Thank you for taking the time to visit our consultation and viewing the proposals for development of the site of the former East Lancashire Paper Mill. The draft proposals aim to deliver around 440 new homes along with extensive areas of public open space and new sports provision, bringing this extensive site back into active use and creating a new neighbourhood that will bring wider benefits Radcliffe. An outline planning application with all matters reserved, except means of access, is being prepared by Homes England and Bury Council. This community consultation exercise provides you with the opportunity to view the draft proposals and provide us with your views before the application is submitted to Bury Council. It is intended that the application will be submitted in early spring 2018. Once the application is submitted, Bury Council will conduct a statutory consultation on the application during which members of the public will be provided with a further opportunity to comment on the finalised proposals for the site. These display boards provide an overview of the site, the opportunities and constraints that have informed the design, and the key features of the development proposals.

The proposed development is being jointly led by Bury Council and Homes England (formerly the Homes & Communities Agency, who are the Government’s housing, land and regeneration agency). Homes England aims to facilitate the supply of public land to increase the number of new homes that are built, including affordable homes; and to use their land and investment to help stimulate local economic growth. Homes England and Bury Council have been working closely together to develop the site in a comprehensive manner in order to maximise regeneration benefits for Radcliffe. They have appointed consultants WYG (including planners, masterplanners and technical specialists) to prepare and submit the planning application.
FORMER EAST LANCASHIRE PAPER MILL SITE, RADCLIFFE

THE SITE

BACKGROUND

The site is 22.9 ha in size, it is located to the south of Spring Lane, Radcliffe and was the site of the former East Lancashire Paper Mill. The Mill closed in 2001 and the site has been vacant since then. Structures relating to the paper mill were demolished in 2005.

The site is now in dual ownership, with approximately two thirds of the land in the ownership of Homes England, and the remaining third owned by the Council. There has always been an aspiration for the larger of the two parcels of land to be developed for housing and this was reflected in a previous planning application. This previous application also sought to provide some employment units and a secondary school. The site never came forward for development and the permission expired in June 2016. Due to changing needs, the Council has included the site in its five-year supply of housing land. This draft masterplan now seeks to provide housing along with improved sports facilities (including a relocated Cricket Club).

The southern part of the site is located within an identified flood risk area and the site was impacted during the 2015 Boxing Day flood event. It is vital to address flood and drainage issues before the site can be made suitable for development. The team has been working closely with the Environment Agency in order to devise a strategy to minimise flood risk on the site and to ensure that the development does not increase the risk of flood downstream. This will involve raising the ground level where new homes will be built and reducing it in areas of open space to create sufficient flood storage areas in flood events. The site will also have sustainable urban drainage systems, including new swales, ponds and the re-opening of a culverted goit.

OPPORTUNITIES

- It will bring a large scale brownfield site back into active use
- Makes a significant contribution to housing supply in Bury
- Increased choice of housing locally
- Provision of new and improved sports facilities
- Retention of on-site waterbodies and creation of new water features
- Additional tree planting and landscaping along the River Irwell
- Support the regeneration of Radcliffe

CONTRAINTS

- The location within the Irwell River Valley means flood risk issues must be overcome
- Several protected species on the site means ecology areas are required
- Hutchinson’s Golt bisects the eastern section of the site
- Need to respect setting of Radcliffe Tower – A Grade I Listed Building
- The south eastern portion of the site is within the Green Belt
- Need to manage access to ensure traffic does not unduly impact on surrounding area
**DESIGN CONCEPT**

**Relationship to River Irwell**
The masterplan utilises the River Irwell setting to create a green waterside edge to the development. This area will provide areas of public open space and provide enhancement to existing and new wildlife habitats.

**Addressing Site Edges**
The masterplan has been designed so as to locate residential blocks fronting onto Cross Lane as well as fronting onto the key junction at Cross lane and Bury Street.

The site is bound by the River Irwell to the south, the development in this area is set back from the river to create a riverside green edge to the development.

**Key Views**
Views from the site towards the Church tower of St Thomas & St John Church along Church Street East and views through the site towards both the Church tower and the viaduct are to be retained where possible. The gateway to the site from Church Street East will frame the view towards the church tower.

**Key Gateways**
Key pedestrian and vehicular gateways into the site have been identified. The development in these areas will use landmark buildings and features in order to promote wayfinding and create distinction within the development.

**Waterways**
The currently culverted goit which runs through the site will be reopened. This will be used to create a feature within the development, enhance green spaces within the site and encourage new ecological environments and habitats. The reservoir is to be retained on site. Apartments are proposed around this area in order to capitalise on the views over the reservoir.
The development seeks to provide approximately 440 new dwellings, the relocation of the Cricket Club and the provision of new sports pitches (to be determined). The application is submitted in outline, meaning details relating to layout, scale, materials, and landscaping will be determined at a later date, although means of access will be applied for. The illustrative masterplan has been produced which sets out the key aspects and features the site will deliver and their indicative locations. This has been informed by a number of technical studies (including flood risk, transport, ecology, ground investigation and noise assessment). As a result of the flood risk modelling, about half of the Council’s land is required to be allocated to flood storage, to allow the remaining half to be developed.

The current scheme proposed circa 360 properties on Homes England’s land and around 80 properties on the Council’s land. It is intended the site will deliver a mix of 2, 3 and 4 bed houses and 1 and 2 bed apartments. 25% of the homes will be affordable housing (over 100 homes).

The proposals will feature areas of open space along the southern aspect in order to provide recreation opportunities. The proposals will also relocate the Cricket Club from its current location to the south east section of the site and also provide additional sports facilities here (within the Green Belt area).

The existing reservoir will be retained and new water features will be included as sustainable urban drainage features in order to minimise the risk of flooding on site. This will include opening-up Hutchinson’s Golt, allowing it to become a more natural watercourse. We have investigated the site ecology and opportunities to retain it have been included in the extensive green areas proposed.
KEY BENEFITS

The proposals will develop a longstanding vacant brownfield site for much needed housing for the town and wider Borough. This in turn will diversify the range and type of housing which is available and will also make a significant contribution to affordable housing. The key benefits are:

PLACEMAKING
Creation of a new neighbourhood and regeneration of a brownfield site, which will make a significant positive impact for Radcliffe.

NEW HOMES
Diversification of the local housing stock

OPEN SPACE
Approximately 7.5 hectares of public open space

SPORTS PITCHES
Provision of new sports pitches and a replacement cricket club

AFFORDABLE HOUSING
Development of up to 440 new homes, 25% of which will be affordable housing units (subject to viability)

NEW JOBS
Will support construction jobs, training for new apprentices and new residents will help to support business in the area

WILDLIFE
Improved wildlife habitats along the Irwell River Valley

FLOOD MITIGATION
Enhanced flood risk mitigation strategy

NEXT STEPS

The feedback received from this consultation will be reviewed and this will inform the refinement of the proposal prior to submission. It is intended that a planning application will be submitted in early spring 2018. The Local Planning Authority will then provide an opportunity for residents living close to the site to comment formally on the proposals.

WE WELCOME YOUR COMMENTS!

Comments can be made by completing a feedback form in person and posting it in the comments box on your way out. You can also make comments on the proposals via our online survey available on the consultation website at: www.wyg.com/consultations/east-lancs-paper-mill

Alternatively, you can email or post your comments to: Jake.Crompton@wyg.com or Jake Crompton, WYG, Quay West at MediaCityUK, Manchester, M17 1HH

Please ensure your comments are submitted by 14th February 2018. Thank you.

THANK YOU FOR ATTENDING TODAY’S EVENT.