

Bury But Better 2009

Town Centre Vision and
Development Strategy update

A report for...
Bury Council

by...
URBED with Emma Fiedler Regeneration
Consultation draft
March 2009



BURY COUNCIL

Status of this report

This strategy report has been prepared by Urbed as a consultation draft. Following public consultation scheduled for Spring 2009 this document will, if necessary, be amended and will be considered by Bury Council with a view to adopting it as a material consideration in assessing planning applications and as part of the evidence base to support the Local Development Framework (the new local plan for the Borough)

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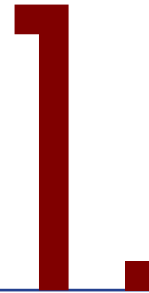
Town Centre Vision and Development Strategy update

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Introduction



Since the completion of the Bury Town Centre Vision and Development Strategy in 2003 (also known as ‘The Bury But Better’ study), Bury Council have received a number of planning applications and pre-planning enquiries for sites either within the immediate town centre of Bury or within the so-called ‘outer ring’. In addition, a number of other sites will be available in the near future, such as the Police Divisional Headquarters, Peel Health Centre, Craig House, Lester House, Humphrey House and possibly Bury College (Woodbury site).

Since early 2003 developers Thornfield Properties have progressed on their site at The Rock, the new access road is in place and construction work is well under way for the mixed-used retail-led scheme to open for trade in 2010. Ask, in joint partnership with Bury Council (Askbury), have cleared their site at Townside during the summer and a mixed-use scheme including offices, a health centre and a hotel is being constructed.



The current introduction of significant future retail provision, the continuing developer interest in Bury and the availability of large plots of land in and near the town centre created the need for an updated masterplan, which will - most importantly - inform the Councils Local Development Framework and guide new development over the next 10 - 15 years.

This report is structured into two parts. In **Part One** we look at Bury’s socio-economic profile today and how this compares to the original study, assess the current market situation and provide a detailed transport assessment. All of which will provide an essential input into the updated masterplan for the town centre.

Part Two recaptures the 2003 Vision and Masterplan for Bury Town Centre and describes the outcome of the stakeholder workshop held in July 2008. We then deal with each of Bury’s quarters describing the changes and actions taken since the publication of the 2003 Vision and Development Strategy. This also gives us the opportunity to discuss the merits of projects that have been implemented outside the report recommendations and to look at a number of proposals presently in the pipeline. For each quarter we include an updated proposals plan. This then leads us to the updated Development Strategy and Masterplan which is summarised in the Project Matrix at the end of this document.

Facing page: the Townside Fields scheme under construction (June 2008);

This page:
left: The Square;
below: The Rock

