the impact of the site. The full scope of the Transport Assessments will be determined by the Local Planning Authority (in consultation with the Local Highway Authority and National Highways) on a site-by-site basis, depending on the nature, scale and timing of the application, in accordance with the NPPF. In addition, the Local Authorities and TfGM have a clear policy direction and major programme of investment in sustainable transport which is expected to transform travel patterns in GM and help achieve our "Right Mix" vision of no net increase in motor-</p>	<p>sarah Fallon</p> <p>Bury Liberal Democrat Council Group</p>

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		vehicle traffic by 2040. Our transport strategy is set out in 09.01.01 GM Transport Strategy 2040 and 09.01.02 GM Transport Strategy Our Five-Year Delivery Plan 2021-2026.	
JPA1.2_JPA1.2.88	There is no capacity to have any roads emptying out onto Heywood Old Road and this scheme has been poorly thought out.	<p>No change is considered to be necessary The Transport Locality Assessments for Bury's Cross Boundary allocations [09.01.07] assess and evaluates the impact of the PfE proposals on the transport network.</p> <p>All sites associated with the allocations will be expected to prepare a Transport Assessment as part of a planning application to develop final, rather than indicative proposals, which mitigate the impact of the site. The full scope of the Transport Assessments will be determined by the Local Planning Authority (in consultation with the Local Highway Authority and National Highways) on a site-by-site basis, depending on the nature, scale and timing of the application, in accordance with the NPPF.</p> <p>In addition, the Local Authorities and TfGM have a clear policy direction and major programme of investment in sustainable transport which is expected to transform travel patterns in GM and help achieve our "Right Mix" vision of no net increase in motor-vehicle traffic by 2040. Our transport strategy is set out in 09.01.01 GM Transport Strategy 2040 and 09.01.02 GM Transport Strategy Our Five-Year Delivery Plan 2021-2026.</p>	<p>Eric Iarmett</p> <p>Bury Liberal Democrat Council Group</p>
JPA1.2_JPA1.2.89	We should be aiming to reduce traffic not increase it by encouraging the use of the M62.	No change is considered to be necessary The Cross-boundary Transport Locality Assessments [09.01.07] provides detailed information on the nature, scale and timing of infrastructure requirements at the SRN.	Jillian Grisdale
JPA1.2_JPA1.2.90	Support however recommends amendment of policy wording to ensure sufficient flexibility in the policy for the proposals to reflect the most suitable	No change is considered to be necessary . PfE Policy JPA 1.2 (Simister and Bowlee) requires that new development on the site will be required to make provision for major investment in public	Northern Gateway Development Vehicle

Row	Summary of main issues raised to PfE2021	Summary response to main issues raised to PfE2021	Respondent name(s)
	public transport strategy identified as the scheme and the wider infrastructure proposals evolve	transport infrastructure to enable more sustainable transport choices. In addition, all sites associated with the allocations will be expected to prepare a Transport Assessment as part of a planning application to develop final, rather than indicative proposals, which mitigate the impact of the site. The full scope of the Transport Assessments will be determined by the Local Planning Authority (in consultation with the Local Highway Authority and National Highways) on a site-by-site basis, depending on the nature, scale and timing of the application, in accordance with the NPPF.	
JPA1.2_JPA1.2.91	There are over 100 horses stabled in Simister and many need to ride on the roads. There are no pavements in the village and it is a very narrow road. Both pedestrians and horses will be in danger.	No change necessary. PfE Policy JPA 1.2 (Simister and Bowlee) requires that new development on the site will be required to provide off site highways works where these are necessary and deliver a network of safe and convenient walking routes through the allocation.	Jane And Malcolm Wagner
JPA1.2_JPA1.2.92	No plan is in place for the properties along the top of Simister Lane where the road is unmade and very narrow.	No change necessary. The proposed PfE strategic housing allocation for Simister/Bowlee (JPA1.2) does not include provision for the properties referred to.	Jane And Malcolm Wagner
JPA1.2_JPA1.2.93	The local transport network and local roads cannot support any additional traffic even with the new initiatives	No change necessary. The Transport Locality Assessments for Bury's Cross Boundary allocations [09.01.07] assess and evaluates the impact of the PfE proposals on the transport network.	See Appendix
JPA1.2_JPA1.2.94	The footpath is very limited on Simister Lane. There is only one side of the road that has a footpath. After the Same Yet Pub there is no pavement at all making this very dangerous.	No change necessary. The scale of the proposed allocation presents an opportunity to deliver the necessary infrastructure required to support the proposed development including new and improved highways infrastructure and opportunities for cycling and walking routes. In addition, Policy JPA 1.2 also includes a requirement for any development on the site to make provision for off-site highway works where these are necessary to ensure acceptable traffic movement.	Angela Taylor

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	Physical Infrastructure		
JPA1.2_JPA1.2.95	Clearly the other benefits to be achieved from the allocation have been set out and are supported, however the scale of those benefits and the ability for a developer to negotiate out of these requirements as part of any section 106 discussions and section 278 negotiations is of significant concern, in circumstances where should these be demonstrated to make the scheme unviable and removed from the development, the impact of this scale of development on this location will only be exacerbated.	No change necessary. Evidence on the viability and deliverability of the proposed site allocation at Simister and Bowlee is summarised in Section E of the Simister and Bowlee Topic Paper [10.01.55] .	Juliet Eastham peter judge Jane Wagner Simister Village Community Association
JPA1.2_JPA1.2.96	The plan needs to be revised to identify how all the infrastructure will be paid	No change necessary. Chapter 12 of PfE covers the delivery of the plan and sets out information on an Infrastructure Strategy, delivering new infrastructure, funding etc.	C Smith
JPA1.2_JPA1.2.97	There is little detail on how the infrastructure will be paid for or delivery plans for infrastructure	No change necessary. Chapter 12 of PfE covers the delivery of the plan and sets out information on an Infrastructure Strategy, delivering new infrastructure, funding etc.	Natasha Cross Gary West D W And J Tandy C Smith Michael Minett
JPA1.2_JPA1.2.98	Taken as a block of developments, the cumulative effects on the local infrastructure, despite the mitigations suggested, will not be sufficient.	Information on the deliverability of the proposed strategic allocation at Simister and Bowlee is included within the plan's evidence base and summarised in Section E of the Strategic Allocation Topic Paper Topic Paper [10.01.55] General information on infrastructure is included within the Delivery Topic Paper [03.01.05] . A number of other policies in the Plan provide a sufficient policy framework to address this matter by requiring new development to	Thornham St John's Neighbourhood Forum

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		be supported by the necessary infrastructure. The Plan needs to be read as a whole, therefore no change is considered necessary.	
JPA1.2_JPA1.2.99	There are doubts as to how quickly the site can come forward and deliver a total of 2,750 houses and 700,000 sqm employment floorspace within the plan period to 2037 due to need to deliver infrastructure first.	No change necessary. Information on the deliverability of the proposed strategic allocation at Simister and Bowlee is included within the plan's evidence base and summarised in Section E of the Strategic Allocation Topic Paper [10.01.55] . General information on infrastructure is included within the Delivery Topic Paper [03.01.05] .	Landowners of Holme Valley Hollins Strategic Land
JPA1.2_JPA1.2.100	The plan has not been positively prepared in that the infrastructure and development requirements have not been objectively assessed and tested for deliverability.	No change necessary. Information on the deliverability of the proposed strategic allocation at Simister and Bowlee is included within the plan's evidence base and summarised in Section E of the Strategic Allocation Topic Paper [10.01.55] . General information on infrastructure is included within the Delivery Topic Paper [03.01.05] .	Helen Roberts
	Social Infrastructure		
JPA1.2_JPA1.2.101	GPs and hospitals cannot cope now. Little detail on how these facilities will be expanded/improved.	Policy JPA 1.2 (Simister and Bowlee) requires that new development on the site will be required to make provision for the key enabling infrastructure necessary to support the development of the site. This includes making provision for new local centres in accessible locations which include a range of appropriate retail, health and community facilities. A number of other policies in the Plan provide a sufficient policy framework to address this matter by requiring new development to be supported by the necessary infrastructure. The Plan needs to be read as a whole, therefore no change is considered necessary.	Stephen Woolley Susan Hamer D W And J Tandy
JPA1.2_JPA1.2.102	A school being built on Bowlee providing 800 places will add to traffic on Heywood Old Road .	No change necessary. The scale of the proposed allocation presents an opportunity to deliver the necessary infrastructure required to support the proposed development including new and improved highways infrastructure and opportunities for cycling and walking routes. In addition, Policy JPA 1.2 also includes a	Jane And Malcolm Wagner Sarah Fallon Jane Wagner

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		requirement for any development on the site to make provision for off-site highway works where these are necessary to ensure acceptable traffic movement.	
JPA1.2_JPA1.2.103	Concerns that scale of benefits including retail, health and community facilities and the ability for a developer to negotiate out of these requirements as part of any section 106 discussions and section 278 negotiations is significant. In circumstances where should these be demonstrated to make the scheme unviable and removed from the development, the impact of this scale of development on this location will only be exacerbated.	No change necessary. Evidence on the viability and deliverability of the proposed site allocation at Simister and Bowlee is set out in section E Deliverability of the Site Allocation Topic Paper for Simister and Bowlee [10.01.55] .	Jane Lester SGMGB Stephen Cluer
JPA1.2_JPA1.2.104	The facilities and services provided to meet immediate day to day needs of residents should be of an appropriate scale with the expectation that wider retail and service needs of new residents are met by the existing hierarchy of centres. This should be made clear either in the policy or supporting text so that the Local Centre and other facilities brought forward as part of these allocations do not harm the vitality and viability of existing town centres.	No change necessary. Policy JPA 1.2 (Simister and Bowlee) requires that new development on the site will be required to make provision for the key enabling infrastructure necessary to support the development of the site. This includes making provision for new local centres in accessible locations which include a range of appropriate retail, health and community facilities. Local centres will be of a scale that is intended to serve the day to day needs of the prospective residents.	Middleton SC Limited
JPA1.2_JPA1.2.105	If appropriately developed, these allocations have the potential to help support the revitalisation of existing centres such as Middleton through the new residents and jobs brought to the area.	Noted.	Middleton SC Limited
JPA1.2_JPA1.2.106	The proposed allocation site would need to assess the requirement for additional social infrastructure the impact of these contributions on the viability of the site also needs careful consideration to ensure that the allocation is in fact deliverable.	No change necessary. Policy JPA 1.2 (Simister and Bowlee) requires that new development on the site will be required to make provision for the key enabling infrastructure necessary to support the development of the site. This includes making provision for	See Appendix

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		<p>new local centres in accessible locations which include a range of appropriate retail, health and community facilities.</p> <p>A number of other policies in the Plan provide a sufficient policy framework to address this matter by requiring new development to be supported by the necessary infrastructure. The Plan needs to be read as a whole, therefore no change is considered necessary.</p> <p>Evidence on the viability and deliverability of the proposed site allocation at Simister and Bowlee is set out in section E Deliverability of the Site Allocation Topic Paper for Simister and Bowlee [10.01.55].</p>	
JPA1.2_JPA1.2.147	Impact on Local Care Home: health and wellbeing/quality of life/amenity from noise/ air/light pollution and disruption, particularly of older people in Brookvale Care Home who require peaceful setting will be affected.	<p>No change necessary. Policy JPA1.2 (Simister and Bowlee) requires that new development on the site incorporate appropriate noise and air quality mitigation measures and high quality landscaping along the M60 motorway corridors and local road network if required within the allocation.</p> <p>PfE Policy JPA 1.2 (Simister and Bowlee) also requires new development on the site to make provision for new, high quality, publicly accessible, multi-functional green and blue infrastructure within the allocation to provide health benefits to local residents as well as creating a visually attractive environment.</p>	<p>Susan Hamer</p> <p>Ian Taylor</p> <p>David Bentley</p> <p>Angela Taylor</p> <p>Stephen Marsh</p> <p>Lindsay Earnshaw</p> <p>Peter Murray</p> <p>Sandra Radcliffe</p> <p>Bury Liberal Democrat Council Group</p>
	Environment (incl. green infrastructure, biodiversity, ecology)		
JPA1.2_JPA1.2.107	Loss of green space that is protected e.g. Simister Wetlands and Bowlee Country Park. Important for exercise.	No change necessary. Neither Simister Wetlands or Bowlee Country Park form part of the proposed allocation under Policy JPA1.2.	Bury Liberal Democrat Council Group

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JPA1.2_JPA1.2.108	Loss of green infrastructure and key ecological assets e.g. Bradley Hall Farm, many in decline. Proposed new green infrastructure corridors/enhancements not sufficient, risk of crime.	No change necessary. PfE Policy JPA 1.2 (Simister and Bowlee) requires that new development on the site make provision for new, high quality, publicly accessible, multi-functional green and blue infrastructure within the allocation to provide health benefits to local residents as well as creating a visually attractive environment. In addition, Policy JPA 1.2 (Simister and Bowlee) seeks to minimise impacts on and provide net gains for biodiversity assets within the allocation, including the Bradley Hall Farm SBI.	Tracy Raftery CPRE
JPA1.2_JPA1.2.109	Loss of fields and key routes/rights of way used by both walkers and horse riders. Key routes and additional suggested routes should be protected.	No change necessary. PfE Policy JPA 1.2 (Simister and Bowlee) requires new development on the site to make provision for new, high quality, publicly accessible, multi-functional green and blue infrastructure within the allocation to provide health benefits to local residents as well as creating a visually attractive environment.	Bury Liberal Democrat Council Group
JPA1.2_JPA1.2.110	Broadly welcome part 10 of the policy but request the inclusion of "sport" and recreation, as sport has a completely different function to recreation. Suggested amendment to part 10: Retain, enhance and replace existing "sport" and recreation facilities where required and make provision for new "sport" and recreation facilities to meet the needs of the prospective residents in accordance with local planning policy requirements	No change necessary. Whilst it is considered that this proposed wording could improve the clarity of the policy, it is not considered to be a soundness issue, therefore no change is proposed.	Sport England
JPA1.2_JPA1.2.111	There has been a failure to conduct thorough and independent ecological assessments. Assessments carried out have been done on behalf of developers and are therefore not independent. Site wildlife, flood risk and other surveys have been carried out by consultancies on behalf of and paid for by	No change necessary. It is considered that the various assessments undertaken in relation to the site are comprehensive and robust.	See Appendix

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	developers rather than entirely independent wildlife organisations or the Department of the Environment so must be considered potentially biased.		
JPA1.2_JPA1.2.112	Several character areas are included in this allocation, such as National Character Area (54), Manchester Pennine Fringe, Simister, Slattocks and Heald Green, as well as Fringe Settled Valley Pasture and Settled Farmlands. These would all be destroyed if the development of this allocation were to proceed.	No change necessary. Evidence on Landscape Character Areas can be found in Section 18 of the Simister and Bowlee Allocation Topic Paper [10.01.55] .	See Appendix
JPA1.2_JPA1.2.113	The site can be seen from a number of longer vantage points, as well as in the immediate neighbourhood. However, due to the scale, form, and nature of the proposed development, visual amenity will be adversely affected. The landscape mitigation proposals will not address these fundamental concerns.	No change necessary. Policy JPA 1.2 (Simister and Bowlee) requires the semi-rural nature the character and setting of small villages such as Simister and Bowlee to be respected and will inform the layout, density and built form of development in these locations. Areas of open land and green infrastructure will be incorporated to maintain the identities of these places, including the retention of historic field boundaries, routeways and woodlands where practical. Evidence on Landscape Character Areas can be found in Section 18 of the Simister and Bowlee Allocation Topic Paper [10.01.55]	See Appendix
JPA1.2_JPA1.2.114	There are numerous key habitats on the site, including wetlands, woodland, grassland, arable land etc., which will all be damaged and could be lost as a result of this scheme. Additionally, the scheme will negatively impact protected species and species of principal importance, including great crested newts and Lapwing, as well as wider ecological networks, which have not been adequately considered in the plan. There is no consensus that biodiversity net gain can be	No change necessary. The proposed site allocation at Simister and Bowlee is supported by a range of evidence on wildlife and ecological matters, including an Ecological Report (2020) [10.01.15] . Ecological/biodiversity matters associated with Simister and Bowlee are also summarised in section 19 of the Simister and Bowlee Allocation Topic Paper [10.01.55] .	See Appendix

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	achieved at this site, given the extent of loss of existing vegetation and greenspace. We should find an alternative site of low ecological value.		
JPA1.2_JPA1.2.115	There is no guarantee that Biodiversity Net Gain will be delivered.	No change necessary. Policy JPA 1.2 (Simister and Bowlee) requires that new development on the site will be required to minimise the impact on and provide net gains for biodiversity assets within the allocation in accordance with Policy JP-G 9 'A Net Enhancement of Biodiversity and Geodiversity'.	See Appendix
JPA1.2_JPA1.2.116	Any new property should only be allowed if designed with energy saving and environmentally friendly features.	No change necessary. Climate change is a key theme running throughout PfE and it is only through a combination of actions that it can be properly addressed. This includes: Methods to de-carbonise the city region through new and existing development, effective land management and through the provision of infrastructure and new technologies. The aim of delivering a carbon neutral Greater Manchester no later than 2038, with a dramatic reduction in greenhouse gas emissions, including measures to ensure that all new homes and commercial/industrial buildings achieve net zero carbon by 2028.	Sandra Radcliffe
JPA1.2_JPA1.2.117	During the covid pandemic the countryside walks was utilised by residents from Harpurhey, Salford that currently live in built up areas and needed somewhere to get freedom and fresh air, so removing those walks with the industrial and housing targets planned in places for everyone will actually ensure the opposite to Strategic Objective 8 to improve access to green spaces and the quality of our natural environment.	No change necessary. PfE Policy JPA 1.2 (Simister and Bowlee) requires new development on the site to make provision for new, high quality, publicly accessible, multi-functional green and blue infrastructure within the allocation to provide health benefits to local residents as well as creating a visually attractive environment.	LouiseHolland
JPA1.2_JPA1.2.118	The area has the second highest noise pollution in the UK so why should it accept the employment	No change necessary. The area is not delivering the whole of GM's employment and housing needs.	LouiseHolland

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	needs of the whole of GM, and all its allocation for houses?	Notwithstanding, PfE Policy JPA 1.2 (Simister and Bowlee) requires new development on the site to Incorporate appropriate noise and air quality mitigation measures and high quality landscaping along the M60 motorway corridors and local road network if required within the allocation.	
JPA1.2_JPA1.2.119	The proposed industrial development will not avoid damage to the environment and climate, and will not allow the quality of life for future generations to be maintained. Massive increases in traffic and noise, destruction of wildlife habitats and loss of access to green spaces for existing residents will occur.	No change necessary. PfE Policy JPA 1.2 (Simister and Bowlee) requires new development on the site to make provision for new, high quality, publicly accessible, multi-functional green and blue infrastructure within the allocation to provide health benefits to local residents as well as creating a visually attractive environment. Furthermore, Policy JPA 1.2 (Simister and Bowlee) also requires new development on the site to Incorporate appropriate noise and air quality mitigation measures.	Tracy Raftery Jane Lester Sarah Fallon Susan Hamer Ian Taylor Robert Cahill Rhea Hall-Spencer Angela Taylor Jane And Malcolm Wagner Ann Collins
JPA1.2_JPA1.2.120	Consider the Policy unsound for the following reason: Supports the proposals to create wetland habitat and to enhance the existing watercourse and riparian habitat across the allocation. Also supports the intent to protect and enhance Bradley Hall Farm SBI. Suggest that the policy to protect the SBI should also include the requirement to maintain the current green infrastructure linking the SBIs within and adjacent to the allocation and provide new areas of green infrastructure to maintain and enhance the ecological network within, across and around the allocation.	Noted.	The Wildlife Trusts
JPA1.2_JPA1.2.121	Supports Policy 14. However, a complete assessment of the site's biodiversity interest was not possible and the full site area could not be	Noted. No change necessary. The proposed site allocation at Simister and Bowlee is supported by a range of evidence on	The Wildlife Trusts

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	surveyed. Whilst this might be adequate for a preliminary ecological assessment; in order to meet the NPPF's test for soundness, the whole site will need to be surveyed in depth to provide an up to date and accurate assessment of its biodiversity interest	wildlife and ecological matters, including an Ecological Report (2020) [10.01.15] . Ecological/biodiversity matters associated with Simister and Bowlee are also summarised in section 19 of the Simister and Bowlee Allocation Topic Paper [10.01.55]	
JPA1.2_JPA1.2.122	The Ecological Constraints and Opportunities Document acknowledges that specific constraints for each parcel of land has not been completed and so current constraints might have been missed and that this would need to be rectified. Suggest that the text be changed to low botanical value. The same applies to the assessment of arable areas. The ECOD concludes that more detailed site-specific surveys, including a full extended Phase 1 habitat survey for each area and Phase 2 protected species surveys will be required as plans progress. However, there is no indication within the ecological report as to how Species of Principal Importance (S41) can be protected and their populations enhanced.	Noted. No change necessary. The proposed site allocation at Simister and Bowlee is supported by a range of evidence on wildlife and ecological matters, including an Ecological Report (2020) [10.01.15] . Ecological/biodiversity matters associated with Simister and Bowlee are also summarised in section 19 of the Simister and Bowlee Allocation Topic Paper [10.01.55]	The Wildlife Trusts
JPA1.2_JPA1.2.123	The development framework shows that the areas of blue and green infrastructure are to be concentrated in a network of connected green corridors and ponds throughout the site. Whilst this network of green corridors linking important habitat to each other and the wider environment is welcomed the reliance on narrow corridors and linkages as mitigation will be	Noted. No change necessary. Policy JPA1.2 (Simister and Bowlee) requires that new development on the site will be required to minimise the impact on and provide net gains for biodiversity assets within the allocation in accordance with Policy JP-G 9 'A Net Enhancement of Biodiversity and Geodiversity'.	The Wildlife Trusts

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	insufficient to ensure the protection of species such as Lapwing and Skylark.		
JPA1.2_JPA1.2.124	BNG is based on habitats and uses established metrics to measure losses and gains. There are currently no agreed approaches for evaluating net gain for species. However, the guiding principles of BNG is that the requirements for species should be taken into account at each stage of the net gain assessment, for example, designing the habitats so that they support the Species of Principal Importance affected. This approach to S41 species must be undertaken and methodologies and conservation strategies for the species outlined within the proposed mitigation and enhancement plan. S41 species are a material consideration in planning development and their loss without compensation would merit refusal, and as such they should be considered as a constraint on the proposed allocation.	<p>No change necessary. The proposed site allocation at Simister and Bowlee is supported by a range of evidence on wildlife and ecological matters, including an Ecological Report (2020) [10.01.15].</p> <p>Ecological/biodiversity matters associated with the Simister and Bowlee site are also summarised in section 19 of the Simister and Bowlee Allocation Topic Paper [10.01.55].</p> <p>Policy JPA1.2 (Simister and Bowlee) requires that new development on the site will be required to minimise the impact on and provide net gains for biodiversity assets within the allocation in accordance with Policy JP-G 9 'A Net Enhancement of Biodiversity and Geodiversity'.</p>	The Wildlife Trusts
JPA1.2_JPA1.2.125	Welcomes the highlighted opportunities to enhance areas of grassland to create native wildflower meadows. However, the areas of retained and new habitat need to be of sufficient size to support the ground nesting S41 birds identified as part of the ecological assessment. Species such as Lapwing and Skylark require large open and quite spaces with limited or no public access (dog-free etc). High levels of public access and planting of trees would all be incompatible with the maintenance and expansion of these species of open grasslands.	<p>No change necessary. The proposed site allocation at Simister and Bowlee is supported by a range of evidence on wildlife and ecological matters, including an Ecological Report (2020) [10.01.15].</p> <p>Ecological/biodiversity matters associated with the Simister and Bowlee site are also summarised in section 19 of the Simister and Bowlee Allocation Topic Paper [10.01.55].</p> <p>Policy JPA1.2 (Simister and Bowlee) requires that new development on the site will be required to minimise the impact on and provide net gains for biodiversity assets within the allocation</p>	The Wildlife Trusts

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	Without this provision, there is a strong chance these species would be lost from the site	in accordance with Policy JP-G 9 'A Net Enhancement of Biodiversity and Geodiversity'.	
JPA1.2_JPA1.2.126	The Greater Manchester Ecology Unit's Preliminary Ecological Appraisal report also highlights that it will be seeking provision for farmland birds. The mitigation and enhancement plan must show how these species are to benefit from the development of the site. If these species cannot be adequately mitigated on site, then off-site mitigation must be provided. Suitable compensation areas need to be identified and managed to enhance the populations of the S41 species. This approach will also benefit other fauna identified in the report such as Brown Hare and Barn Owl.	No change necessary. The proposed site allocation at Simister and Bowlee is supported by a range of evidence on wildlife and ecological matters, including an Ecological Report (2020) [10.01.15] . Ecological/biodiversity matters associated with the Simister and Bowlee site are also summarised in section 19 of the Simister and Bowlee Allocation Topic Paper [10.01.55] . Policy JPA1.2 (Simister and Bowlee) requires that new development on the site will be required to minimise the impact on and provide net gains for biodiversity assets within the allocation in accordance with Policy JP-G 9 'A Net Enhancement of Biodiversity and Geodiversity'.	The Wildlife Trusts
JPA1.2_JPA1.2.127	Large sections of the site are under Countryside Stewardship middle tier options. If the options within the Stewardship agreement is for provision and/or management for farmland birds then the loss of this management also needs to be mitigated and/or compensated for.	Noted.	The Wildlife Trusts
JPA1.2_JPA1.2.128	Simister is already surrounded by the motorway within the village and as such, the village requires as much green space, to provide balance and act as CARBON SINK to enable Manchester to be a low carbon economy and to offset the negative impact of this existing major motorway and junction.	No change necessary. PfE Policy JPA 1.2 (Simister and Bowlee) requires new development on the site to make provision for new, high quality, publicly accessible, multi-functional green and blue infrastructure within the allocation to provide health benefits to local residents as well as creating a visually attractive environment.	Ian Taylor

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JPA1.2_JPA1.2.129	Removal of Wildlife, especially the rare butterflies found in the Bowlee and Simister areas. Also the rare and protected amphibious newts found at the various ponds, rivers and streams in the Simister, Bowlee, Prestwich area up to Pilsworth.	No change necessary. The proposed site allocation at Simister and Bowlee is supported by a range of evidence on wildlife and ecological matters, including an Ecological Report (2020) [10.01.15] . Ecological/biodiversity matters associated with the Simister and Bowlee site are also summarised in section 19 of the Simister and Bowlee Allocation Topic Paper [10.01.55] . Policy JPA1.2 (Simister and Bowlee) requires that new development on the site will be required to minimise the impact on and provide net gains for biodiversity assets within the allocation in accordance with Policy JP-G 9 'A Net Enhancement of Biodiversity and Geodiversity'.	Ian Taylor
JPA1.2_JPA1.2.130	Increase in noise pollution from the building disruption and traffic, in addition to the existing motorway noise pollution.	No change necessary. The proposed site allocation at Simister and Bowlee is supported by a range of evidence including a noise and air quality statement [10.01.19] .	Ian Smith Ian Taylor
JPA1.2_JPA1.2.131	The canal from Bury to Bolton should be restored for relaxation	Comment not specifically relevant to the content of Policy JPA1.2.	Christopher Hallows
JPA1.2_JPA1.2.185	The allocation contrasts the recognition of the open, undulating countryside in the UDP which included all the open area north west of the motorway intersection as Special Landscape Area to be protected by policy EN9/1.	No change necessary. Paragraph 18.7 of the JPA1.2 (Simister/Bowlee) Topic Paper [10.01.55] identifies a series of opportunities to inform the evolving masterplan process, and to ensure the development can be incorporated successfully into the local landscape.	David Bentley
JPA1.2_JPA1.2.186	The area supports a wealth of mammals including Roe Deer, Rabbit, Badger, Red Fox, Brown Rat, Short-tailed Field Vole, Wood Mouse, Grey Squirrel, Hedgehog, Common Shrew, Mole, and Otters. It also supports Bats and birds and amphibians. These are protected and	No change necessary. The proposed site allocation at Simister and Bowlee is supported by a range of evidence on wildlife and ecological matters, including an Ecological Report (2020) [10.01.15] . Furthermore, Policy JPA1.2 (Simister and Bowlee) requires that new development on the site will be required to minimise the impact on and provide net gains for biodiversity assets within the	David Bentley

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	priority species and their grassland, hedgerow and pond habitats will be destroyed.	allocation in accordance with Policy JP-G 9 'A Net Enhancement of Biodiversity and Geodiversity'.	
JPA1.2_JPA1.2.187	Concern that narrow-leaved Water-plantain's only known site in Bury lies just downstream of the sand quarry and may well occur within the allocation. Looking at the distribution on the National Biodiversity Network Gateway this may be the only record in Greater Manchester."	No change necessary. The proposed site allocation at Simister and Bowlee is supported by a range of evidence on wildlife and ecological matters, including an Ecological Report (2020) [10.01.15] . Furthermore, Policy JPA1.2 (Simister and Bowlee) requires that new development on the site will be required to minimise the impact on and provide net gains for biodiversity assets within the allocation in accordance with Policy JP-G 9 'A Net Enhancement of Biodiversity and Geodiversity'.	David Bentley
JPA1.2_JPA1.2.188	Bury Council are unfit to be involved in managing sites with wildlife interest.	No change necessary. The proposed site allocation at Simister and Bowlee is supported by a range of evidence on wildlife and ecological matters, including an Ecological Report (2020) [10.01.15] . Furthermore, Policy JPA1.2 (Simister and Bowlee) requires that new development on the site will be required to minimise the impact on and provide net gains for biodiversity assets within the allocation in accordance with Policy JP-G 9 'A Net Enhancement of Biodiversity and Geodiversity'.	David Bentley
JPA1.2_JPA1.2.177	Concerns regarding the deliverability and capacity of the planned allocation having regard to the significant levels differences and undulating land that exist across the entire draft allocation. This could affect both the capacity and viability of the site and there is no evidence within the topic paper or site specific papers that this has been assessed and considered in sufficient detail, and it is unclear	No change necessary. Evidence on the viability and deliverability of the proposed site allocation at Simister and Bowlee is set out in section E Deliverability of the Site Allocation Topic Paper for Simister and Bowlee [10.01.55] .	Hollins Strategic Land

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	whether accurate topographical information for the site has been obtained to inform this		
	Air Quality		
JPA1.2_JPA1.2.132	M62 area is the most polluted area in the country, will make worse.	No change necessary. The proposed site allocation at Simister and Bowlee is supported by a range of evidence including a noise and air quality statement [10.01.19] . Section 22 of the JPA1.2 (Simister and Bowlee) Topic Paper [10.01.55] highlights key information with regards to air quality associated with the proposed development of this site.	Ann Collins
JPA1.2_JPA1.2.133	Simister and Bowlee currently have illegal air quality readings due to the motorways (M60, M62 and M66) surrounding the site & the local authority has a duty of care for all residents and should consider all intelligence particularly when it could jeopardise the health and wellbeing of local residents.	No change necessary. The proposed site allocation at Simister and Bowlee is supported by a range of evidence including a noise and air quality statement [10.01.19] . Section 22 of the JPA1.2 (Simister and Bowlee) Topic Paper [10.01.55] highlights key information with regards to air quality associated with the proposed development of this site.	Please see JPA1.2_JPA1.2.133
JPA1.2_JPA1.2.134	The readings on the Strategic Road Networks around Simister and Bowlee in 2015/2016 were: <ul style="list-style-type: none"> • 75% at illegal limit • 15% at legal limit • 10% not full year readings With the introduction of a 1.2 million square metres of industrial and 1550 homes this will undoubtedly increase already illegal levels of carbon emissions even further.	No change necessary. The proposed site allocation at Simister and Bowlee is supported by a range of evidence including a noise and air quality statement [10.01.19] . Section 22 of the JPA1.2 (Simister and Bowlee) Topic Paper [10.01.55] highlights key information with regards to air quality associated with the proposed development of this site.	Please see JPA1.2_JPA1.2.134
JPA1.2_JPA1.2.135	Highways England have already tried to incorporate appropriate noise and air quality mitigation through the Barrier erecting study and it failed. The before and after results were provided and it was confirmed there was no reduction in pollution.	No change necessary. The proposed site allocation at Simister and Bowlee is supported by a range of evidence including a noise and air quality statement [10.01.19] . Section 22 of the JPA1.2 (Simister and Bowlee) Topic Paper [10.01.55] highlights key information with regards to air quality associated with the proposed development of this site.	Please see JPA1.2_JPA1.2.135

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JPA1.2_JPA1.2.136	Instead of using the readings from the motorway they are using the readings from their own monitor which is not located in Simister.	No change necessary. The proposed site allocation at Simister and Bowlee is supported by a range of evidence including a noise and air quality statement [10.01.19] . Section 22 of the JPA1.2 (Simister and Bowlee) Topic Paper [10.01.55] highlights key information with regards to air quality associated with the proposed development of this site.	LouiseHolland
JPA1.2_JPA1.2.137	Air quality will jeopardise the health and wellbeing of future residents.	No change necessary. The proposed site allocation at Simister and Bowlee is supported by a range of evidence including a noise and air quality statement [10.01.19] . Policy JPA1.2 (Simister and Bowlee) requires that new development on the site incorporate appropriate noise and air quality mitigation measures.	LouiseHolland Ian Taylor
JPA1.2_JPA1.2.138	We should not be building houses in places which will give people a reduced life expectancy.	No change necessary. The proposed site allocation at Simister and Bowlee is supported by a range of evidence including a noise and air quality statement [10.01.19] . Policy JPA1.2 (Simister and Bowlee) requires that new development on the site incorporate appropriate noise and air quality mitigation measures.	LouiseHolland
JPA1.2_JPA1.2.139	Locating a major strategic development adjacent to the confluence of several motorways and major roads when the adjoining neighbourhood has double the rate of lung cancer and respiratory disease, consigning people in the area to more air pollution, disease and early death.	No change necessary. Policy JPA1.2 (Simister and Bowlee) requires that new development on the site incorporate appropriate noise and air quality mitigation measures and high quality landscaping along the M60 motorway corridors and local road network if required within the allocation.	Thornham St John's Neighbourhood Forum
	Flood risk		
JPA1.2_JPA1.2.140	Whilst the wording of the above policy seeks to address flood risk, surface water run-off, ecology, biodiversity and the highway network , in reality all it is doing is pushing the issue back to be addressed at application stage once the principle of development has been established within the Plan. As such, without clear demonstration on matters	No change necessary. The requirement for a masterplan to be approved by the LPA in advance of the submission of a planning application is intended to ensure that the LPA is fully satisfied with the intended development. It is considered that this will actually save time during the planning application process as key development parameters will have already been agreed	John Paul Ashworth Jane Wagner

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	including highway impact, ecological issues and flood risk at this stage we would argue that this proposed allocation cannot be found to be sound		
JPA1.2_JPA1.2.141	The majority of the site is located within flood zone 1 with existing watercourses within the allocation boundary and ponds which could pose a risk. Furthermore, given the anticipated scale of development and the large increase in hard surfacing, there is a serious risk that the site could result in flooding on adjacent sites as well as localised floods due to increased surface water runoff. Given the anticipated scale of development and the large increase in hard surfacing, there is a serious risk that the site could result in flooding on adjacent sites as well as localised floods due to increased surface water runoff.	No change necessary. Section 12 of the JPA1.2 (Simister and Bowlee) Topic Paper [10.01.55] highlights key information with regards to flood risk.	Please see JPA1.2_JPA1.2.141
JPA1.2_JPA1.2.142	Concern that there is an absence of clear expectations for high quality sustainable water management in the draft policy and that amendments to wording are required to reflect Greater Manchester's ambition to be a city region where resilience to flooding and climate change is a key priority.	Water efficiency measures in new developments will be a matter for district local plans to determine. This approach is considered consistent with the NPPF, particularly paragraph 28 which confirms that it is for local planning authorities 'to set out more detailed policies for specific areas, neighbourhoods or types of development'. Therefore, no change to the plan is considered as necessary.	United Utilities Group PLC
	Heritage and historic environment		
JPA1.2_JPA1.2.143	Sites of historical interest in fields near Prestwich and Blue Ball Lane. Properties from 18th Century on Simister Lane will be damaged by traffic.	No change necessary. Policy JPA1.2 (Simister and Bowlee) requires the protection and, where appropriate, enhancement of heritage assets and their setting within the allocation and to carry out a detailed assessment and evaluation of known and potential archaeological sites to establish specific requirements for the protection and enhancement of significant heritage assets.	Ian Taylor

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JPA1.2_JPA1.2.144	There are various heritage assets located within the wider local area and would ask that greater regard be paid to the impact of the scale and form of development on their setting, character and long-term future as a result of these development proposals.	No change necessary. Policy JPA1.2 (Simister and Bowlee) requires the protection and, where appropriate, enhancement of heritage assets and their setting within the allocation and to carry out a detailed assessment and evaluation of known and potential archaeological sites to establish specific requirements for the protection and enhancement of significant heritage assets	Jane Lester SGMGB Stephen Cluer Jane Wagner
JPA1.2_JPA1.2.145	Even though the proposals seem to indicate that there would be a gap of a 100m or so between the existing village and new houses, this will still destroy the character of the village. It is utterly ridiculous to think that a village can survive its character if it is completely surrounded by 2,700 new houses.	No change necessary. The extent of the Simister and Bowlee allocation has been reduced significantly in the PfE 2021 compared to what was proposed in the 2019 draft in order to help preserve the character of Simister Village and reduce the amount of land to be removed from the Green Belt.	Bury Liberal Democrat Council Group
	Brownfield		
JPA1.2_JPA1.2.146	Brownfield – Greater use should be made of empty and underused sites such as the business parks in the local area.	No change necessary. Government policy does not allow the reduction of empty properties as a contributor to meet the borough's housing targets.	Please see JPA1.2_JPA1.2.146
JPA1.2_JPA1.2.168	Considers that we should not be building more when there are many unused flats in Manchester	No change necessary. Government policy does not allow the reduction of empty properties as a contributor to meet the borough's housing targets.	Lucy Hamblett
	Consultation		
JPA1.2_JPA1.2.149	Questionnaire and consultation is too long, confusing or difficult to read in an attempt to prevent responses from being provided.	Comment not specifically relevant to the content of Policy JPA1.2. Matter addressed elsewhere.	Rhea Hall-Spencer Pamela Maxon paul roebuck John Paul Ashworth
JPA1.2_JPA1.2.151	There has been a deliberate campaign of misinformation and misleading statements with residents only being told of the plans for their specific ward, and not being informed of the bigger picture across the borough, thus giving the impression that the impact is less than it is.	Comment not specifically relevant to the content of Policy JPA1.2. Matter addressed elsewhere.	See Appendix

Row	Summary of main issues raised to PfE2021	Summary response to main issues raised to PfE2021	Respondent name(s)
JPA1.2_JPA1.2.152	There has been an over reliance on residents finding things out for themselves on social media and websites and thus a failure to engage with various groups due to over reliance on the use of social media and technology. There has been no access to public internet, e.g., in libraries, during Covid. This has adversely and disproportionately affected older people and those from deprived backgrounds. This is against the SCI 2.4 & 4.17. Countrywide, Covid restrictions are now lifted but restrictions still remain in place in Bury's Statement of Community Involvement	Comment not specifically relevant to the content of Policy JPA1.2. Matter addressed elsewhere.	See Appendix
JPA1.2_JPA1.2.155	There has been little warning to residents and it has not been advertised properly	Comment not specifically relevant to the content of Policy JPA1.2. Matter addressed elsewhere.	Jane And Malcolm Wagner Jane Wagner
JPA1.2_JPA1.2.157	Public consultation has been poor and inaccessible	Comment not specifically relevant to the content of Policy JPA1.2. Matter addressed elsewhere.	See Appendix
JPA1.2_JPA1.2.162	Requests a fully accessible public consultation to follow that adheres to the Statement of Public Involvement	Comment not specifically relevant to the content of Policy JPA1.2. Matter addressed elsewhere.	Matthew Brown
	Other		
JPA1.2_JPA1.2.148	Proposal needs to be shown in both Bury and Rochdale district sections so it is not missed. Village boundary of Simister needs to be clearly identified.	Noted.	Jane And Malcolm Wagner
JPA1.2_JPA1.2.150	Bury Council have failed to comply with their Statement of Community Involvement Statement of Community Involvement at all stages of the creation of the plan. There was no notification to residents of the initial call for sites and the amount spent on making residents aware of the plan is disproportionately small.	Comment not specifically relevant to the content of Policy JPA1.2. Matter addressed elsewhere.	See Appendix

Row	Summary of main issues raised to PfE2021	Summary response to main issues raised to PfE2021	Respondent name(s)
JPA1.2_JPA1.2.154	The construction will have a major negative impact on current inhabitants.	Comment not specifically relevant to the content of Policy JPA1.2.	See Appendix
JPA1.2_JPA1.2.156	The PfE is significantly and substantially different from the GMSF and cannot be treated as effectively the same plan.	Comment not specifically relevant to the content of Policy JPA1.2. Matter addressed elsewhere.	C Smith
JPA1.2_JPA1.2.158	In addition to PfE each authority needs to come up with its own local plan. No details have been given about when these plans will be available.	No change necessary. The programmes for each district's development plan (including Local Plans) are included within individual Local Development Schemes.	Natasha Cross Gary West C Smith
JPA1.2_JPA1.2.59	There are no details of how Duty to Cooperate will be achieved	Comment not specifically relevant to the content of Policy JPA1.2. Matter addressed elsewhere.	Natasha Cross Gary West C Smith Rhea Hall-Spencer Michael Minett
JPA1.2_JPA1.2.160	A 35% uplift for the Manchester City Council area represents a significant change between the previous spatial framework the Greater Manchester Spatial Framework and the current joint development plan Places for Everyone.	No change necessary. A higher annualised plan figure for Manchester City than in the GMSF 2020 (2,951 vs 3527) has been introduced within PfE 2021 as a result of the revised LHN. Through this process Manchester City Council has identified sufficient land in the urban area to meet its increased need and consequently remove a very small Green Belt housing site. This remains consistent with the GMSF 2020 spatial strategy which concentrated growth in the centre of the conurbation. Manchester City's increased LHN, and therefore its PfE 2021 housing target, helps to maintain a consistent spatial strategy, between the two plans, despite Stockport's withdrawal. and results in a Plan with substantially the same effect as the GMSF 2020 on the nine districts	C Smith
JPA1.2_JPA1.2.163	Requires soundness scrutiny in line with all relevant latest policies and statistics (ONS, carbon neutral and climate etc), and further studies into viability. The plan for this allocation includes lots of desktop	No change necessary. Evidence on the viability and deliverability of the proposed site allocation at Simister and Bowlee is set out in section E Deliverability of the Site Allocation Topic Paper for Simister and Bowlee [10.01.55] .	Matthew Brown

Row	Summary of main issues raised to PfE2021	Summary response to main issues raised to PfE2021	Respondent name(s)
	studies and an alarming lack of detail on points that could mean the allocation's delivery is completely nonviable.		
JPA1.2_JPA1.2.165	Questions the relationship of politicians with developers and considers the views of residents to be ignored.	Comment not specifically relevant to the content of Policy JPA1.2. Matter addressed elsewhere.	Tracy Raftery
JPA1.2_JPA1.2.166	The policy and supporting text could be improved by clarifying that financial contributions should be proportionate and related to the development in line with national policy.	No change necessary. Evidence on the viability and deliverability of the proposed site allocation at Simister and Bowlee is set out in section E Deliverability of the Site Allocation Topic Paper for Simister and Bowlee [10.01.55] .	Northern Gateway Development Vehicle
JPA1.2_JPA1.2.167	The plan is 7 years out of date and is no longer fit for purpose as a result of covid there is a need to now protect our outside green spaces.	No change necessary. As detailed in Chapters 1, 6 and 7 of the PfE Plan, two assessments of the potential impacts of Covid-19 and Brexit on the economy were carried out, initially in 2020 and again in 2021. Both assessments concluded that there was insufficient evidence to amend the assumptions underpinning the PfE Plan. For further information see COVID-19 and Places for Everyone Growth Options [05.01.03] .	Jane And Malcolm Wagner
JPA1.2_JPA1.2.169	A number of the criteria set out in the policy do not apply equally to all parts of the site. Some issues are less relevant to some parts of the site. Therefore it will be necessary to apply the policy requirements according to their relevance to individual sites where these come forward independently. Revised wording to the policy suggested to provide clarification.	No change necessary. It is considered appropriate that Policy JPA1.2 (Simister/Bowlee) covers the complete allocation. The Policy specifies that any proposals for this allocation must be in accordance with a comprehensive masterplan that has been previously approved by the LPA(s). This masterplan will establish the parameters for development across the site.	Barratt Homes
JPA1.2_JPA1.2.170	The Barratt site (eastern part of the site) can come forward independently of the wider allocation without giving rise to the risk of piecemeal development or it prejudicing the form of development across the wider allocation.	No change necessary. It is considered appropriate that Policy JPA1.2 (Simister/Bowlee) covers the complete allocation. The Policy specifies that any proposals for this allocation must be in accordance with a comprehensive masterplan that has been previously approved by the LPA(s). This masterplan will establish the parameters for development across the site.	Barratt Homes

Row	Summary of main issues raised to PfE2021	Summary response to main issues raised to PfE2021	Respondent name(s)
JPA1.2_JPA1.2.172	PfE is not legally compliant given the changes from GMSF to PfE. Compliance with Reg 18 should be established via a Judicial Review.	Comment not specifically relevant to the content of Policy JPA1.2. Matter addressed elsewhere.	Natasha Cross Gary West Rhea Hall-Spencer Helen Roberts Michael Minett
JPA1.2_JPA1.2.174	Brexit and the effects of covid-19 should be factored into requirements, GMSF was created before both of these serious economic and social events.	No change necessary. As detailed in Chapters 1, 6 and 7 of the PfE Plan, two assessments of the potential impacts of Covid-19 and Brexit on the economy were carried out, initially in 2020 and again in 2021. Both assessments concluded that there was insufficient evidence to amend the assumptions underpinning the PfE Plan. For further information see COVID-19 and Places for Everyone Growth Options [05.01.03] .	Rhea Hall-Spencer Helen Roberts
JPA1.1_JPA1.1.190	Policy unsound / not legally compliant (no further details given).	No change is considered necessary. JPA1.2 is considered to be consistent with the NPPF and provides an appropriate strategy for the density of new housing which is a key objective of the plan and NPPF.	Pamela Neilan Rob Shield Lindsay Connolly Olivia Allen Rosaleen O'Donnell Juliet Eastham Janet Alldred Mary Sharkey Malcolm Pye Jonathan Wigman L J Park

Appendix 1.

Respondents to 2021 Policy JP Allocation 1.1 Heywood / Pilsworth (Northern Gateway)

Table 1. Row JPA1.1_JPA1.1.11

Given Name	Family Name	On behalf of company/organisation or individual
Holly	Dennett	
Natasha	Cross	
Judith	Sheppard	
Gary	West	
Alan	Bayfield	
Jane	Lester	The Friends of Bury Folk
Rebecca	Gonzalez	NA
Tracy	Raftery	NA
John	Roberts	NA
Gillian	Boyle	N/A
LJ	Park	

Table 2. Row JPA1.1_JPA1.1.18

Given Name	Family Name	On behalf of company/organisation or individual
Julie	Darbyshire	NA
Andrea	Booth	NA
Juliet	Eastham	NA
Jane	Lester	n/a
Matthew	Oxley	NA
John	Roberts	NA
Trevor	Byrne	NA
peter	judge	NA
Gillian	Boyle	N/A
Helen	Roberts	
David	Bentley	
D W And J	Tandy	
Holly	Dennett	
Natasha	Cross	
Judith	Sheppard	
Gary	West	
Alan	Bayfield	

Table 3. Row JPA1.1_JPA1.1.19

Given Name	Family Name	On behalf of company/organisation or individual
Julie	Darbyshire	NA
Andrea	Booth	NA
Juliet	Eastham	NA

Given Name	Family Name	On behalf of company/organisation or individual
Jane	Lester	n/a
Matthew	Oxley	NA
John	Roberts	NA
Trevor	Byrne	NA
peter	judge	NA
Gillian	Boyle	N/A
Holly	Dennett	
Natasha	Cross	
Judith	Sheppard	
Gary	West	
Alan	Bayfield	

Table 4. Row JPA1.1_JPA1.1.36

Given Name	Family Name	On behalf of company/organisation or individual
Helen	Roberts	
D W And J	Tandy	
David	Brownlow	
Holly	Dennett	
Natasha	Cross	
Judith	Sheppard	
Gary	West	
Alan	Bayfield	
Julie	Darbyshire	NA
Andrea	Booth	NA
Juliet	Eastham	NA
Jane	Lester	n/a
Matthew	Oxley	NA
John	Roberts	NA
Trevor	Byrne	NA
peter	judge	NA
Gillian	Boyle	N/A
David	McLaughlin	
C	Smith	

Table 5. Row JPA1.1_JPA1.1.52

Given Name	Family Name	On behalf of company/organisation or individual
Julie	Darbyshire	NA
Jillian	Grisdale	NA
Rebecca	Gonzalez	NA
Andrea	Booth	NA
Tracy	Raftery	NA
Juliet	Eastham	NA
Jane	Lester	n/a
John	Roberts	NA

Given Name	Family Name	On behalf of company/organisation or individual
Trevor	Byrne	NA
peter	judge	NA
Sandra	Radcliffe	NA
Gillian	Boyle	N/A
Christopher	Hallows	
Helen	Roberts	
David	Bentley	
Marc	O'Driscoll	
Laura	Ettrick	
Jason	Richards	

Table 6. Row JPA1.1_JPA1.1.94

Given Name	Family Name	On behalf of company/organisation or individual
Julie	Darbyshire	NA
Andrea	Booth	NA
Juliet	Eastham	NA
Jane	Lester	n/a
Matthew	Oxley	NA
Trevor	Byrne	NA
peter	judge	NA
Gillian	Boyle	N/A
Helen	Roberts	
Sion	Owen-Ellis	National Highways
Holly	Dennett	
Natasha	Cross	
Judith	Sheppard	
Gary	West	
Alan	Bayfield	

Table 7. Row JPA1.1_JPA1.1.95

Given Name	Family Name	On behalf of company/organisation or individual
Julie	Darbyshire	NA
Andrea	Booth	NA
Juliet	Eastham	NA
Jane	Lester	n/a
Matthew	Oxley	NA
Trevor	Byrne	NA
peter	judge	NA
Gillian	Boyle	N/A
Gordon	Tilstone	Thornham St John's Neighbourhood Forum
D W And J	Tandy	
Holly	Dennett	
Natasha	Cross	
Stephen	Woolley	

Given Name	Family Name	On behalf of company/organisation or individual
Judith	Sheppard	
Gary	West	
Alan	Bayfield	

Table 8. Row JPA1.1_JPA1.1.156

Given Name	Family Name	On behalf of company/organisation or individual
Julie	Darbyshire	NA
Andrea	Booth	NA
Juliet	Eastham	NA
Jane	Lester	n/a
Matthew	Oxley	NA
John	Roberts	NA
Trevor	Byrne	NA
peter	judge	NA
Gillian	Boyle	N/A
Helen	Roberts	
Holly	Dennett	
Natasha	Cross	
Judith	Sheppard	
Gary	West	
Alan	Bayfield	

Table 9. Row JPA1.1_JPA1.1.157

Given Name	Family Name	On behalf of company/organisation or individual
Angela	Taylor	
Holly	Dennett	
Natasha	Cross	
Judith	Sheppard	
Gary	West	
Alan	Bayfield	
Julie	Darbyshire	NA
Andrea	Booth	NA
Juliet	Eastham	NA
Jane	Lester	n/a
Matthew	Oxley	NA
John	Roberts	NA
Matthew	Broadbent	Save Royton's Greenbelt Community Group
Trevor	Byrne	NA
peter	judge	NA
Gillian	Boyle	N/A

Table 10. Row JPA1.1_JPA1.1.158

Given Name	Family Name	On behalf of company/organisation or individual
Julie	Darbyshire	NA
Andrea	Booth	NA
Juliet	Eastham	NA
Jane	Lester	n/a
Matthew	Oxley	NA
Trevor	Byrne	NA
peter	judge	NA
Gillian	Boyle	N/A
Helen	Roberts	
Holly	Dennett	
Natasha	Cross	
Judith	Sheppard	
Gary	West	
Alan	Bayfield	

Table 11. Row JPA1.1_JPA1.1.159

Given Name	Family Name	On behalf of company/organisation or individual
Holly	Dennett	
Natasha	Cross	
Judith	Sheppard	
Gary	West	
Alan	Bayfield	
Julie	Darbyshire	NA
Andrea	Booth	NA
Juliet	Eastham	NA
Jane	Lester	n/a
Matthew	Oxley	NA
John	Roberts	NA
Trevor	Byrne	NA
peter	judge	NA
Gillian	Boyle	N/A

Table 12. Row JPA1.1_JPA1.1.169

Given Name	Family Name	On behalf of company/organisation or individual
Julie	Darbyshire	NA
Andrea	Booth	NA
Juliet	Eastham	NA
Jane	Lester	n/a
Matthew	Oxley	NA
John	Roberts	NA
Trevor	Byrne	NA
peter	judge	NA
Holly	Dennett	

Given Name	Family Name	On behalf of company/organisation or individual
Natasha	Cross	
Judith	Sheppard	
Gary	West	
Alan	Bayfield	

Table 13 Row JPA1.1_JPA1.1.171

Given Name	Family Name	On behalf of company/organisation or individual
Holly	Dennett	
Natasha	Cross	
Judith	Sheppard	
Gary	West	
Alan	Bayfield	
Julie	Darbyshire	NA
Andrea	Booth	NA
Juliet	Eastham	NA
Trevor	Byrne	NA
peter	judge	NA

Appendix 2.

Respondents to PfE 2021 Policy JP Allocation 1.2 Simister/Bowlee (Northern Gateway)

Table 14. Row JPA1.2_JPA1.2.6

Given Name	Family Name	On behalf of company/organisation or individual
Jane	Lester	n/a
Paul	Kallee-Grover	Save Greater Manchesters Green Belt (SGMGB)
Stephen	Cluer	NA
Alexandra	Cluer	
Andrea	Keeble	
Lisa	Mather	
Peter	Mather	
Deborah	Morgan	
Susan	Higgins	
Oscar	Majid	
Susan	Fleming	
Stuart	Johnstone	
Juliet	Eastham	
Yvonne	Robinson	
Andrew	Fleming	
Catherine	Schofield	
Michelle	Mcloughlin	
Tom	Wood	
Joan	Glynn	
Viv	Barlow	
Jacqueline	Majid	
S	Stratton	
Colin	Heaton	
Hazel	Keane	
John	Robinson	
Shirley	Buckley	
Susan	Horridge	
Barry	Spence	
George	Wood	
Joanne	Dawson	
Joanne	Culliney	
Annmarie	Bennett	
Christopher	Culliney	
Alexandra	Saffer	
Rebecca	Robinson	
Daniel	Robinson	
Derek M	Glynn	
Carole	Martin	
Geoff	Woods	

Given Name	Family Name	On behalf of company/organisation or individual
Carolyn	Saffer	
Samantha	Doggett	
Lucy	Taylor	
Saul	Bennett	
Colleen	Donovan-Togo	
Paul	Taylor	
Angela	Shaw	
Aimee	Shaw	
Jennifer	Cronin	
Barbara	Cooke	
Lorraine	Tucker	
Sheila	Jackson	
Brian	Cooke	
Brian	Wright	
Kelly	Fox	
Paul	Yarwood	
Lisa	Wright	
Sara	Slater	
Abby	Derere	
Craig	Tucker	
Victoria	Hothersall	
Jacqueline	Yarwood	
Adam	Burgess	
Alan	Bayfield	
Anna Katherine	Burgess	
Rebecca	Hindle	
Marjorie	Higham	
Gwynneth	McManus	
Gwyneth	Derere	
Julia	Gallagher	
Nicola	Kerr	
Joanne	Dallimore	
Andy	Skelly	
Alison	Lees	
David J	Arnfield	
Emma	Nye	
Kath	Dobson	
Leanne	Labrow	
Dawn	Johnstone	

Table 15. Row JPA1.2_JPA1.2.14

Given Name	Family Name	On behalf of company/organisation or individual
Jane	Lester	The Friends of Bury Folk
Brenda	Foley	
Julie	Darbyshire	NA
Susan	Tunstall	N/A
Diane	Cass	NA
Kieran	Judge	NA
Yvonne	Creswell	NA
Jane	Lester	The Friends of Bury Folk
Carol	Mole	NA
Jenny	Judge	NA
Andrea	Booth	NA
Tracy	Raftery	NA
Ludovic	Ramisandraina	NA
Sian	Judge	NA
Stephen	Cluer	NA
Louise	Holland	NA
Trevor	Byrne	NA
RACHEL	JUDGE	NA
Gillian	Boyle	N/A

Table 16. Row JPA1.2_JPA1.2.16

Given Name	Family Name	On behalf of company/organisation or individual
Eileen	Redman	NA
Pamela	Redman	NA
Paul	Redman	NA
Julie	Darbyshire	NA
Susan	Tunstall	N/A
Paul	Acheson	NA
Diane	Cass	NA
Kieran	Judge	NA
Yvonne	Creswell	NA
Simon	King	NA
Robert	Carroll-McArdle	NA
Jane	Lester	The Friends of Bury Folk
Jenny	Judge	NA
Andrea	Booth	NA
Peter	Huxley	NA
Juliet	Eastham	NA
Jane	Lester	n/a
Ludovic	Ramisandraina	NA
Sian	Judge	NA
Kristian	Dodsworth	Simister Village Community Association
Matthew	Oxley	NA
Stephen	Cluer	NA

Given Name	Family Name	On behalf of company/organisation or individual
John Paul	Ashworth	NA
Trevor	Byrne	NA
David	McLaughlin	NA
peter	judge	NA
RACHEL	JUDGE	NA
Gillian	Boyle	N/A
Philip	Smith-Lawrence	
C	Smith	

Table 17. Row JPA1.2_JPA1.2.21

Given Name	Family Name	On behalf of company/organisation or individual
Alexandra	Cluer	
Philip	Smith-Lawrence	
C	Smith	
Andrea	Keeble	
Lisa	Mather	
Peter	Mather	
Deborah	Morgan	
Susan	Higgins	
Oscar	Majid	
Susan	Fleming	
Stuart	Johnstone	
Juliet	Eastham	
Yvonne	Robinson	
Andrew	Fleming	
Catherine	Schofield	
Michelle	Mcloughlin	
Tom	Wood	
Joan	Glynn	
Viv	Barlow	
Jacqueline	Majid	
S	Stratton	
Colin	Heaton	
Hazel	Keane	
John	Robinson	
Shirley	Buckley	
Susan	Horridge	
Barry	Spence	
George	Wood	
Joanne	Dawson	
Joanne	Culliney	
Annmarie	Bennett	
Christopher	Culliney	

Given Name	Family Name	On behalf of company/organisation or individual
Alexandra	Saffer	
Rebecca	Robinson	
Daniel	Robinson	
Derek M	Glynn	
Carole	Martin	
Geoff	Woods	
Carolyn	Saffer	
Samantha	Doggett	
Lucy	Taylor	
Saul	Bennett	
Colleen	Donovan-Togo	
Paul	Taylor	
Angela	Shaw	
Aimee	Shaw	
Jennifer	Cronin	
Barbara	Cooke	
Lorraine	Tucker	
Sheila	Jackson	
Brian	Cooke	
Brian	Wright	
Kelly	Fox	
Paul	Yarwood	
Lisa	Wright	
Sara	Slater	
Abby	Derere	
Craig	Tucker	
Victoria	Hothersall	
Jacqueline	Yarwood	
Adam	Burgess	
Alan	Bayfield	
Anna Katherine	Burgess	
Rebecca	Hindle	
Marjorie	Higham	
Gwynneth	McManus	
Gwyneth	Derere	
Julia	Gallagher	
Nicola	Kerr	
Joanne	Dallimore	
Andy	Skelly	
Alison	Lees	
David J	Arnfield	
Emma	Nye	
Kath	Dobson	
Leanne	Labrow	
Dawn	Johnstone	
Eileen	Redman	NA

Given Name	Family Name	On behalf of company/organisation or individual
Pamela	Redman	NA
Paul	Redman	NA
Julie	Darbyshire	NA
Susan	Tunstall	N/A
Paul	Acheson	NA
Diane	Cass	NA
Kieran	Judge	NA
Yvonne	Creswell	NA
Simon	King	NA
Robert	Carroll-McArdle	NA
Jane	Lester	The Friends of Bury Folk
Jenny	Judge	NA
Andrea	Booth	NA
Peter	Huxley	NA
Juliet	Eastham	NA
Jane	Lester	n/a
Ludovic	Ramisandraina	NA
Sian	Judge	NA
Kristian	Dodsworth	Simister Village Community Association
Matthew	Oxley	NA
Stephen	Cluer	NA
John Paul	Ashworth	NA
Trevor	Byrne	NA
David	McLaughlin	NA
peter	judge	NA
RACHEL	JUDGE	NA

Table 18. Row JPA1.2_JPA1.2.22

Given Name	Family Name	On behalf of company/organisation or individual
Eileen	Redman	NA
Pamela	Redman	NA
Paul	Redman	NA
Julie	Darbyshire	NA
Susan	Tunstall	N/A
Paul	Acheson	NA
Diane	Cass	NA
Kieran	Judge	NA
Yvonne	Creswell	NA
Simon	King	NA
Robert	Carroll-McArdle	NA
Tim	Pickstone	Bury Liberal Democrat Council Group
Jane	Lester	The Friends of Bury Folk
Jenny	Judge	NA
Andrea	Booth	NA
Peter	Huxley	NA

Given Name	Family Name	On behalf of company/organisation or individual
Juliet	Eastham	NA
Jane	Lester	n/a
Ludovic	Ramisandraina	NA
Sian	Judge	NA
Kristian	Dodsworth	Simister Village Community Association
Matthew	Brown	NA
Matthew	Oxley	NA
Stephen	Cluer	NA
Louise	Holland	NA
John Paul	Ashworth	NA
Trevor	Byrne	NA
David	McLaughlin	NA
peter	judge	NA
RACHEL	JUDGE	NA
David	Bentley	
Philip	Smith-Lawrence	
C	Smith	
Jane And Malcolm	Wagner	
Ann	Collins	

Table 19.Row JPA1.2_JPA1.2.23

Given Name	Family Name	On behalf of company/organisation or individual
Eileen	Redman	NA
Pamela	Redman	NA
Paul	Redman	NA
Julie	Darbyshire	NA
Susan	Tunstall	N/A
Paul	Acheson	NA
Diane	Cass	NA
Kieran	Judge	NA
Yvonne	Creswell	NA
Simon	King	NA
Robert	Carroll-McArdle	NA
Jane	Lester	The Friends of Bury Folk
Jenny	Judge	NA
Andrea	Booth	NA
Peter	Huxley	NA
Juliet	Eastham	NA
Jane	Lester	n/a
Ludovic	Ramisandraina	NA
Sian	Judge	NA
Kristian	Dodsworth	Simister Village Community Association
Matthew	Oxley	NA
Stephen	Cluer	NA

Given Name	Family Name	On behalf of company/organisation or individual
John Paul	Ashworth	NA
Trevor	Byrne	NA
David	McLaughlin	NA
peter	judge	NA
RACHEL	JUDGE	NA
Philip	Smith-Lawrence	
C	Smith	

Table 20.Row JPA1.2_JPA1.2.24

Given Name	Family Name	On behalf of company/organisation or individual
Eileen	Redman	NA
Pamela	Redman	NA
Paul	Redman	NA
Julie	Darbyshire	NA
Susan	Tunstall	N/A
Paul	Acheson	NA
Diane	Cass	NA
Kieran	Judge	NA
Yvonne	Creswell	NA
Simon	King	NA
Robert	Carroll-McArdle	NA
Jane	Lester	The Friends of Bury Folk
Jenny	Judge	NA
Andrea	Booth	NA
Peter	Huxley	NA
Juliet	Eastham	NA
Jane	Lester	n/a
Ludovic	Ramisandraina	NA
Sian	Judge	NA
Kristian	Dodsworth	Simister Village Community Association
Matthew	Oxley	NA
Stephen	Cluer	NA
John Paul	Ashworth	NA
Trevor	Byrne	NA
David	McLaughlin	NA
peter	judge	NA
RACHEL	JUDGE	NA
Philip	Smith-Lawrence	
C	Smith	

Table 21. Row JPA1.2_JPA1.2.25

Given Name	Family Name	On behalf of company/organisation or individual
Philip	Smith-Lawrence	
C	Smith	
Eileen	Redman	NA
Pamela	Redman	NA
Paul	Redman	NA
Julie	Darbyshire	NA
Susan	Tunstall	N/A
Paul	Acheson	NA
Diane	Cass	NA
Kieran	Judge	NA
Yvonne	Creswell	NA
Simon	King	NA
Robert	Carroll-McArdle	NA
Jane	Lester	The Friends of Bury Folk
Jenny	Judge	NA
Andrea	Booth	NA
Peter	Huxley	NA
Juliet	Eastham	NA
Jane	Lester	n/a
Ludovic	Ramisandraina	NA
Sian	Judge	NA
Kristian	Dodsworth	Simister Village Community Association
Matthew	Oxley	NA
Stephen	Cluer	NA
Louise	Holland	NA
John Paul	Ashworth	NA
Trevor	Byrne	NA
David	McLaughlin	NA
peter	judge	NA
RACHEL	JUDGE	NA

Table 22. Row JPA1.2_JPA1.2.50

Given Name	Family Name	On behalf of company/organisation or individual
Eileen	Redman	NA
Pamela	Redman	NA
Paul	Redman	NA
Julie	Darbyshire	NA
Diane	Cass	NA
Simon	King	NA
Jane	Lester	The Friends of Bury Folk
Anne	McNally	NA
Sian	Judge	NA
Matthew	Oxley	NA

Given Name	Family Name	On behalf of company/organisation or individual
Louise	Holland	NA
John Paul	Ashworth	NA
Jackie	Copley	CPRE
		Hollins Strategic Land
Jane And Malcolm	Wagner	

Table 23. Row JPA1.2_JPA1.2.51

Given Name	Family Name	On behalf of company/organisation or individual
Julie	Darbyshire	NA
Susan	Tunstall	N/A
Paul	Acheson	NA
Diane	Cass	NA
Jillian	Grisdale	NA
Kieran	Judge	NA
Yvonne	Creswell	NA
Stephen	Marsh	NA
Robert	Carroll-McArdle	NA
Tim	Pickstone	Bury Liberal Democrat Council Group
Jane	Lester	The Friends of Bury Folk
Jenny	Judge	NA
Andrea	Booth	NA
Tracy	Raftery	NA
Peter	Huxley	NA
Jane	Lester	n/a
Ludovic	Ramisandraina	NA
Sian	Judge	NA
Matthew	Brown	NA
Stephen	Cluer	NA
Louise	Holland	NA
Trevor	Byrne	NA
David	McLaughlin	NA
Sandra	Radcliffe	NA
RACHEL	JUDGE	NA
Jane	Wagner	NA
Natasha	Cross	
Gary	West	
Susan	Hamer	
Ian	Taylor	
Tom	Hall-Spencer	
Alexandra	Cluer	
Helen	Roberts	
David	Bentley	
Jane	Lester	The Friends of Bury Folk
Philip	Smith-Lawrence	

Given Name	Family Name	On behalf of company/organisation or individual
C	Smith	
Brenda	Foley	
Andrea	Keeble	
Lisa	Mather	
Peter	Mather	
Deborah	Morgan	
Susan	Higgins	
Oscar	Majid	
Susan	Fleming	
Stuart	Johnstone	
Juliet	Eastham	
Yvonne	Robinson	
Andrew	Fleming	
Catherine	Schofield	
Michelle	Mcloughlin	
Tom	Wood	
Joan	Glynn	
Viv	Barlow	
Jacqueline	Majid	
S	Stratton	
Colin	Heaton	
Hazel	Keane	
John	Robinson	
Shirley	Buckley	
Susan	Horridge	
Barry	Spence	
George	Wood	
Joanne	Dawson	
Joanne	Culliney	
Annmarie	Bennett	
Christopher	Culliney	
Alexandra	Saffer	
Rebecca	Robinson	
Daniel	Robinson	
Derek M	Glynn	
Carole	Martin	
Geoff	Woods	
Carolyn	Saffer	
Samantha	Doggett	
Lucy	Taylor	
Saul	Bennett	
Colleen	Donovan-Togo	
Paul	Taylor	
Angela	Shaw	
Aimee	Shaw	
Jennifer	Cronin	

Given Name	Family Name	On behalf of company/organisation or individual
Barbara	Cooke	
Lorraine	Tucker	
Sheila	Jackson	
Brian	Cooke	
Brian	Wright	
Kelly	Fox	
Paul	Yarwood	
Lisa	Wright	
Sara	Slater	
Abby	Derere	
Craig	Tucker	
Victoria	Hothersall	
Jacqueline	Yarwood	
Adam	Burgess	
Alan	Bayfield	
Anna Katherine	Burgess	
Debbie	Pownceby	
Rebecca	Hindle	
Marjorie	Higham	
Gwynneth	McManus	
Gwyneth	Derere	
Julia	Gallagher	
Nicola	Kerr	
Joanne	Dallimore	
Andy	Skelly	
Alison	Lees	
David J	Arnfield	
Emma	Nye	
Kath	Dobson	
Leanne	Labrow	
Angela	Taylor	
Pamela	Maxon	
Dawn	Johnstone	
Jane And Malcolm	Wagner	

Table 24. Row JPA1.2_JPA1.2.52

Given Name	Family Name	On behalf of company/organisation or individual
Alexandra	Cluer	
Jane	Lester	The Friends of Bury Folk
Philip	Smith-Lawrence	
C	Smith	
Andrea	Keeble	
Lisa	Mather	
Peter	Mather	

Given Name	Family Name	On behalf of company/organisation or individual
Deborah	Morgan	
Susan	Higgins	
Oscar	Majid	
Susan	Fleming	
Stuart	Johnstone	
Juliet	Eastham	
Yvonne	Robinson	
Andrew	Fleming	
Catherine	Schofield	
Michelle	Mcloughlin	
Tom	Wood	
Joan	Glynn	
Viv	Barlow	
Jacqueline	Majid	
S	Stratton	
Colin	Heaton	
Hazel	Keane	
John	Robinson	
Shirley	Buckley	
Susan	Horridge	
Barry	Spence	
George	Wood	
Joanne	Dawson	
Joanne	Culliney	
Annmarie	Bennett	
Christopher	Culliney	
Alexandra	Saffer	
Rebecca	Robinson	
Daniel	Robinson	
Derek M	Glynn	
Carole	Martin	
Geoff	Woods	
Carolyn	Saffer	
Samantha	Doggett	
Lucy	Taylor	
Saul	Bennett	
Colleen	Donovan-Togo	
Paul	Taylor	
Angela	Shaw	
Aimee	Shaw	
Jennifer	Cronin	
Barbara	Cooke	
Lorraine	Tucker	
Sheila	Jackson	
Brian	Cooke	
Brian	Wright	

Given Name	Family Name	On behalf of company/organisation or individual
Kelly	Fox	
Paul	Yarwood	
Lisa	Wright	
Sara	Slater	
Abby	Derere	
Craig	Tucker	
Victoria	Hothersall	
Jacqueline	Yarwood	
Adam	Burgess	
Alan	Bayfield	
Anna Katherine	Burgess	
Debbie	Pownceby	
Rebecca	Hindle	
Marjorie	Higham	
Gwynneth	McManus	
Gwyneth	Derere	
Julia	Gallagher	
Nicola	Kerr	
Joanne	Dallimore	
Andy	Skelly	
Alison	Lees	
David J	Arnfield	
Emma	Nye	
Kath	Dobson	
Leanne	Labrow	
Pamela	Maxon	
Dawn	Johnstone	
Eileen	Redman	NA
Pamela	Redman	NA
Paul	Redman	NA
Julie	Darbyshire	NA
Susan	Tunstall	N/A
Paul	Acheson	NA
Diane	Cass	NA
Kieran	Judge	NA
Yvonne	Creswell	NA
Simon	King	NA
Robert	Carroll-McArdle	NA
Jane	Lester	The Friends of Bury Folk
Jenny	Judge	NA
Andrea	Booth	NA
Peter	Huxley	NA
Juliet	Eastham	NA
Jane	Lester	n/a
Ludovic	Ramisandraina	NA
Sian	Judge	NA

Given Name	Family Name	On behalf of company/organisation or individual
Kristian	Dodsworth	Simister Village Community Association
Matthew	Oxley	NA
Stephen	Cluer	NA
Louise	Holland	NA
John Paul	Ashworth	NA
Trevor	Byrne	NA
David	McLaughlin	NA
peter	judge	NA
RACHEL	JUDGE	NA

Table 25. Row JPA1.2_JPA1.2.53

Given Name	Family Name	On behalf of company/organisation or individual
Eileen	Redman	NA
Pamela	Redman	NA
Paul	Redman	NA
Julie	Darbyshire	NA
Susan	Tunstall	N/A
Paul	Acheson	NA
Diane	Cass	NA
Kieran	Judge	NA
Yvonne	Creswell	NA
Simon	King	NA
Robert	Carroll-McArdle	NA
Jane	Lester	The Friends of Bury Folk
Jenny	Judge	NA
Andrea	Booth	NA
Peter	Huxley	NA
Juliet	Eastham	NA
Jane	Lester	n/a
Ludovic	Ramisandraina	NA
Sian	Judge	NA
Kristian	Dodsworth	Simister Village Community Association
Matthew	Oxley	NA
Stephen	Cluer	NA
John Paul	Ashworth	NA
Trevor	Byrne	NA
David	McLaughlin	NA
peter	judge	NA
RACHEL	JUDGE	NA
Alexandra	Cluer	
		Hollins Strategic Land
Philip	Smith-Lawrence	
C	Smith	
Andrea	Keeble	

Given Name	Family Name	On behalf of company/organisation or individual
Lisa	Mather	
Peter	Mather	
Deborah	Morgan	
Susan	Higgins	
Oscar	Majid	
Susan	Fleming	
Stuart	Johnstone	
Juliet	Eastham	
Yvonne	Robinson	
Andrew	Fleming	
Catherine	Schofield	
Michelle	Mcloughlin	
Tom	Wood	
Joan	Glynn	
Viv	Barlow	
Jacqueline	Majid	
S	Stratton	
Colin	Heaton	
Hazel	Keane	
John	Robinson	
Shirley	Buckley	
Susan	Horridge	
Barry	Spence	
George	Wood	
Joanne	Dawson	
Joanne	Culliney	
Annmarie	Bennett	
Christopher	Culliney	
Alexandra	Saffer	
Rebecca	Robinson	
Daniel	Robinson	
Derek M	Glynn	
Carole	Martin	
Geoff	Woods	
Carolyn	Saffer	
Samantha	Doggett	
Lucy	Taylor	
Saul	Bennett	
Colleen	Donovan-Togo	
Paul	Taylor	
Angela	Shaw	
Aimee	Shaw	
Jennifer	Cronin	
Barbara	Cooke	
Lorraine	Tucker	
Sheila	Jackson	

Given Name	Family Name	On behalf of company/organisation or individual
Brian	Cooke	
Brian	Wright	
Kelly	Fox	
Paul	Yarwood	
Lisa	Wright	
Sara	Slater	
Abby	Derere	
Craig	Tucker	
Victoria	Hothersall	
Jacqueline	Yarwood	
Adam	Burgess	
Alan	Bayfield	
Anna Katherine	Burgess	
Rebecca	Hindle	
Marjorie	Higham	
Gwynneth	McManus	
Gwyneth	Derere	
Julia	Gallagher	
Nicola	Kerr	
Joanne	Dallimore	
Andy	Skelly	
Alison	Lees	
David J	Arnfield	
Emma	Nye	
Kath	Dobson	
Leanne	Labrow	
Dawn	Johnstone	
David	Bentley	

Table 26. Row JPA1.2_JPA1.2.54

Given Name	Family Name	On behalf of company/organisation or individual
Eileen	Redman	NA
Pamela	Redman	NA
Paul	Redman	NA
Julie	Darbyshire	NA
Susan	Tunstall	N/A
Paul	Acheson	NA
Diane	Cass	NA
Kieran	Judge	NA
Yvonne	Creswell	NA
Simon	King	NA
Robert	Carroll-McArdle	NA
Jane	Lester	The Friends of Bury Folk
Jenny	Judge	NA
Andrea	Booth	NA

Given Name	Family Name	On behalf of company/organisation or individual
Peter	Huxley	NA
Juliet	Eastham	NA
Jane	Lester	n/a
Ludovic	Ramisandraina	NA
Sian	Judge	NA
Kristian	Dodsworth	Simister Village Community Association
Matthew	Brown	NA
Matthew	Oxley	NA
Stephen	Cluer	NA
John Paul	Ashworth	NA
Trevor	Byrne	NA
David	McLaughlin	NA
peter	judge	NA
Sandra	Radcliffe	NA
RACHEL	JUDGE	NA
Jane	Lester	The Friends of Bury Folk
Philip	Smith-Lawrence	
C	Smith	

Table 27. Row JPA1.2_JPA1.2.55

Given Name	Family Name	On behalf of company/organisation or individual
Eileen	Redman	NA
Pamela	Redman	NA
Paul	Redman	NA
Julie	Darbyshire	NA
Susan	Tunstall	N/A
Paul	Acheson	NA
Diane	Cass	NA
Kieran	Judge	NA
Yvonne	Creswell	NA
Simon	King	NA
Robert	Carroll-McArdle	NA
Jane	Lester	The Friends of Bury Folk
Carol	Mole	NA
Jenny	Judge	NA
Andrea	Booth	NA
Peter	Huxley	NA
Juliet	Eastham	NA
Jane	Lester	n/a
Ludovic	Ramisandraina	NA
Sian	Judge	NA
Kristian	Dodsworth	Simister Village Community Association
Matthew	Oxley	NA
Stephen	Cluer	NA

Given Name	Family Name	On behalf of company/organisation or individual
John Paul	Ashworth	NA
Trevor	Byrne	NA
David	McLaughlin	NA
peter	judge	NA
RACHEL	JUDGE	NA
Philip	Smith-Lawrence	
C	Smith	

Table 28.Row JPA1.2_JPA1.2.65

Given Name	Family Name	On behalf of company/organisation or individual
Alexandra	Cluer	
Andrea	Keeble	
Lisa	Mather	
Peter	Mather	
Deborah	Morgan	
Susan	Higgins	
Oscar	Majid	
Susan	Fleming	
Stuart	Johnstone	
Juliet	Eastham	
Yvonne	Robinson	
Andrew	Fleming	
Catherine	Schofield	
Michelle	Mcloughlin	
Tom	Wood	
Joan	Glynn	
Viv	Barlow	
Jacqueline	Majid	
S	Stratton	
Colin	Heaton	
Hazel	Keane	
John	Robinson	
Shirley	Buckley	
Susan	Horridge	
Barry	Spence	
George	Wood	
Joanne	Dawson	
Joanne	Culliney	
Annmarie	Bennett	
Christopher	Culliney	
Alexandra	Saffer	
Rebecca	Robinson	
Daniel	Robinson	

Given Name	Family Name	On behalf of company/organisation or individual
Derek M	Glynn	
Carole	Martin	
Geoff	Woods	
Carolyn	Saffer	
Samantha	Doggett	
Lucy	Taylor	
Saul	Bennett	
Colleen	Donovan-Togo	
Paul	Taylor	
Angela	Shaw	
Aimee	Shaw	
Jennifer	Cronin	
Barbara	Cooke	
Lorraine	Tucker	
Sheila	Jackson	
Brian	Cooke	
Brian	Wright	
Kelly	Fox	
Paul	Yarwood	
Lisa	Wright	
Sara	Slater	
Abby	Derere	
Craig	Tucker	
Victoria	Hothersall	
Jacqueline	Yarwood	
Adam	Burgess	
Alan	Bayfield	
Anna Katherine	Burgess	
Rebecca	Hindle	
Marjorie	Higham	
Gwynneth	McManus	
Gwyneth	Derere	
Julia	Gallagher	
Nicola	Kerr	
Joanne	Dallimore	
Andy	Skelly	
Alison	Lees	
David J	Arnfield	
Emma	Nye	
Kath	Dobson	
Leanne	Labrow	
Dawn	Johnstone	

Table 29. Row JPA1.2_JPA1.2.71

Given Name	Family Name	On behalf of company/organisation or individual
Alexandra	Cluer	
Andrea	Keeble	
Lisa	Mather	
Peter	Mather	
Deborah	Morgan	
Susan	Higgins	
Oscar	Majid	
Susan	Fleming	
Stuart	Johnstone	
Juliet	Eastham	
Yvonne	Robinson	
Andrew	Fleming	
Catherine	Schofield	
Michelle	Mcloughlin	
Tom	Wood	
Joan	Glynn	
Viv	Barlow	
Jacqueline	Majid	
S	Stratton	
Colin	Heaton	
Hazel	Keane	
John	Robinson	
Shirley	Buckley	
Susan	Horridge	
Barry	Spence	
George	Wood	
Joanne	Dawson	
Joanne	Culliney	
Annmarie	Bennett	
Christopher	Culliney	
Alexandra	Saffer	
Rebecca	Robinson	
Daniel	Robinson	
Derek M	Glynn	
Carole	Martin	
Geoff	Woods	
Carolyn	Saffer	
Samantha	Doggett	
Lucy	Taylor	
Saul	Bennett	
Colleen	Donovan-Togo	
Paul	Taylor	
Angela	Shaw	
Aimee	Shaw	
Jennifer	Cronin	

Given Name	Family Name	On behalf of company/organisation or individual
Barbara	Cooke	
Lorraine	Tucker	
Sheila	Jackson	
Brian	Cooke	
Brian	Wright	
Kelly	Fox	
Paul	Yarwood	
Lisa	Wright	
Sara	Slater	
Abby	Derere	
Craig	Tucker	
Victoria	Hothersall	
Jacqueline	Yarwood	
Adam	Burgess	
Alan	Bayfield	
Anna Katherine	Burgess	
Rebecca	Hindle	
Marjorie	Higham	
Gwynneth	McManus	
Gwyneth	Derere	
Julia	Gallagher	
Nicola	Kerr	
Joanne	Dallimore	
Andy	Skelly	
Alison	Lees	
David J	Arnfield	
Emma	Nye	
Kath	Dobson	
Leanne	Labrow	
Dawn	Johnstone	
Eileen	Redman	NA
Pamela	Redman	NA
Paul	Redman	NA
Julie	Darbyshire	NA
Susan	Tunstall	N/A
Paul	Acheson	NA
Diane	Cass	NA
Kieran	Judge	NA
Yvonne	Creswell	NA
Simon	King	NA
Robert	Carroll-McArdle	NA
Jane	Lester	The Friends of Bury Folk
Jenny	Judge	NA
Andrea	Booth	NA
Peter	Huxley	NA
Juliet	Eastham	NA

Given Name	Family Name	On behalf of company/organisation or individual
Jane	Lester	n/a
Ludovic	Ramisandraina	NA
Sian	Judge	NA
Kristian	Dodsworth	Simister Village Community Association
Matthew	Oxley	NA
Stephen	Cluer	NA
Louise	Holland	NA
John Paul	Ashworth	NA
Trevor	Byrne	NA
David	McLaughlin	NA
peter	judge	NA
RACHEL	JUDGE	NA

Table 30. Row JPA1.2_JPA1.2.72

Given Name	Family Name	On behalf of company/organisation or individual
Ian	Taylor	
Alexandra	Cluer	
David	Bentley	
Andrea	Keeble	
Lisa	Mather	
Peter	Mather	
Deborah	Morgan	
Susan	Higgins	
Oscar	Majid	
Susan	Fleming	
Stuart	Johnstone	
Juliet	Eastham	
Yvonne	Robinson	
Andrew	Fleming	
Catherine	Schofield	
Michelle	Mcloughlin	
Tom	Wood	
Joan	Glynn	
Viv	Barlow	
Jacqueline	Majid	
S	Stratton	
Colin	Heaton	
Hazel	Keane	
John	Robinson	
Shirley	Buckley	
Susan	Horridge	
Barry	Spence	
George	Wood	
Joanne	Dawson	
Joanne	Culliney	

Given Name	Family Name	On behalf of company/organisation or individual
Annmarie	Bennett	
Christopher	Culliney	
Alexandra	Saffer	
Rebecca	Robinson	
Daniel	Robinson	
Derek M	Glynn	
Carole	Martin	
Geoff	Woods	
Carolyn	Saffer	
Samantha	Doggett	
Lucy	Taylor	
Saul	Bennett	
Colleen	Donovan-Togo	
Paul	Taylor	
Angela	Shaw	
Aimee	Shaw	
Jennifer	Cronin	
Barbara	Cooke	
Lorraine	Tucker	
Sheila	Jackson	
Brian	Cooke	
Brian	Wright	
Kelly	Fox	
Paul	Yarwood	
Lisa	Wright	
Sara	Slater	
Abby	Derere	
Craig	Tucker	
Victoria	Hothersall	
Jacqueline	Yarwood	
Adam	Burgess	
Alan	Bayfield	
Anna Katherine	Burgess	
Rebecca	Hindle	
Marjorie	Higham	
Gwynneth	McManus	
Gwyneth	Derere	
Julia	Gallagher	
Nicola	Kerr	
Joanne	Dallimore	
Andy	Skelly	
Alison	Lees	
David J	Arnfield	
Emma	Nye	
Kath	Dobson	
Leanne	Labrow	

Given Name	Family Name	On behalf of company/organisation or individual
Dawn	Johnstone	

Table 31. Row JPA1.2_JPA1.2.75

Given Name	Family Name	On behalf of company/organisation or individual
Eileen	Redman	NA
Pamela	Redman	NA
Paul	Redman	NA
Julie	Darbyshire	NA
Susan	Tunstall	N/A
Paul	Acheson	NA
Diane	Cass	NA
Kieran	Judge	NA
Yvonne	Creswell	NA
Simon	King	NA
Robert	Carroll-McArdle	NA
Jane	Lester	The Friends of Bury Folk
Jenny	Judge	NA
Andrea	Booth	NA
Peter	Huxley	NA
Juliet	Eastham	NA
Jane	Lester	n/a
Ludovic	Ramisandraina	NA
Sian	Judge	NA
Kristian	Dodsworth	Simister Village Community Association
Matthew	Oxley	NA
Stephen	Cluer	NA
John Paul	Ashworth	NA
Trevor	Byrne	NA
David	McLaughlin	NA
peter	judge	NA
RACHEL	JUDGE	NA
Gillian	Boyle	N/A
Philip	Smith-Lawrence	
C	Smith	
Alexandra	Cluer	
Andrea	Keeble	
Lisa	Mather	
Peter	Mather	
Deborah	Morgan	
Susan	Higgins	
Oscar	Majid	
Susan	Fleming	
Stuart	Johnstone	
Juliet	Eastham	

Given Name	Family Name	On behalf of company/organisation or individual
Yvonne	Robinson	
Andrew	Fleming	
Catherine	Schofield	
Michelle	Mcloughlin	
Tom	Wood	
Joan	Glynn	
Viv	Barlow	
Jacqueline	Majid	
S	Stratton	
Colin	Heaton	
Hazel	Keane	
John	Robinson	
Shirley	Buckley	
Susan	Horridge	
Barry	Spence	
George	Wood	
Joanne	Dawson	
Joanne	Culliney	
Annmarie	Bennett	
Christopher	Culliney	
Alexandra	Saffer	
Rebecca	Robinson	
Daniel	Robinson	
Derek M	Glynn	
Carole	Martin	
Geoff	Woods	
Carolyn	Saffer	
Samantha	Doggett	
Lucy	Taylor	
Saul	Bennett	
Colleen	Donovan-Togo	
Paul	Taylor	
Angela	Shaw	
Aimee	Shaw	
Jennifer	Cronin	
Barbara	Cooke	
Lorraine	Tucker	
Sheila	Jackson	
Brian	Cooke	
Brian	Wright	
Kelly	Fox	
Paul	Yarwood	
Lisa	Wright	
Sara	Slater	
Abby	Derere	
Craig	Tucker	

Given Name	Family Name	On behalf of company/organisation or individual
Victoria	Hothersall	
Jacqueline	Yarwood	
Adam	Burgess	
Alan	Bayfield	
Anna Katherine	Burgess	
Rebecca	Hindle	
Marjorie	Higham	
Gwynneth	McManus	
Gwyneth	Derere	
Julia	Gallagher	
Nicola	Kerr	
Joanne	Dallimore	
Andy	Skelly	
Alison	Lees	
David J	Arnfield	
Emma	Nye	
Kath	Dobson	
Leanne	Labrow	
Dawn	Johnstone	

Table 32. Row JPA1.2_JPA1.2.76

Given Name	Family Name	On behalf of company/organisation or individual
Eileen	Redman	NA
Pamela	Redman	NA
Paul	Redman	NA
Julie	Darbyshire	NA
Susan	Tunstall	N/A
Paul	Acheson	NA
Diane	Cass	NA
Kieran	Judge	NA
Yvonne	Creswell	NA
Simon	King	NA
Robert	Carroll-McArdle	NA
Jane	Lester	The Friends of Bury Folk
Jenny	Judge	NA
Andrea	Booth	NA
Peter	Huxley	NA
Juliet	Eastham	NA
Jane	Lester	n/a
Ludovic	Ramisandraina	NA
Sian	Judge	NA
Kristian	Dodsworth	Simister Village Community Association
Matthew	Brown	NA
Matthew	Oxley	NA
Stephen	Cluer	NA

Given Name	Family Name	On behalf of company/organisation or individual
John Paul	Ashworth	NA
Trevor	Byrne	NA
David	McLaughlin	NA
peter	judge	NA
RACHEL	JUDGE	NA
Alexandra	Cluer	
Philip	Smith-Lawrence	
C	Smith	
Andrea	Keeble	
Lisa	Mather	
Peter	Mather	
Deborah	Morgan	
Susan	Higgins	
Oscar	Majid	
Susan	Fleming	
Stuart	Johnstone	
Juliet	Eastham	
Yvonne	Robinson	
Andrew	Fleming	
Catherine	Schofield	
Michelle	Mcloughlin	
Tom	Wood	
Joan	Glynn	
Viv	Barlow	
Jacqueline	Majid	
S	Stratton	
Colin	Heaton	
Hazel	Keane	
John	Robinson	
Shirley	Buckley	
Susan	Horridge	
Barry	Spence	
George	Wood	
Joanne	Dawson	
Joanne	Culliney	
Annmarie	Bennett	
Christopher	Culliney	
Alexandra	Saffer	
Rebecca	Robinson	
Daniel	Robinson	
Derek M	Glynn	
Carole	Martin	
Geoff	Woods	
Carolyn	Saffer	
Samantha	Doggett	

Given Name	Family Name	On behalf of company/organisation or individual
Lucy	Taylor	
Saul	Bennett	
Colleen	Donovan-Togo	
Paul	Taylor	
Angela	Shaw	
Aimee	Shaw	
Jennifer	Cronin	
Barbara	Cooke	
Lorraine	Tucker	
Sheila	Jackson	
Brian	Cooke	
Brian	Wright	
Kelly	Fox	
Paul	Yarwood	
Lisa	Wright	
Sara	Slater	
Abby	Derere	
Craig	Tucker	
Victoria	Hothersall	
Jacqueline	Yarwood	
Adam	Burgess	
Alan	Bayfield	
Anna Katherine	Burgess	
Rebecca	Hindle	
Marjorie	Higham	
Gwynneth	McManus	
Gwyneth	Derere	
Julia	Gallagher	
Nicola	Kerr	
Joanne	Dallimore	
Andy	Skelly	
Alison	Lees	
David J	Arnfield	
Emma	Nye	
Kath	Dobson	
Leanne	Labrow	
Dawn	Johnstone	

Table 33. Row JPA1.2_JPA1.2.77

Given Name	Family Name	On behalf of company/organisation or individual
Eileen	Redman	NA
Pamela	Redman	NA
Paul	Redman	NA
Julie	Darbyshire	NA
Susan	Tunstall	N/A

Given Name	Family Name	On behalf of company/organisation or individual
Paul	Acheson	NA
Diane	Cass	NA
Kieran	Judge	NA
Yvonne	Creswell	NA
Simon	King	NA
Robert	Carroll-McArdle	NA
Jane	Lester	The Friends of Bury Folk
Jenny	Judge	NA
Andrea	Booth	NA
Peter	Huxley	NA
Juliet	Eastham	NA
Jane	Lester	n/a
Ludovic	Ramisandraina	NA
Sian	Judge	NA
Kristian	Dodsworth	Simister Village Community Association
Matthew	Oxley	NA
Stephen	Cluer	NA
John Paul	Ashworth	NA
Trevor	Byrne	NA
David	McLaughlin	NA
peter	judge	NA
RACHEL	JUDGE	NA
Alexandra	Cluer	
Philip	Smith-Lawrence	
C	Smith	
Andrea	Keeble	
Lisa	Mather	
Peter	Mather	
Deborah	Morgan	
Susan	Higgins	
Oscar	Majid	
Susan	Fleming	
Stuart	Johnstone	
Juliet	Eastham	
Yvonne	Robinson	
Andrew	Fleming	
Catherine	Schofield	
Michelle	Mcloughlin	
Tom	Wood	
Joan	Glynn	
Viv	Barlow	
Jacqueline	Majid	
S	Stratton	
Colin	Heaton	
Hazel	Keane	

Given Name	Family Name	On behalf of company/organisation or individual
John	Robinson	
Shirley	Buckley	
Susan	Horridge	
Barry	Spence	
George	Wood	
Joanne	Dawson	
Joanne	Culliney	
Annmarie	Bennett	
Christopher	Culliney	
Alexandra	Saffer	
Rebecca	Robinson	
Daniel	Robinson	
Derek M	Glynn	
Carole	Martin	
Geoff	Woods	
Carolyn	Saffer	
Samantha	Doggett	
Lucy	Taylor	
Saul	Bennett	
Colleen	Donovan-Togo	
Paul	Taylor	
Angela	Shaw	
Aimee	Shaw	
Jennifer	Cronin	
Barbara	Cooke	
Lorraine	Tucker	
Sheila	Jackson	
Brian	Cooke	
Brian	Wright	
Kelly	Fox	
Paul	Yarwood	
Lisa	Wright	
Sara	Slater	
Abby	Derere	
Craig	Tucker	
Victoria	Hothersall	
Jacqueline	Yarwood	
Adam	Burgess	
Alan	Bayfield	
Anna Katherine	Burgess	
Rebecca	Hindle	
Marjorie	Higham	
Gwynneth	McManus	
Gwyneth	Derere	
Julia	Gallagher	
Nicola	Kerr	

Given Name	Family Name	On behalf of company/organisation or individual
Joanne	Dallimore	
Andy	Skelly	
Alison	Lees	
David J	Arnfield	
Emma	Nye	
Kath	Dobson	
Leanne	Labrow	
Dawn	Johnstone	

Table 34.Row JPA1.2_JPA1.2.93

Given Name	Family Name	On behalf of company/organisation or individual
Stephen	Woolley	
Ian	Smith	
Lucy	Hamblett	
Susan	Hamer	
Ian	Taylor	
Tom	Hall-Spencer	
Rhea	Hall-Spencer	
D W And J	Tandy	
Angela	Taylor	
Lynne	Hastings	
Ann	Collins	

Table 35. Row JPA1.2_JPA1.2.106

Given Name	Family Name	On behalf of company/organisation or individual
Alexandra	Cluer	
Helen	Roberts	
Andrea	Keeble	
Lisa	Mather	
Peter	Mather	
Deborah	Morgan	
Susan	Higgins	
Oscar	Majid	
Susan	Fleming	
Stuart	Johnstone	
Juliet	Eastham	
Yvonne	Robinson	
Andrew	Fleming	
Catherine	Schofield	
Michelle	Mcloughlin	
Tom	Wood	
Joan	Glynn	
Viv	Barlow	

Given Name	Family Name	On behalf of company/organisation or individual
Jacqueline	Majid	
S	Stratton	
Colin	Heaton	
Hazel	Keane	
John	Robinson	
Shirley	Buckley	
Susan	Horridge	
Barry	Spence	
George	Wood	
Joanne	Dawson	
Joanne	Culliney	
Annmarie	Bennett	
Christopher	Culliney	
Alexandra	Saffer	
Rebecca	Robinson	
Daniel	Robinson	
Derek M	Glynn	
Carole	Martin	
Geoff	Woods	
Carolyn	Saffer	
Samantha	Doggett	
Lucy	Taylor	
Saul	Bennett	
Colleen	Donovan-Togo	
Paul	Taylor	
Angela	Shaw	
Aimee	Shaw	
Jennifer	Cronin	
Barbara	Cooke	
Lorraine	Tucker	
Sheila	Jackson	
Brian	Cooke	
Brian	Wright	
Kelly	Fox	
Paul	Yarwood	
Lisa	Wright	
Sara	Slater	
Abby	Derere	
Craig	Tucker	
Victoria	Hothersall	
Jacqueline	Yarwood	
Adam	Burgess	
Alan	Bayfield	
Anna Katherine	Burgess	
Rebecca	Hindle	
Marjorie	Higham	

Given Name	Family Name	On behalf of company/organisation or individual
Gwynneth	McManus	
Gwyneth	Derere	
Julia	Gallagher	
Nicola	Kerr	
Joanne	Dallimore	
Andy	Skelly	
Alison	Lees	
David J	Arnfield	
Emma	Nye	
Kath	Dobson	
Leanne	Labrow	
Dawn	Johnstone	

Table 36. Row JPA1.2_JPA1.2.111

Given Name	Family Name	On behalf of company/organisation or individual
Lucy	Hamblett	
Alexandra	Cluer	
Philip	Smith-Lawrence	
C	Smith	
Andrea	Keeble	
Lisa	Mather	
Peter	Mather	
Deborah	Morgan	
Susan	Higgins	
Oscar	Majid	
Susan	Fleming	
Stuart	Johnstone	
Juliet	Eastham	
Yvonne	Robinson	
Andrew	Fleming	
Catherine	Schofield	
Michelle	Mcloughlin	
Tom	Wood	
Joan	Glynn	
Viv	Barlow	
Jacqueline	Majid	
S	Stratton	
Colin	Heaton	
Hazel	Keane	
John	Robinson	
Shirley	Buckley	
Susan	Horridge	
Barry	Spence	
George	Wood	

Given Name	Family Name	On behalf of company/organisation or individual
Joanne	Dawson	
Joanne	Culliney	
Annmarie	Bennett	
Christopher	Culliney	
Alexandra	Saffer	
Rebecca	Robinson	
Daniel	Robinson	
Derek M	Glynn	
Carole	Martin	
Geoff	Woods	
Carolyn	Saffer	
Samantha	Doggett	
Lucy	Taylor	
Saul	Bennett	
Colleen	Donovan-Togo	
Paul	Taylor	
Angela	Shaw	
Aimee	Shaw	
Jennifer	Cronin	
Barbara	Cooke	
Lorraine	Tucker	
Sheila	Jackson	
Brian	Cooke	
Brian	Wright	
Kelly	Fox	
Paul	Yarwood	
Lisa	Wright	
Sara	Slater	
Abby	Derere	
Craig	Tucker	
Victoria	Hothersall	
Jacqueline	Yarwood	
Adam	Burgess	
Alan	Bayfield	
Anna Katherine	Burgess	
Rebecca	Hindle	
Marjorie	Higham	
Gwynneth	McManus	
Gwyneth	Derere	
Julia	Gallagher	
Nicola	Kerr	
Joanne	Dallimore	
Andy	Skelly	
Alison	Lees	
David J	Arnfield	
Emma	Nye	

Given Name	Family Name	On behalf of company/organisation or individual
Kath	Dobson	
Leanne	Labrow	
Dawn	Johnstone	
Eileen	Redman	NA
Pamela	Redman	NA
Paul	Redman	NA
Julie	Darbyshire	NA
Susan	Tunstall	N/A
Paul	Acheson	NA
Diane	Cass	NA
Kieran	Judge	NA
Yvonne	Creswell	NA
Simon	King	NA
Robert	Carroll-McArdle	NA
Jane	Lester	The Friends of Bury Folk
Jenny	Judge	NA
Andrea	Booth	NA
Peter	Huxley	NA
Juliet	Eastham	NA
Jane	Lester	n/a
Ludovic	Ramisandraina	NA
Sian	Judge	NA
Kristian	Dodsworth	Simister Village Community Association
Matthew	Brown	NA
Matthew	Oxley	NA
Stephen	Cluer	NA
John Paul	Ashworth	NA
Trevor	Byrne	NA
David	McLaughlin	NA
peter	judge	NA
RACHEL	JUDGE	NA