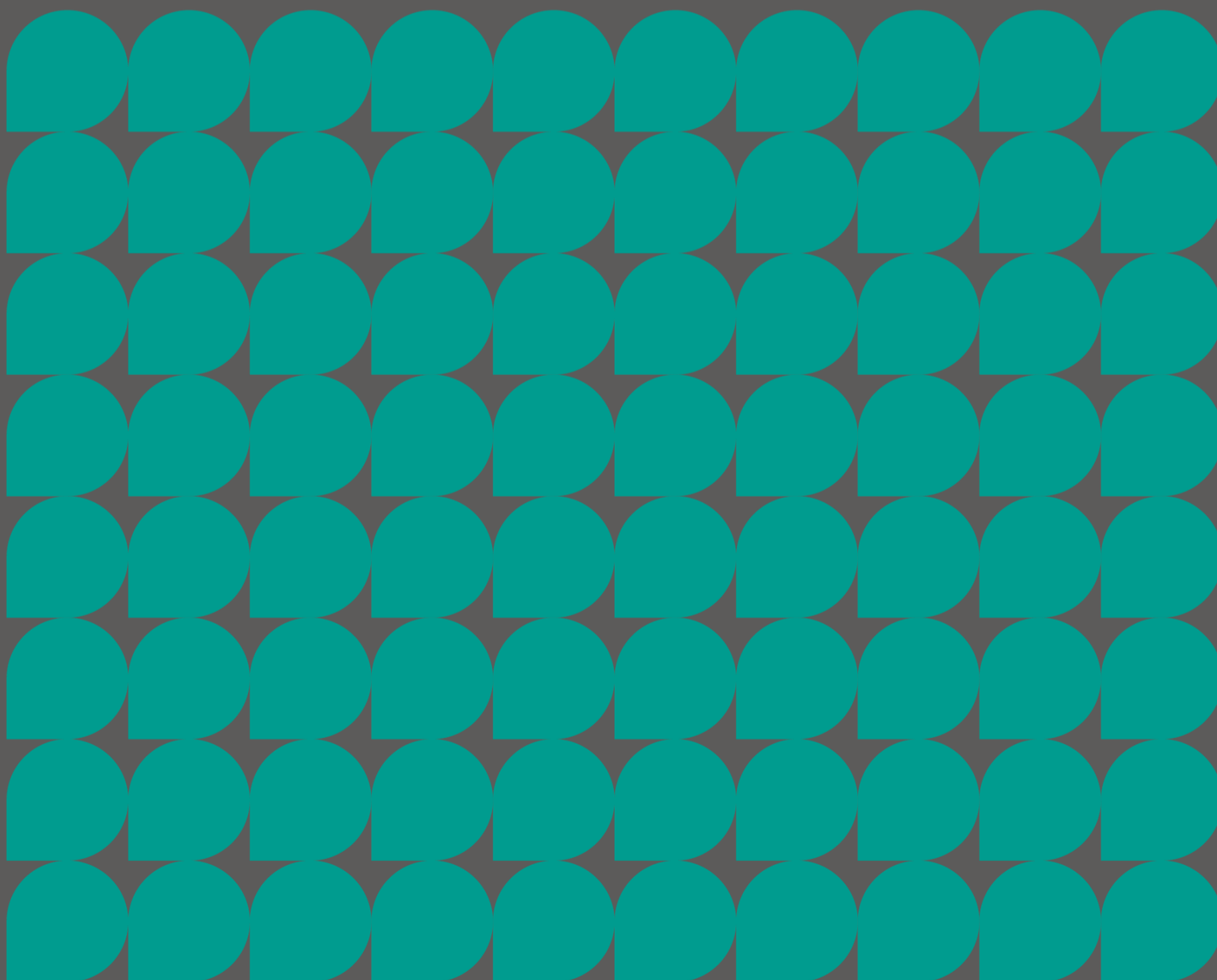


Places for Everyone

Bury Omission Sites Issues Summary

February 2022



Omission Sites – Bury

A summary of the issues raised in relation to Omitted Sites in Bury and the relevant respondents to PfE 2021 is set out below:

PfE 2021 Omission Sites - Bury

Row	Site	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
OSB_OSB.1	Land at Mode Hill Lane, Whitefield, Bury (GMSF Draft Allocation GM1.3)	<p>Further sites need to be allocated for housing within the plan. Sites need to be identified that can deliver new homes immediately, in addition to planning for new homes to meet projections to 2037.</p> <p>The site is available and an investigation of the technical considerations affecting site GM1.3 confirms that it is suitable for development, and that a development would be achievable. The site is promoted for allocation for the following reasons:</p> <p>Can accommodate at least 600 new homes. It provides for a substantial amount of public open space and a new neighbourhood centre.</p> <p>The site can be brought forward for development within five years, contributing towards Bury's five year housing land supply.</p> <p>The technical work that has already been carried out to support the potential allocation of its site means that a full planning application could be submitted within six months of a development allocation being confirmed.</p> <p>The release of site GM1.3 from the Green Belt would not compromise the purposes of the Green Belt outlined in the NPPF.</p> <p>The site adjoins the existing urban area on two sides, while the M60 and M66 motorways provide strong defensible boundaries on the other two sides. The result is an area with a strong sense of containment.</p>	<p>As set out in Appendix 7 of the Site Selection Background Paper [03.04.09], this site was submitted as part of the call for sites exercise (ID 1451485341104). The site at Whitefield was allocated for 600 homes in the 2019 draft of the GMSF. However, during the preparation of the 2020 Publication GMSF, it became apparent that there was scope to remove the allocation in order to reduce the impact on Bury's Green Belt. In addition, the Council also had concerns regarding the potential impact that the development of this site might have on the surrounding highways network.</p>	Seddon Homes Limited
OSB_OSB.3	Land on southern part	<p>The subject land area, which it is proposed should be released from the Green Belt comprises an area of 6.76 hectares (16.7 acres approx. in total), so representing only some 14.6% of the</p>	<p>As set out in Appendix 7 of the Site Selection Background Paper [03.04.09], this site was submitted as part of the call for sites exercise (ID 1474990203683). Part of the area is within relatively</p>	Whitefield Golf Club

Row	Site	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
	of Whitefield Golf Club	<p>Club's total land ownership. This land lies to the south of the Course and north of the M60 Motorway, west of The Trees Housing Estate and immediately east of Sedgley Park Rugby Club. The land presently comprises "scrub land" of very low landscape value, and which is surplus to and not forming any part of the established Golf Course and its related facilities. Of the 16.7 acres of this "Surplus Land" , it is envisaged that no more than 10 acres would be developed for housing, with the 6.76 acres balance of the land area (so more than 40% of same) to be given over for POS, to include a formal network of public footpaths through same to facilitate public access, additional landscaping buffer planting to the M60 Motorway, with some of the land to be transferred to Sedgley Rugby Club to assist it to expand its current facilities .</p> <p>There are a number of very special circumstances that justify the removal of the land from the Green Belt and allocation for housing and/or recreational, leisure and community facilities. These are, in short:</p> <ul style="list-style-type: none"> - Presumption in Favour of Sustainable Development - Delivery will secure Whitefield Golf Courses' future - Lack of 'Harm' to Green Belt - Sedgley Rugby Club (SRC) 	<p>close proximity to Prestwich town centre. However, direct access to Prestwich town centre from the site is heavily restricted by the M60. Developing this site would also form an illogical extension to the urban area and would not form a defensible Green Belt boundary.</p>	
OSB_OS.B.4	Land at Gin Hall, Walmersley Road, Bury	<p>Gin Hall is clearly a suitable and deliverable site to accommodate some of this housing need and is well placed to do so in the short term as a site that has previously been identified as a draft Green Belt release site in former versions of the Plan. Gin Hall has the added benefit of also being able to deliver new infrastructure in the form of a park and ride, of replacement playing pitch provision to support the delivery of the draft Seedfield allocation (JPA 8). The vision document cites the following reasons:</p> <p>The site, which has previously been identified as being suitable for development by Bury Council, does not perform well against the</p>	<p>As set out in Appendix 9 of the Site Selection Background Paper [03.04.11] this site was submitted as part of the call for sites exercise (ID 1452250042021/ 1456142045254).</p> <p>The Site Selection Background Paper (Doc ref: 03.04.01) sets out the process used to consider the suitability of sites that had been put forward as potential locations for development.</p> <p>This included the identification of Areas of Search to inform whether a site could be considered to be a reasonable alternative.</p> <p>The Gin Hall site falls outside of the identified Areas of Search and,</p>	Hollins Strategic Land

Row	Site	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
		<p>purposes of the Green Belt, particularly when considered in isolation.</p> <p>Locationally sustainable and benefits from existing infrastructure. It is very well located to deliver a residential led mixed-use development that can be brought forward at an early stage in the PfE plan period, significantly boosting the Council's housing land supply</p> <p>Some 300 homes would be provided, potentially within the first 7 years of the PfE plan period, including 30% affordable homes and homes for the elderly. The market housing will be a mixture of size and configuration which will allow choice in the market.</p> <p>Proposed Neighbourhood Centre, would create a social 'hub' for new and current residents. There would be significant economic benefits, including some 101 FTE jobs would be created in a location that is well connected to East Bury, one of the Borough's most deprived neighbourhoods. The Park and Ride facility would also be of benefit, helping to alleviate the pressures of traffic and parking in nearby Bury and Ramsbottom.</p> <p>The Green Infrastructure Network is a focus of the proposed development, which will create and enhance habitats as well as provide public open space for the community. The woodland belt will be protected and managed to facilitate biodiversity enhancement and leisure routes. The parcel of land to the north of the M66 slip road will remain as greenfield land but importantly, will be significantly enhanced in terms to better serve the purposes of the Green Belt and to achieve a biodiversity gain.</p>	<p>as such, is not considered to be reasonable alternatives for meeting the overall vision, strategy and objectives.</p>	
OSB_OSB.5	Starling Road, Bury	Request that the site is reincluded as part of the Elton Reservoir site (Policy JP Allocation 7) or as a standalone allocation to meet Bury's housing needs over the emerging plan period in this iteration of the PfE.	As set out in Appendix 7 of the Site Selection Background Paper [03.04.09] , this site was submitted as part of the call for sites exercise (ID 1452787265760). This site was originally included within the Elton Reservoir Allocation in the 2016 draft GMSF. However, consultation feedback in 2016 was critical of the removal	Taylor Wimpey

Row	Site	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
		<p>The strategic policies of the Plan fail to make sufficient provision for housing of all types (including affordable housing) and is therefore contrary to Framework [§20] and the objective of significantly boosting the supply of housing [§60]. Furthermore, the Plan fails to identify any safeguarded land rendering it also in conflict with the Framework [§143].</p> <p>There are also concerns with this iteration of the PfE and is strongly of the opinion that the claimed housing land supply is significantly over exaggerated in an effort to reduce the quantum of Green Belt release required to meet identified needs</p> <p>It is considered that the site should be removed from the Green Belt and allocated for residential development on the basis that: It would assist in the delivery of a sustainable development and could be delivered as part of the wide Elton Reservoir allocation or as a standalone development; It does not fulfil the Green Belt purposes; and There are no insurmountable constraints to its development and it is deliverable within the next five years as the site is available, suitable, achievable and viable.</p>	<p>of Green Belt to allow development at Elton Reservoir area. The Summary of Consultation Responses from 2016 notes that many respondents highlighted the site's 'important function in separating the towns of Bury and Radcliffe'. The land at Starling provides a continuous corridor of open land connecting the Green Belt that separates Bury from Brightmet (parcel BU25 in the GMGBA) with that at the Elton Reservoir area. As such, to assist in minimising overall Green Belt release in Bury, it was judged that there was an opportunity to retain the Starling area and a considerable proportion of the proposed Elton Reservoir area allocation as Green Belt, therefore maintaining the physical break between Bury and Radcliffe. The Starling area also plays a role in maintaining a continuous corridor from Elton Reservoir through to strategic Green Belt (BT_BA01 in the GMGBA) that plays an important role in separating Bury from Bolton.</p>	
OSB_OSB.6	Land at Long Lane, Bury	<p>Summary of representations is as follows: The residential development would comprise a logical urban extension to Bury. There is substantial doubt about the viability and deliverability of two of the draft PfE site allocation at Seedfield. There is a need to identify smaller-scale and viable greenfield sites that can deliver a higher proportion of affordable housing, and</p>	<p>As set out in Appendix 5 of the Site Selection Background Paper [03.04.07], this site was submitted as part of the call for sites exercise (ID 1453453682080/ 1449590723650). The Site Selection Background Paper (Doc ref: 03.04.01) sets out the process used to consider the suitability of sites that had been put forward as potential locations for development. This included the identification of Areas of Search to inform whether a site could be considered to be a reasonable alternative.</p>	Wainhomes (NW) Ltd

Row	Site	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
		<p>general market house of a range of types, within the early part of the plan-period to help meet unmet needs.</p> <p>Have undertaken a site-specific assessment and conclude that the site does not fully perform a Green Belt function with regards to the five main purposes of including land within the Green Belt, and that development would have a limited impact on the integrity of the Green Belt.</p> <p>There would be few visual receptors affected by the development of the site given the enclosed nature of the site and development is acceptable in landscape terms.</p> <p>There are no major constraints to development of the site in terms of ecology and arboriculture.</p> <p>There are no obstacles to the delivery of this site for the quantum of residential development identified from a highways and transport perspective.</p> <p>The site is highly locationally sustainable in terms of access to key services and public transport.</p> <p>The site is within single ownership and Wainhomes (NW) Ltd, a national housebuilder with a proven track record of delivery, – the site is ‘deliverable’ and would make contribution to 5-year housing land supply position.</p>	<p>The Long Lane site falls outside of the identified Areas of Search and, as such, is not considered to be reasonable alternatives for meeting the overall vision, strategy and objectives.</p>	
OSB_OSB.7	Fletcher Bank Quarry	<p>The former Fletcher Bank Quarry is proposed as a new employment allocation for c.75,000sqm of new high quality employment development in a landscaped setting.</p> <p>The land is currently within the Green Belt. The representations demonstrate that there are exceptional circumstances to remove additional land from the Green Belt to meet GM housing and employment development needs in the current plan period and beyond and that the site represents an ideal opportunity to remove land from the Green Belt that makes negligible contribution to its purposes.</p>	<p>As set out in Appendix 9 of the Site Selection Background Paper [03.04.11] this site was submitted as part of the call for sites exercise (ID 1453720683018). The areas of previously developed land mainly relate to buildings and hardstanding at the quarry which is still operational and the site is therefore not currently available for development. The topography of the area is a significant constraint to development. The area is also poorly served by the public transport network and has limited accessibility. Over 90% of the quarry site is within a locally designated wildlife corridor.</p>	Peel L&P Investments (North) Ltd

Row	Site	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
		Redevelopment of this previously developed site would be in accordance with national policy that allows for partial or complete redevelopment of previously developed land which would not have a greater impact on the openness of the Green Belt.		
OSB_OSB.8	Greenmount	<p>Land on the south side of Greenmount is proposed as a new housing allocation. Collectively, the site could deliver around 150 new homes as a sustainable urban extension to the settlement. Exceptional circumstances exist to justify releasing the land from the Green Belt in accordance with the spatial priorities of the plan to boost competitiveness in the northern part of GM, and to identify areas of Safeguarded Land to meet longer term development needs. It will help Bury meet its quantitative housing needs, while also making qualitative improvements to the provision of family and affordable housing in a strong market area.</p> <p>The allocation will make an important contribution towards boosting competitiveness in the northern GM area. Peel can confirm that the site is deliverable and is keen to work with Bury BC to bring the land forward for development as soon as possible following adoption of the plan. Allowing for lead in times, it is likely that development will commence in 2023 and could be delivered within 5 years.</p>	<p>As set out in Appendix 5 of the Site Selection Background Paper [03.04.07], this site was submitted as part of the call for sites exercise (ID 1453298193835). The Site Selection Background Paper (Doc ref: 03.04.01) sets out the process used to consider the suitability of sites that had been put forward as potential locations for development.</p> <p>This included the identification of Areas of Search to inform whether a site could be considered to be a reasonable alternative. The Greenmount site falls outside of the identified Areas of Search and, as such, is not considered to be reasonable alternatives for meeting the overall vision, strategy and objectives.</p>	Peel L&P Investments (North) Ltd
OSB_OSB.9	Nuttall Lane (Crow Lumb Wood)	<p>Land at Nuttall Lane, Ramsbottom is proposed as a new housing allocation for c.75 new family homes, including affordable housing. The site was excluded from the Greater Manchester Green Belt when boundaries were established in 1984; it is open land surrounded on all sides by existing built development (housing and employment premises) and a railway line. It is very well related to existing patterns of development, in close proximity to a range of shops and community uses and public transport facilities including Ramsbottom railway station and a number of bus stops, affording</p>	<p>As set out in Appendix 5 of the Site Selection Background Paper [03.04.07], this site was submitted as part of the call for sites exercise. The Site Selection Background Paper (Doc ref: 03.04.01) sets out the process used to consider the suitability of sites that had been put forward as potential locations for development.</p> <p>This included the identification of Areas of Search to inform whether a site could be considered to be a reasonable alternative. The Nuttall Lane site falls outside of the identified Areas of Search and, as such, is not considered to be reasonable alternatives for meeting the overall vision, strategy and objectives.</p>	Peel L&P Investments (North) Ltd

Row	Site	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
		<p>the opportunity to provide new family housing in a sustainable location.</p> <p>The land is proposed within the Draft PfE as an addition to the Green Belt (Policy GBA 10). However, there are no exceptional circumstances to justify the proposed inclusion of additional land into the Green Belt and as a matter of principle the approach taken in the plan is both unsound and unlawful. They also demonstrate that PfE needs to make further provision for deliverable housing land.</p>		
OSB_OSB.10	Ripon Hall Avenue (Broad Hey Wood North)	<p>Land at Ripon Hall Avenue, Ramsbottom is proposed as a new housing allocation 65 new family homes, including affordable housing, within a green infrastructure setting and accessible open space with footpath links into Broad Hey Wood.</p> <p>The land is proposed in the Draft PfE as an addition to the Green Belt (Appendix 2, page 378: Policy GBA 15 Broad Hey Wood North). Peel's representations (Paper 2 section 9) demonstrate why there are no exceptional circumstances to justify the proposed inclusion of additional land into the Green Belt and as a matter of principle the approach taken in the plan is both unsound and unlawful. They also demonstrate that PfE needs to make further provision for deliverable housing land (see Paper 2 section 8) and Safeguarded Land.</p> <p>Exceptional circumstances exist to justify releasing the land from the Green Belt in accordance with the spatial priorities of the plan to boost competitiveness in the northern part of GM, and to identify areas of Safeguarded Land to meet longer term development needs.</p>	<p>As set out in Appendix 5 of the Site Selection Background Paper [03.04.07], this site was submitted as part of the call for sites exercise (ID 1453375160403). The Site Selection Background Paper (Doc ref: 03.04.01) sets out the process used to consider the suitability of sites that had been put forward as potential locations for development.</p> <p>This included the identification of Areas of Search to inform whether a site could be considered to be a reasonable alternative. The Ripon Hall Avenue site falls outside of the identified Areas of Search and, as such, is not considered to be reasonable alternatives for meeting the overall vision, strategy and objectives.</p>	Peel L&P Investments (North) Ltd
OSB_OSB.11	Old Fire Station	The council could use the old fire station land for flats.	The former fire station site on the Rock is in the process of being disposed of to a developer wishing to redevelop the site for a hotel.	Angela Taylor; Jenny Bowring

Row	Site	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
OSB_OSB.12	Land to the east of Fairfield Hospital	<p>The site is currently designated as Green Belt and is privately accessed marshland. The site provides an accessible opportunity for expansion on the edge of the existing settlement boundary which would contribute to the unmet housing need in Bury. This site should therefore be included within the PfE plan in order to address the current deficit of housing land and meet Bury's strategic housing needs over the plan period.</p> <p>The PfE spatial framework fails to address Bury's historic undersupply of housing delivery, as well as current lack of adequate housing land supply. The draft PfE spatial framework therefore does not align to NPPF paragraph 60. For the framework to be found sound, further land for housing need to be allocated to address to current 2,000 home deficit within Bury. The inclusion of this site would contribute to meeting this deficit.</p>	<p>The Site Selection Background Paper (Doc ref: 03.04.01) sets out the process used to consider the suitability of sites that had been put forward as potential locations for development.</p> <p>This included the identification of Areas of Search to inform whether a site could be considered to be a reasonable alternative. The land to the east of Fairfield Hospital falls outside of the identified Areas of Search and, as such, is not considered to be reasonable alternatives for meeting the overall vision, strategy and objectives.</p>	J Wilson
OSB_OSB.13	Land north of Ashwood Avenue, Ramsbottom (Parcel A)	<p>The site is currently designated as Green Belt, used for grazing. It comprises a parcel of land, adjacent to the M66 motorway. A further parcel of land (Parcel B) is located on the opposite side of the M66. The representation cites the following reasons for allocation:</p> <p>Both parcels of land present a realistic opportunity to deliver homes to meet the needs of Bury in an achievable, sustainable and deliverable manner</p> <p>Both sites are accessible, achievable and sustainable and should therefore be included within the PfE framework in order to address the current deficit of housing land and meet Bury's strategic housing needs over the framework period.</p> <p>The PfE spatial framework fails to address Bury's historic undersupply of housing delivery, as well as current lack of adequate housing land supply. The draft PfE spatial framework therefore does not align to NPPF paragraph 60. For the framework to be found sound, further land for housing need to be allocated to</p>	<p>As set out in Appendix 7 of the Site Selection Background Paper [03.04.09], this site was submitted as part of the call for sites exercise (1468942665017). The area is within 800m of Ramsbottom town centre but links to the town centre are limited, the topography is challenging along those routes, and there are minimal public transport options. Over 90% of the site is also within a locally designated wildlife corridor.</p>	The Averill Group

Row	Site	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
		address to current 2,000 home deficit within Bury. The inclusion of this site would contribute to meeting this deficit.		
OSB_OSB.14	Land west of Whalley Road, Ramsbottom (Parcel B)	<p>The site is currently designated as Green Belt, used for grazing. It comprises a parcel of land, adjacent to the M66 motorway. A further parcel of land (Parcel A) is located on the opposite side of the M66. The representation cites the following reasons for allocation:</p> <p>Both parcels of land present a realistic opportunity to deliver homes to meet the needs of Bury in an achievable, sustainable and deliverable manner</p> <p>Both sites are accessible, achievable and sustainable and should therefore be included within the PfE framework in order to address the current deficit of housing land and meet Bury's strategic housing needs over the framework period.</p> <p>The PfE spatial framework fails to address Bury's historic undersupply of housing delivery, as well as current lack of adequate housing land supply. The draft PfE spatial framework therefore does not align to NPPF paragraph 60. For the framework to be found sound, further land for housing need to be allocated to address to current 2,000 home deficit within Bury. The inclusion of this site would contribute to meeting this deficit.</p>	<p>As set out in Appendix 5 of the Site Selection Background Paper [03.04.07], this site was submitted as part of the call for sites exercise (ID 1468943318594). The Site Selection Background Paper (Doc ref: 03.04.01) sets out the process used to consider the suitability of sites that had been put forward as potential locations for development.</p> <p>This included the identification of Areas of Search to inform whether a site could be considered to be a reasonable alternative. The Whalley Road site falls outside of the identified Areas of Search and, as such, is not considered to be reasonable alternatives for meeting the overall vision, strategy and objectives.</p>	The Averill Group
OSB_OSB.15	Old paper mill site behind the railway station, Ramsbottom	<p>Perplexed as to why other brown belt sites are not being considered. For instance the old paper mill site behind the railway station is an eyesore, I am aware that it may cost more to develop, but this would be preferable to once again building on green belt land which is rapidly disappearing in the Bury Council domain.</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).</p> <p>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 former Mondi Paper Mill site in Ramsbottom does not form part of the existing housing land supply as the site has significant flood risk issues.</p>	Mr and Mrs J. Brown

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OSB_OSB.16	Milbourne Road, Bury	<p>Requests allocation for residential development for the following reasons:</p> <p>It is concluded that the site performs a mixed role in the function of the Green Belt. On balance, the allocation of the site for residential development would not significantly harm the function of the Green Belt in the wider area.</p> <p>It has been demonstrated that the housing land supply position in Bury, and within the remainder of the PfE plan area presents an exceptional circumstance which justifies the removal of land from the Green Belt. The tests outlined in the 2015 High Court judgement can be met for this site confirming that 'exceptional circumstances' exist.</p> <p>The removal of the site from the Green Belt and allocation for residential development would allow for much needed housing to be delivered in a sustainable and appropriate location. Without further Green Belt removal the PfE Plan falls short of meeting the housing needs of Bury.</p>	<p>As set out in Appendix 5 of the Site Selection Background Paper [03.04.07], this site was submitted as part of the call for sites exercise (ID 1460722342736). The Site Selection Background Paper (Doc ref: 03.04.01) sets out the process used to consider the suitability of sites that had been put forward as potential locations for development.</p> <p>This included the identification of Areas of Search to inform whether a site could be considered to be a reasonable alternative. The Milbourne Road site falls outside of the identified Areas of Search and, as such, is not considered to be reasonable alternatives for meeting the overall vision, strategy and objectives.</p>	Miller Homes
OSB_OSB.17	Stormer Hill, Tottington	<p>Requests allocation for residential development for the following reasons:</p> <p>It is concluded that the site performs a mixed role in the function of the Green Belt. On balance, the allocation of the site for residential development would not significantly harm the function of the Green Belt in the wider area.</p> <p>It has been demonstrated that the housing land supply position in Bury, and within the remainder of the PfE plan area presents an exceptional circumstance which justifies the removal of land from the Green Belt. The tests outlined in the 2015 High Court judgement can be met for this site confirming that 'exceptional circumstances' exist.</p> <p>The removal of the site from the Green Belt and allocation for residential development would allow for much needed housing to</p>	<p>As set out in Appendix 5 of the Site Selection Background Paper [03.04.07], this site was submitted as part of the call for sites exercise (ID 1456927043343) . The Site Selection Background Paper (Doc ref: 03.04.01) sets out the process used to consider the suitability of sites that had been put forward as potential locations for development.</p> <p>This included the identification of Areas of Search to inform whether a site could be considered to be a reasonable alternative. The Stormer Hill site falls outside of the identified Areas of Search and, as such, is not considered to be reasonable alternatives for meeting the overall vision, strategy and objectives.</p>	Miller Homes

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		be delivered in a sustainable and appropriate location. Without further Green Belt removal the PfE Plan falls short of meeting the housing needs of Bury.		
OSB_OSB.18	Cornfield Road, Bury	<p>Requests allocation for residential development for the following reasons:</p> <p>It is concluded that the site performs a mixed role in the function of the Green Belt. On balance, the allocation of the site for residential development would not significantly harm the function of the Green Belt in the wider area.</p> <p>It has been demonstrated that the housing land supply position in Bury, and within the remainder of the PfE plan area presents an exceptional circumstance which justifies the removal of land from the Green Belt. The tests outlined in the 2015 High Court judgement can be met for this site confirming that 'exceptional circumstances' exist.</p> <p>The removal of the site from the Green Belt and allocation for residential development would allow for much needed housing to be delivered in a sustainable and appropriate location. Without further Green Belt removal the PfE Plan falls short of meeting the housing needs of Bury.</p>	<p>As set out in Appendix 5 of the Site Selection Background Paper [03.04.07], this site was submitted as part of the call for sites exercise. The Site Selection Background Paper (Doc ref: 03.04.01)) sets out the process used to consider the suitability of sites that had been put forward as potential locations for development.</p> <p>This included the identification of Areas of Search to inform whether a site could be considered to be a reasonable alternative. The Cornfield Road site falls outside of the identified Areas of Search and, as such, is not considered to be reasonable alternatives for meeting the overall vision, strategy and objectives.</p>	Miller Homes
OSB_OSB.19	Land at Pole Lane, Whitefield, Bury	<p>Further sites need to be allocated for housing within the plan. Sites need to be identified that can deliver new homes immediately, in addition to planning for new homes to meet projections to 2037.</p> <p>The site is available and an investigation of the technical considerations affecting site GM1.3 confirms that it is suitable for development, and that a development would be achievable. The site is promoted for allocation for the following reasons:</p> <p>Can accommodate at least 600 new homes. It provides for a substantial amount of public open space and a new neighbourhood centre.</p>	<p>As set out in Appendix 7 of the Site Selection Background Paper [03.04.09], this site was submitted as part of the call for sites exercise. The site at Whitefield was allocated for 600 homes in the 2019 draft of the GMSF. However, during the preparation of the 2020 Publication GMSF, it became apparent that there was scope to the impact on Bury's Green Belt. In addition, the Council also had concerns regarding the potential impact that the development of this site might have on the surrounding highways network.</p>	The Strategic Land Group

Row	Site	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
		<p>The site can be brought forward for development within five years, contributing towards Bury's five year housing land supply.</p> <p>The technical work that has already been carried out to support the potential allocation of its site means that a full planning application could be submitted within six months of a development allocation being confirmed.</p> <p>The release of site GM1.3 from the Green Belt would not compromise the purposes of the Green Belt outlined in the NPPF.</p> <p>The site adjoins the existing urban area on two sides, while the M60 and M66 motorways provide strong defensible boundaries on the other two sides. The result is an area with a strong sense of containment.</p>		
OSB_OSB.20	Land West of Brandlesholme Road / Brandlesholme Farm and Land South of Springside View, Bury	<p>The representation promotes land west of Brandlesholme Road (Parcel A) and Land south of Springside View (Parcel B) as housing allocations for the following reasons:</p> <p>Technical reports demonstrate that there are sound planning and technical reasons for the Sites to be released from the Green Belt for housing.</p> <p>There is a clear and accepted need for Green Belt release within the Greater Manchester City Region. Bury Council should apply a balanced approach to meeting the housing requirement established within the PFE</p> <p>The PFE in its current form does not consider allocations for safeguarded land and it is requested by Story Homes that land at Brandlesholme Farm is considered as an appropriate location to secure the future housing needs of Bury and the vitality of the town post 2037.</p> <p>The Sites are available now and offer suitable locations to help Bury Council meet current and future housing needs. Ultimately, the Sites are deliverable with willing landowners and represented by a high quality house builder.</p>	<p>As set out in Appendix 9 of the Site Selection Background Paper [03.04.11] this site was submitted as part of the call for sites exercise. The Site Selection Background Paper (Doc ref: 03.04.01) sets out the process used to consider the suitability of sites that had been put forward as potential locations for development. This included the identification of Areas of Search to inform whether a site could be considered to be a reasonable alternative. The Brandlesholme Road site falls outside of the identified Areas of Search and, as such, is not considered to be reasonable alternatives for meeting the overall vision, strategy and objectives.</p>	Story Homes Limited

Row	Site	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
OSB_OSB.21	Brandlesholme Road, Bury	Build these new houses up Brandsholme Road where there is a lot better access on both sides of the road, and a road system that can cope and still have fields to help with air quality.	As set out in Appendix 9 of the Site Selection Background Paper [03.04.11] this site was submitted as part of the call for sites exercise. The Site Selection Background Paper (Doc ref: 03.04.01) sets out the process used to consider the suitability of sites that had been put forward as potential locations for development. This included the identification of Areas of Search to inform whether a site could be considered to be a reasonable alternative. Despite there being no specific site identified, the Brandlesholme Road area falls outside of the identified Areas of Search and, as such, is not considered to be reasonable alternatives for meeting the overall vision, strategy and objectives.	Raymond Chamberlain
OSB_OSB.22	Gin Hall, Bury	The plan does not consider other brownfield sites such as Gin Hall, which has been taken out of the plan despite its proximity to the motorway network.	As set out in Appendix 9 of the Site Selection Background Paper [03.04.11] this site was submitted as part of the call for sites exercise. The Site Selection Background Paper (Doc ref: 03.04.01) sets out the process used to consider the suitability of sites that had been put forward as potential locations for development. This included the identification of Areas of Search to inform whether a site could be considered to be a reasonable alternative. The Gin Hall site falls outside of the identified Areas of Search and, as such, is not considered to be reasonable alternatives for meeting the overall vision, strategy and objectives.	Margaret Fulham
OSB_OSB.23	Land at Clarks Cross, Bury (Formerly assessed as Land to the South of Simister Lane)	Representation promotes release of land at Clarks Cross, previously designated as part of NG1b: South of the M62 under the 2016 draft GMSF for housing development as part of the Northern Gateway for the following reasons: the site is in a highly sustainable location and any future workers / residents would have easy access to a wide range of transport options, services and facilities to meet their day to day needs. The proposed development will be deliver a number of significant planning benefits by virtue of its scale including highway	As set out in Appendix 9 of the Site Selection Background Paper [03.04.11] this site was submitted as part of the call for sites exercise (ID 1452100 568662) . During the preparation of the 2019 Draft GMSF, it became apparent that there was scope to remove the allocation in order to reduce the impact on Bury's Green Belt.	Northern Gateway Development Vehicle LLP

Row	Site	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
		<p>infrastructure improvements, new rapid public transport services, new areas of new public open space, new wildlife habitats and significant job creation.</p> <p>If retained for housing the land could make a valuable contribution as part of a buffer in the event that other selected sites fail to deliver. Alternatively, the Clarkes Cross land might logically be designated as safeguarded land for longer-term development needs, whether as part of a review of the GMSF or the following plan period</p>		
OSB_OSB.24	Land to the rear of Tesco, Bury	Brownfield site at the back of Tesco superstore where the Fire station and Police Station are situated is not being utilised for housing. It has access to facilities and good transport links.	The site at Chamberhall is allocated for employment use in the existing Bury Unitary Development Plan. Phase one of this site has recently been developed for new employment units with Phase 2 in the process of being put out to the market. The development of any part of this site for residential would be contrary to the site's allocation.	Joan Heffernan
OSB_OSB.25	Old Hall Farm, Whitefield	<p>Redrow has serious concerns that the Draft PfE will fundamentally fail to meet housing needs in full during the plan period. The representation presents land at Old Hall Farm, Whitefield for 100 family homes, including affordable housing, for the following reasons:</p> <p>The site is available, suitable and achievable with a realistic prospect that housing will be delivered on the site within five years. The overall conclusion was that the parcel made a 'moderate' contribution, however Redrow have also assessed the contribution of the site itself and it was concluded that the site makes just a 'weak' contribution. The principle of Green Belt release can therefore be justified, as exceptional circumstances</p> <p>The site is within a highly sustainable location, well connected to the existing settlement of Whitefield</p>	As set out in Appendix 9 of the Site Selection Background Paper [03.04.11] this site was submitted as part of the call for sites exercise. The Site Selection Background Paper (Doc ref: 03.04.01) sets out the process used to consider the suitability of sites that had been put forward as potential locations for development. This included the identification of Areas of Search to inform whether a site could be considered to be a reasonable alternative. The Old Hall Farm site falls outside of the identified Areas of Search and, as such, is not considered to be reasonable alternatives for meeting the overall vision, strategy and objectives	Redrow Homes

Row	Site	Summary of issues raised to PfE2021	Summary response to issues raised to PfE2021	Respondent name(s)
		There are no fundamental technical constraints that restrict residential development of the site and any potential adverse impacts can be adequately mitigated		
OSB_OSB.26	North East of Oak Avenue, Ramsbottom	Representation presents land north east of Oak Avenue and suggests the appropriate development at the open space on the north eastern side of Oak Avenue for seniors housing as part of a mixed community. It states that the development could offer: close to or surrounded by the existing urban area, therefore limiting urban sprawl. already well connected by roads and public transport or have the potential to be well connected. close to social infrastructure, such as schools, health care and shops, with bus routes B1, 472, 474 and 897 nearby, GP services available to the south and a supply of spaces available in local primary schools.	As set out in Appendix 5 of the Site Selection Background Paper [03.04.07], this site was submitted as part of the call for sites exercise. The Site Selection Background Paper (Doc ref: 03.04.01) sets out the process used to consider the suitability of sites that had been put forward as potential locations for development. This included the identification of Areas of Search to inform whether a site could be considered to be a reasonable alternative. The land at Oak Avenue site falls outside of the identified Areas of Search and, as such, is not considered to be reasonable alternatives for meeting the overall vision, strategy and objectives	AA Homes & Housing Ltd (Mr Andrew Pelling)