

Local Development Framework

Bolton's Core Strategy
Statement of Consultation
December 2009

Shaping the future of Bolton

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Appendix 1 – Key Issues Analysis

All comments received at the Key Issues Stage and Housing DPD consultation

Appendix 2 – Issues & Options Analysis

All comments received on the Issues and Options Stage

Appendix 3 – Preferred Options Analysis

All comments received on the Preferred Options Stage

1 Introduction

- 1.1 This consultation statement describes how Bolton Council has complied with the 2004 Town & Country Planning regulations and subsequent amendments, and the Bolton Statement of Community Involvement 2007 (SCI) in the preparation of its Core Strategy to publication stage. It highlights the key stages of consultation from Key Issues, Issues & Options and Preferred Options and highlights the methods used and summaries main issues raised during these consultations. It provides details of who has been involved, when and how they have been engaged in the process. It will assist the Planning Inspector at the public examination in determining whether the plan is in compliance with the minimum regulations for community involvement and government guidance.
- 1.2 The Council is committed to consulting continuously throughout the preparation of its Local Development Framework and ensuring that the whole community will have the opportunity to engage in the planning process.
- 1.3 The SCI includes a range of involvement techniques which could be used as part of the consultation process and these techniques have been employed for the Core Strategy as appropriate in accordance with the SCI as summarised in table 2 below.
- 1.4 The Council maintains a database of contacts which accords with the list of consultees in the SCI which has been regularly updated with new consultees as the LDF process has progressed. Consultees are taken from the database as appropriate for each stage of consultation. Individuals have also been given the opportunity to have their name put on the Councils database.
- 1.5 Copies of the Councils SCI, this statement, appendices and all other published LDF documents are available on the Councils website at www.bolton.gov.uk. All the representations made on the Core Strategy and the Council's responses are reproduced in appendices 1 to 3.

Table 1 below shows the stages leading up to the publication of the Core Strategy and the dates for each stage.

Stage	Process	Timescale
Key Issues Paper	Evidence gathering, establishing the baseline and initial identification of key issues	Public Consultation Jan - Apr 2007
Core Strategy Issues and Options Report	Refinement of issues, development of alternative spatial options	Public Consultation Aug - Dec 2007
Core Strategy Preferred Options Report	Formulation of preferred policy direction	Targeted Consultation Sep - Oct 2008 Further consultation Aug – Sep 2009
Core Strategy Proposed Publication Document	Formulation of detailed policies Submission to the Secretary of State	Publication Jan 2010 Submission expected Apr 2010
Binding Inspector's Report	Independent examination by Inspector	Examination Aug 2010 Inspector's report Dec 2010
Core Strategy	Formal adoption	Mar 2011

- 1.6 The Core Strategy preparation process has changed since the Statement of Community Involvement was adopted in February 2007 the later regulations removed the requirement for a statutory Preferred Options stage including a formal six week consultation. However, as the Council was already committed to a Preferred Options stage this was progressed with an informal consultation on the Preferred Options report. Therefore the consultation methods used at this stage were not as comprehensive as set out in the Statement of Community Involvement.
- 1.7 Appendix 2 of the Statement of Community Involvement is a matrix that identifies potential methods of consultation to be carried out at different stages of development plan document production. Table 2 below is a reproduction of this matrix highlighting which methods were used in the Core Strategy process.

Table 2 Consultation Methods Used in Core Strategy Stages.

Consultation Methods	Stages		
	Pre-production Housing DPD and Key Issues	Preparation of Issues and Options	Production – preparation of Preferred Options
Councils Website – www.bolton.gov.uk and e-mail shot	Both Utilised	Both utilised	Both utilised
Media – local/national press, Bolton Scene, specialist planning magazines, radio, and TV	Utilised – Bolton Scene and Bolton News	Utilised – Bolton Scene and Bolton News	Utilised – Bolton News
Poster campaigns and leaflets/brochures	Leaflets to Area Forums	Leaflets delivered in selected locations to promote area forums	Leaflets delivered in Cutacre area
Development Plan Consultation Database	Utilised	Utilised	Utilised
Public exhibitions / Displays / stalls / road shows	Not Utilised	Utilised – area forums	Not utilised
Documents available for inspection at Council offices and libraries during set consultation periods	Utilised	Utilised	Not utilised widely. Available at Planning Control Reception
Produce documents in alternative formats	Not utilised	Summary document produced	Not utilised
Contact telephone number	There is a generic contact number for the Spatial planning team which is provided with literature	There is a generic contact number for the Spatial planning team which is provided with literature	There is a generic contact number for the Spatial planning team which is provided with literature

Letters to statutory bodies	Utilised	Utilised	Utilised
Public Meetings / Area Forums	All Area Forums	All Area Forums	Selected Area Forums & Public Meeting on Cutacre
One-to-one meetings with selected stakeholders	Utilised	Utilised	Utilised
Focus Groups – Citizens Panel, Young Peoples Panel	Not utilised	Utilised	Not utilised
Planning for Real – Interactive workshops	Not utilised	Not utilised	Not utilised
Planning Aid	Not utilised	Utilised at selected area forums and focus groups	Not utilised
Questionnaires or response forms	Utilised	Utilised	Utilised

- 1.8 It is considered that the consultation that has taken place at each stage of the Core Strategy adheres to the Bolton Statement of Community Involvement adopted in February 2007 and conforms to the requirements of the 2004 regulations of the Town and Country Planning Act, and subsequent amendments.

2 Consultation on Key Issues

- 2.1 A Key Issues report was produced by the Council, which encouraged the community to get involved in the Core Strategy process. In line with the new planning system the Council conducted an informal public Key Issues consultation. The public consultation process ran from January 2007 to April 2007. It included a variety of methods of consultation aimed at reaching different parts of the community. The purpose of this first stage of consultation was to identify the key issues for the Core Strategy. The outcomes of this stage helped to prepare the following Issues and Options stage of the development of the Core Strategy.
- 2.2 The Key Issues report was posted on the Council website and made available to the community via deposit in all libraries across the borough. Below is an example of:
- the web page created for the Core Strategy
 - a copy of the Key Issues questionnaire,
 - a copy of the article and questionnaire posted in the Bolton Scene,
 - an example of the leaflet distributed at Area Forums, and a summary of comments received at this stage.

Key Issues Consultee List

- North West Regional Assembly
- Environment Agency
- Highways Agency
- Natural England
- English Heritage North West Region
- Network Rail
- Strategic Rail Authority
- North West Regional Development Agency
- British Waterways
- Council for the Protection of Rural England
- Friends of the Earth
- The RSPB
- Lancashire Wildlife Trust
- GONW
- Commission for New Towns and English Partnerships
- Strategic Health Authority
- United Utilities Properties Limited
- United Utilities - Service Delivery
- National Grid
- Salford MBC
- Bury MBC
- Blackburn with Darwen Borough Council
- Chorley MBC
- Lancashire County Council
- Wigan MBC
- Westhoughton Parish (Town) Council and Clerk
- Horwich Parish (Town) Council and Clerk
- Farnworth Town Hall
- Little Lever Area Office
- Blackrod Council Offices
- North Turton Parish Council
- Adlington Town Council

- Haigh Parish Council
- Department for Education and Skills (through GONW)
- Department for Environment, Food and Rural Affairs (through GONW)
- Department for Transport (through GONW)
- Department of Trade and Industry (through GONW)
- Department for Constitutional Affairs
- Department for Culture, Media and Sport
- Defence Estate Organisation (Ministry of Defence)
- Department for Work and Pensions
- The Home Office
- Office of Government Commerce
- Communities and Local Government
- Railtrack PLC
- GMPTE
- LA21 Transport Working Group
- Manchester Airport
- Civil Aviation Authority
- Disabled Persons Transport Advisory Committee
- Freight Transport Association
- Road Haulage Association
- Airport Operators
- Virgin Trains
- Rail Passenger Committee for the North West
- Arriva
- Acorus Rural Property Services
- Alyn Nicholls & Associates
- Atkins Design Environment & Engineering
- B&E Boys Ltd
- Barton Willmore Planning Partnership – Northern
- Beara Properties Ltd.
- Bhailock Fielding
- Bloor Homes
- Bluemantle Ltd
- Bolton Emery Partnership
- Bolton Estates
- Bovis Homes Limited
- Broadway Malyan
- Building Design Partnership (Manchester)
- Business Enterprises
- Business Environments Planning
- CA Planning Town Planning and Environmental Consultants
- Bidwells
- Carter Jonas
- CB Richard Ellis Ltd
- Charles Topham & Co
- Chelford Homes
- Cliff Walsingham and Company
- Colliers CRE
- Daly International
- David Wilson Homes
- De Pol Associates
- Development Planning Partnership, The
- DPDS Consulting Group
- Drivers Jonas
- DTZ Piedad Consulting
- Dunlop Haywards Planning

- Edmund Kirby
- Elite Homes (North) Ltd
- Emerson Group
- Emery Planning Partnership
- Fairclough Homes
- Frank Whittaker
- G L Hearn
- Gerald Eve
- Gough Planning Services
- Harrow Estates plc
- Harworth Estates (Division of UK Coal PLC)
- Healey & Baker
- Higham & Co
- Highways Agency
- House Builders Federation
- Housing Corporation
- Housing Federation North
- HOW Commercial Planning Advisers
- Hurtswood Group of Companies
- Indigo Planning Ltd
- ITAC Ltd
- James Campbell Associates Ltd
- JMP Consulting
- Jones Day
- Jones Lang Lascelles
- Joseph Jackson & Sons
- JWPC Ltd
- King Sturge Manchester
- Knight Frank LLP
- Ladybridge Residents Association
- Lambert Smith Hampton
- Levvel Ltd
- Malcolm Judd & Partners
- Matthews & Son, Chartered Surveyors
- Matthews and Goodman
- McCarthy & Stone Ltd
- McDermott Developments Ltd
- McDyre @ Co.
- McInerney Homes
- MCP Planning & Development
- Morris Homes Ltd
- Nathaniel Lichfield and Partners
- NJL Consulting Ltd
- Nolan Redshaw Ltd
- ORC Partnership, The
- P J LIVESEY GROUP LIMITED
- P. Turbefeild
- P. Wilson & Company
- Partington and Associates
- Paul Butler Associates
- Peacock & Smith
- Peel Holdings Limited
- Persimmon Homes (North West) Ltd
- Planning & Design
- Plot of Gold
- Pritchard Associates
- R.A.Fisk & Associates
- Rapleys LLP
- Redrow Homes
- Roger Tym and Partners
- RPS Planning, Transport & Environment
- Sanderson Weatherall
- Savills

- Seddon Homes Limited
- Sedgwick Associates
- SJS Property Management
- Steven Abbott Associates
- Storeys:SSP
- Strategic Land Partnerships
- Strutt & Parker
- Tarmac
- Taylor Woodrow Developments Limited
- The Gypsy Council
- The Planning Bureau Limited
- Tony Thorpe Associates
- Turley Associates
- Turner and Partners
- Utd Co-op
- Vincent Gobing Limited
- Wainhomes (North West) Limited
- Walton & Co Planning Lawyers
- Westbury Homes Ltd/Wain Estates Ltd
- White Young Green – Planning
- WHITEHEAD AND COMPANY
- Wimpey Homes
- Bolton Community College
- Bolton College
- University of Bolton
- Bolton Vision Partnership
- Strategic Children & Young People's Partnerships
- Bolton Community Homes
- Voluntary & Community Sector Forum
- Crime and Disorder Partnership
- Strategic Cultural Partnerships
- Bolton Transport Partnership
- Drug Action Team
- Bolton Information Network Partnership
- Bolton Environment Forum
- Bolton Town Centre Company
- Bolton Lifelong Partnership
- European Partnership
- Health and Wellbeing Partnership
- Strategic Economic Partnership
- County Bird Recorder, Greater Manchester
- Country land & Business Association
- RSPB
- The Woodland Trust
- DEFRA
- Greater Manchester Ecology Unit
- Red Moss Action Committee
- South Lancashire Bat Group
- The Forestry Commission
- Lancashire CPRE
- National Farmers Union North West Region
- Open Space Society
- Red Rose Forest
- National Trust
- Local Agenda 21
- The British Wind Energy Association
- Groundwork
- Land Access and Recreation Association
- Mersey Basin Campaign

- British Geological Survey
- Centre for Ecology and Hydrology
- Forestry Commission
- Centre for Ecology and Hydrology
- National Playing Fields Association
- BATRA
- Campbell Community Group
- SWAN
- Deane Neighbourhood Residents Association
- Grow (Green Residents of Westhoughton)
- Hindley and Clough Farm
- Dickinson Court Tenants Association
- Bolton Community Homes
- North British Housing - Places for People
- Contour Homes Ltd
- Irwell Valley Housing Association
- Manchester Methodist Housing Association
- St Vincent's Housing Association
- William Sutton Housing Association
- Age Concern
- Brightmet Outreach Scheme
- Bolton Community Network
- Commission for Racial Equality
- Disability Rights Commission
- Equal Opportunities Commission
- Help the Aged
- Women's National Commission
- Showman's Guild of GB Lancs, Cheshire and North Wales Section
- Guide Dogs for the Blind Association
- African Community Association of Bolton
- Bolton Voice of African Unity
- Bolton West Indian Association
- New Testament Church of God
- New Bolton Somali Community Association
- Respect Advocacy Project
- Prosperity for Life
- Al - Falah Mosque
- Jamia Alavia Mosque
- Saheli (Friends) Women Group
- Apna Women's Group
- Ashrafia Mosque
- Asian Elders initiative
- Bangladesh Welfare Association
- Bolton Barbodhan Society
- Bolton SSVMA
- Daubhill Muslim Society
- Gujrati Art Group UK
- Asian/Afro Caribbean Advisory Centre
- Bolton Council of Mosques
- Madina Mosque
- Makki Mosque
- Masjid E-Noor-UI-Islam
- Sughra Mosque
- North West Tamil Association
- Pakistan Muslim Organisation
- Bolton Hindu Forum

- Krishna Temple
- Shree Kutch Leva Patel Community Centre
- Shree Kutch Leva Patel Society
- Shree Prajapati Association
- Shree Kutch Satsang Swaminarayan Temple
- Shree Sorathia Prajapati Community UK
-
- Swaminarayan Sidhat Mandal
- Vishwa Hindu Parishad
- SSSS Youth Association
- Bolton Bangladesh Association Community Neighbourhood
- The Jem
- British Telecommunications PLC
- Mobile Operators Association
- Vodafone Ltd
- O2 (UK) Ltd
- Orange Personal Communications Services Ltd
- 3 Ltd
- T Mobile (UK) Ltd
- Campaign Land Ltd
- Greater Manchester Waste Disposal Authority
- UK Coal Mining Ltd/RJB Mining UK Ltd
- Coal Authority
- Chambers of Commerce, Local CBI and local branches of Institute of Directors
- British Chemical Distributors and traders Association
- National Grid
- Health and Safety Executive
- Sport England
- Bolton & District Civic Trust
- North West Tourist Board
- Bridgewater Meeting Room Trust
- The Ramblers Association Manchester Area
- Chris Thomas Ltd
- Church Commissioners
- Commission for Architecture and the Built Environment
- Commission for New Towns and English Partnerships
- Crown Estate Office
- Diocesan Board of Finance
- Greater Manchester Fire and Rescue Service HQ
- Learning and Skills Council
- Post Office Property Holdings
- Regional Housing Boards
- Stewart Ross Associates
- Traveller Law Reform Coalition
- Bolton Primary Care Trust
- Bolton Hospitals NHS Trust
- N Power Renewables
- Royal Commission on the Historical Monuments of England
- Joint Committee of the National Amenity Societies
- Ancient Monuments Society
- Council for British Archaeology
- Society for the Protection of Ancient Buildings
- The Georgian Group
- The Victorian Society
- The Twentieth Century Society
- Garden History Society

- The Theatres Trust
- Vincent & Gorbing
- Mr Partington
- D. M. Somerville
- J E Welsby
- New Earth Solutions Limited
- The Barton Willmore Planning Partnership
- Armstrong Group of Companies
- Forum for Sport (Bolton)
- Mr Steve Garside
- Mr Paul Holt
- Mr Brian Legan
- Mr Steve Lomas
- Mr T Miller
- Mr Stewart Ross
- Mr Ken Rowland
- Mr M.C. Birchall
- Mrs K Birchall
- Mrs D Boddy
- Miss M Holden
- Carole Crawley
- Mr Jack Eckersley
- Mrs Jean Wrennall
- Mrs Paula Waites
- Mr Bernard Ramsden
- Mrs Ann Crane
- Mr Stephen Rock
- Mrs Katherine Walker
- Mr Paula Adamson
- Mrs Brenda Berry
- Mrs Mary T Smith
- Mr Derek Howcroft
- Mrs V Adams
- Mr R Lilley
- Mrs Christine Watson
- Mrs Vera Hanlon
- Mrs Helen Ireland
- Mrs Marilyn Woods
- Mrs Jean Key
- Cllr John Ainscough
- Cllr Robert Allen
- Cllr Phil Ashcroft
- Cllr Mohammed Ayub
- Cllr Stewart Ball
- Cllr Sufrana Bashir-Ismael
- Cllr Diana Brierley
- Cllr Paul Brierley
- Cllr Derek Burrows
- Cllr John Byrne
- Cllr Lynda Byrne
- Cllr Margaret Clare
- Cllr Anthony Connell
- Cllr Martyn Cox
- Cllr Norman Critchley
- Cllr G. Carl Dennis
- Cllr Hilary Fairclough
- Cllr Derek Gradwell
- Cllr David Wells Grenhalgh
- Cllr Walter Hall
- Cllr Ian Hamilton
- Cllr Roger Hayes
- Cllr John Richard Higson
- Cllr Michael Hollick
- Cllr Sean Colin Hornby
- Cllr Ansar Hussain

- Cllr Ismail Ibrahim
- Cllr Mohammed Drees
- Cllr Rosa Kay
- Cllr Stuart Lever
- Cllr James Lord
- Cllr Andrew Morgan
- Cllr Cliff Morris
- Cllr Nicholas Peel
- Cllr Arthur Price
- Cllr Stephen Rock
- Cllr Robert Ronson
- Cllr Barbara Ronson
- Cllr John Rothwell
- Cllr Margaret Rothwell
- Cllr Alan Rushton
- Cllr Colin Shaw
- Cllr Elaine Sherrington
- Cllr Richard Silvester
- Cllr Julia Silvester
- Cllr Anthony Noel Spencer
- Cllr Raymond Stones
- Cllr Carole Swarbrick
- Cllr Linda Thomas
- Cllr John Walsh
- Cllr Alan Walsh
- Cllr Frank White
- Cllr Robert Wilkinson
- Cllr Alan Wilkinson
- Cllr David Wilkinson
- Cllr Laurence Williamson
- Cllr Mary Woodward
- Cllr Edbrahim Adia
- Cllr Akhtar Zama

2.3 The full set of representations made at the Key Issues consultation stage is available in Appendix 1 or on the Council website at www.bolton.gov.uk.

2.4 The most common issues raised are shown in the list table below.

2.5 In addition, all Area Fora were approached and a short presentation was given. Due to the timing of the Area Fora, these presentations occurred after the Key Issues paper consultation period ended. A leaflet was distributed at these meetings setting out some background information about the Core Strategy and the processes involved and also asked two key questions;

- What sort of Bolton would you like to see in 2021?
- What should your part of the town look like in 2021?

Summary of Key Issues Raised by Consultees

2.6 Green Issues

- Importance of Green Infrastructure
- Protection of green areas/wildlife habitats
- Improve parks
- Protection of open space provision
- Need to address the multi functional nature of the Bolton Bury Canal, to restore the Canal to full navigation including connection to Bolton TC.

- Protection of green spaces
- Only use brownfield sites to build on in urban areas/protect open space in urban areas
- Importance of improving watercourses to assist in provision of environmental improvement and mitigation of flood risk.
- Protection of green areas – continued allocation of green corridors, hedgerows etc.
- Sustainable Urban Drainage System (SUDS)
- Renewable energy - recycling facilities, efficient construction techniques
- Protection of groundwater and surface waters
- Bring forward the Croal-Irwell Valley Regional Park to improve environment and make the area more attractive to business etc.
- Conservation and enhancement of the wider countryside
- Promotion of access to woodland

2.7 **Green Belt**

- Consider green belt designation to give greater flexibility for economic growth
- Review of Green belt boundaries required to assist in the provision of homes to meet needs and promotion of regeneration and renewal initiatives
- Review of green belt boundaries
- Have a variety of sites both greenfield and brownfield for development

2.8 **Recreation**

- Allocate new recreational sites in areas of identified shortage

2.9 **Renewable energy**

- Improve the use of renewable energy sources within the Borough

2.10 **Affordable Housing**

- Provision of affordable housing in suitable locations
- Improve stock of affordable housing
- Don't place onerous requirements on developers to provide affordable housing therefore preventing development from taking place. Careful balanced approach require
- Affordable housing targets for specific sites or areas is desirable

2.11 **Distribution of Housing**

- Housing land should be distributed across the Borough based on population trends
- Housing development on brownfield land preferable
- Consideration of Greenfield sites for housing
- Develop housing within existing urban areas.
- Locate housing away from flood plains

- Concentrate housing development within existing built up areas
- Identify TC sites for housing
- There should be a flexible approach to where housing should be developed in the Borough.
- Identification of broad locations for housing within the document

2.12 Density of Housing

- Lower density housing development
- Apply higher densities to urban areas

2.13 Regeneration

- Regeneration of deprived areas
- Preference for Brownfield first policy. Redevelopment of Brown sites
- Regenerate run down areas of the Borough
- Enhance and conserve the high quality areas of the Borough and improve less desirable

2.14 Sustainable design

- Developments should adopt a sustainable design approach

2.15 Accessibility

- Housing sites should be selected based on access to public transport
- New developments should be located in most accessible locations.
- Improve accessibility (cycle routes, footpaths etc)
- Create a transport interchange at Great Moor Street
- Improvements in cycle and pedestrian network
- Improve public transport
- Encourage less travel to work time
- Climate Change issues – tackled through sustainable development patterns reducing the need to travel.
- Spread development across the District to improve public transport system.
- Make sporting facilities accessible by a network of pedestrian and cycle routes and by public transport

2.16 Employment

- Employment sites should be protected
- Guarantee availability of large sites (Cutacre) to promote economic growth of Borough.
- Encourage development of office, industrial and warehouse development on appropriate sites
- Regeneration of existing employment areas

- Encourage rural employment uses and farm diversification
- Locate employment sites in accessible and sustainable locations.
- Important strategic location of Cutacre site

2.17 Town Centre

- Implement a tall buildings strategy
- Improvements in leisure facilities
- Maintain character of the town
- Maintain character of Borough through preservation of buildings
- Improve leisure facilities within the Town Centre
- Concentration of new office developments within existing centres

2.18 Retail

- Improve visual aspect of District Centre shops
- Improve retail offer in Town Centre
- Clear definition of the role of centres
- Core strategy should set out a clear retail hierarchy

2.19 Miscellaneous

- Consider location of new incinerator site

2.20 Locate developments in most accessible and sustainable areas

- Improvement of community facilities
- Developer contributions and provision of cultural facilities, infrastructure, schools, community facilities
- Provision of an elderly person policy to cope with the UK's ageing population

Web page created by the Council for the Core Strategy

Accessibility

Home

Business

Community and People

Council and Democracy

Education and Learning

Environment

Health and Social Care

Housing

Jobs and Careers

Legal and Public Safety

Leisure and Culture

Transport and Streets

Help

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GO

Core strategy

The Council is preparing its Core Strategy, which will set out the key elements of the planning framework for Bolton over the next fifteen years. The Core Strategy will need to be widely debated by the whole community, including residents, businesses and statutory agencies.

Key issues

The Council has prepared a Key Issues Report as the first stage in the production of the Core Strategy. The Report sets out an initial spatial portrait of the Borough, and identifies sources of evidence and the issues that the Core Strategy should consider. It contains a questionnaire for completion, inviting views on the scope of the evidence and issues, on possible objectives for the Core Strategy, and how issues might be addressed.

Documents

→ Key Issues report (PDF, 910kb)

→ Online questionnaire

→ Offline questionnaire (Word, 100kb)

Making representations

We would welcome any comments you may wish to make. Representations should be submitted electronically using the → [online questionnaire](#) or by downloading and filling in the Microsoft Word questionnaire above and emailing / faxing it to us using the details below under 'Contact us'.

Alternatively, please write to us using the details below under 'Contact us'.

The consultation period will run from Tuesday 2nd January until Friday 9th February 2007.

Any comments that are received will be taken into account in the preparation of the Core Strategy.

Treatment of representations

Consultation responses and the identity of those making them will be matters of public record and public scrutiny. A summary of responses to this consultation will be made available on the Council's website following the consultation period.

Next steps

The next stage will then be for the Council to prepare an Issues and Options Report for further consultation. This is timetabled for June/July 2007. The full programme for the preparation of the Core Strategy and other elements of the Local Development Framework are in Bolton's Local Development Scheme, which can be found on the Bolton Council website at → www.bolton.gov.uk/ldf

The Council will not be continuing to prepare a Housing Development Plan Document. Initial consultation responses received on the Housing DPD during 2006 will be taken into account in the Core Strategy and in the Allocations Development Plan Document when work starts on that in March 2007.

Archive

→ All relevant and superseded documentation will now remain accessible on the [Planning policy archive page](#) which you can view by clicking here.

Contact us

→ To comment, complain or compliment us, or to make a request for service you can click here to use the on-line reporting form. Alternatively, you can contact us using the details below.

Policy and Transport Planning Section
Planning Division
Development and Regeneration Department
Town Hall
Bolton
BL1 1RU

Telephone: (01204) 336111
Fax: (01204) 336399
Email: → ldfconsultation@bolton.gov.uk

W3C HTML 4.01

W3C CSS

AAA Bobby

Bolton's Core Strategy Statement of Consultation

15

Bolton's Core Strategy - Shaping the Future of Bolton - Key Issues Questionnaire

Welcome to the questionnaire regarding the Key Issues Report.

Please fill in the form below and submit it by 9th February 2007 by emailing it to us at ldfconsultation@bolton.gov.uk or using the details below.

Policy and Transport Planning Section
Planning Division
Development and Regeneration Department
Town Hall
Bolton
BL1 1RU

Telephone: (01204) 336111

Fax: (01204) 336399

Q1 Scoping the evidence - Do you think that the evidence in Appendices 2 and 3 is adequate to inform the preparation of the Core Strategy?

☐ **Yes**

☐ **No**

If no, explain what additional evidence is required and why, and indicate whether that evidence is currently available or whether new research would be required.

Q2 Scoping the Issues - Do you agree with the range of issues that should be covered in the Core Strategy, as set out in Section 4?

☐ **Yes**

☐ **No**

What issues should be added to, or omitted, from the issues in Section 4

Q3 Objectives - Are you happy that the themes and objectives of the Community Strategy, as set out in paragraph 3.3, should be used for the Core Strategy?

☐ **Yes**

☐ **No**

If no, explain which themes or objectives need changing, and what new themes and objectives you can suggest.

Q4 Making planning policies for the issues - This question gives you an opportunity to put forward your views on how the Council's planning policies in the Core Strategy can influence the issues set out in Section 4 and any other relevant issue that you wish to raise.

Please fill in a separate sheet for each issue you wish to comment on, identifying which issue it is, and then explaining how you would wish the Core Strategy to address it.

Issue No. (as in Section 4 of the Key Issues Report)

Q5 How should the Core Strategy address this issue?

Q6 Issue No. (as in Section 4 of the Key Issues Report)

Q7 How should the Core Strategy address this issue?

Q8 Issue No. (as in Section 4 of the Key Issues Report)

Q9 How should the Core Strategy address this issue?

If you wish to comment on more than 3 issues, you can do so in two ways:

- (1) Please add more boxes to this questionnaire or:**
- (2) Complete this questionnaire with the first three issues you wish to comment on, then once saved, open a new questionnaire and comment on the next 3 issues.**

Q10 Your details (please fill in all the boxes below)

Name

Address

Organisation

Tele No

E-mail

Make your opinions count for something

YOU can help to decide the future of Bolton and how the borough will look as the 21st century progresses.

The council is working on a plan called the Core Strategy, which sets out how land across the borough will be used.

The document will look at the authority's objectives and those of its partners – such as improving the most deprived areas of the borough – and plan how the physical space in the borough can best be used to meet these aims.

And the council and its partners need your help to do this by filling in and returning the questionnaire to the right.

The information you provide will make sure that the policies that the council and its partners are working on – such as education and health – are those which meet your needs and make the best use of land and space available.

The Core Strategy goes beyond the traditional Unitary Development Plan as it takes a wider look at how different policies influence physical spaces and interact with each other. It will set out broad locations for needs such as housing, shopping, employment and leisure

and will be used to help determine planning applications.

The answers will also be used to help refresh the Sustainable Community Strategy – 'Clear Vision, Bright Future'. This is the most important document in the borough because it sets out everything that the council and its partners such as the health service, education providers and businesses do to improve the borough. It is a ten-year plan with a number of objectives, all designed to meet the central aim of improving the most deprived areas.

But as the strategy has progressed and targets are being met, it needs to be refreshed to become more ambitious and to meet new government priorities. The strategy has a range of priorities and themes to meet its general aim and the answers you give will be used to update it and the direction of the council and its partners.

More detailed information and questions about what the Core Strategy contains are available by contacting Simon Godley on 01204 336111.

For further information about the refreshing of the Community Strategy contact Michael Kane on 01204 334157.

Shaping the future of Bolton — your views

You can help decide the future of Bolton. The council is working on a plan called the Core Strategy which sets out how land across Bolton is used. We need your help by answering the questions below. The information you provide will make sure the policies the council and its partners are working on are those which meet your needs and make the best use of land and space available.

What sort of Bolton would you like to see in 2021?

What should your part of town look like in 2021?

(please use extra paper if necessary)

Name:

Address:

Email:

Send your views to Simon Godley, Development and Regeneration, 3rd Floor, Town Hall, Bolton, BL1 1RU by February 9, 2007. We will only use your personal details if we need to contact you about the Core Strategy or Community Strategy.

Contact us with your views

Fill in your details and send us your views by April 13th 2007 and make them count

Name:

Address:

Telephone:

Email:

Your personal details will only be used if we need to contact you about the Core Strategy.

Post to:
Core Strategy
Bolton Council
Development and Regeneration Department
3rd Floor
Town Hall
Bolton
BL1 1RU

Alternatively:

Email us ldfconsultation@bolton.gov.uk
Phone us 01204 336111
Fax us 01204 336399
Website www.bolton.gov.uk/corestrategy

Need to know more?

If you would like more information or have any questions regarding the Core Strategy there is a Key Issues Report which we can send to you which gives you more detail or which you can view on our website.

If you would like to be kept informed about what's going on and added to our consultation database then please tick the box below.

☐

What next?

We will be gathering views on what you think Bolton should look like in the future and will use them to shape the LDF Core Strategy.

After this we will publish a paper outlining the issues and what options could be adopted. This will then go out for consultation. We expect to adopt the strategy in 2009.

Your views count...



Shaping the future of Bolton

Bolton
Council

It will consist of a spatial strategy, the core policies that support it and a framework for how it will be implemented and monitored. This document will not look at individual areas, these will be covered later on in the process.

What sort of Bolton would you like to see in 2021?

(Please use extra paper if necessary)

What should your part of the town look like in 2021?

(Please use extra paper if necessary)

3 Consultation on Issues and Options

- 3.1 Following on from the Key Issues consultation, the Council produced an Issues and Options report which was published for public consultation. The public consultation process ran from August to December 2007. It included a variety of methods of consultation aimed at reaching different parts of the community. The purpose of this second stage of consultation was to further identify the issues and options for the Core Strategy. The outcomes of this stage helped to prepare the following Preferred Options stage of the development of the Core Strategy.
- 3.2 The report below summarises the outcomes of the consultation and the exercises which took place at this stage. The full set of representations made and the Council's response at the Issues and Options consultation stage is available in Appendix 2 or on the Council's website at www.bolton.gov.uk

Issues & Options Consultation Report

Background

- 3.3 Bolton Council is producing a Core Strategy, a key document in the Local Development Framework (LDF) which sets out what we want Bolton to look like in the future and the planning policies that we need to make it a reality until 2021. It will reflect the spatial aspects of the work of Bolton Council and its partners and will form the basis of how planning application decisions are made. It will set out broad aims for delivering housing and other development needs such as employment, retail, leisure, community, essential public services and transport development.
- 3.4 An "Issues and Options" report was produced which put forward planning options for the way Bolton will be shaped in the future. The report was drafted using various information, evidence and feedback from public consultation already carried out as part of the Core Strategy process. It outlines the draft issues and options for discussion before the key policy decisions are made. This document was the subject of consultation between August and December 2007. The consultation sought suggestions regarding the distribution of development – especially in relation to housing, employment and green space.
- 3.5 The results from this consultation will be fed into the next stage in the process, the Core Strategy Preferred Options.

Consultation

- 3.6 A number of different consultation activities took place in order to reach as wide an audience as possible. Namely:
- Bolton Scene (Council Newspaper) article sent to over 122,000 households and businesses within Bolton at the start of consultation period. The Newspaper contained a feature about the LDF and the Core Strategy and invited comments on them.
 - The Core Strategy "Issues and Options" document with a feedback form – this was available on the Council's internet site and by post upon request.
 - A summary version of the Issues and Options document was produced and made available for comments.
 - A workshop to which members of the public were invited whose demographic characteristics reflected those within Bolton (including age, gender, ethnicity and employment status).

- A young-persons workshop with teenagers aged between 14 – 16 which was assisted by volunteers from Planning Aid (a free, independent and professional service to encourage involvement with the planning system).
- A focus group with members of Bolton Citizens Panel.
- A focus group with members of Bolton Active Disability Group for Everyone (BADGE)
- A workshop with ethnic minority residents
- Open access workshops held at each of the 9 Area Forums within Bolton. These followed a similar process to the representative workshop and the focus groups but were open to all members of the public.
- One off meetings with stakeholders – including the Primary Care Trust (PCT), Bolton Affiliation of Tenants and Residents Association (BATRA), Bolton Community Homes Board, Bolton Strategic Economic Partnership (BSEP), Cutacre Residents Liaison Group, Great Lever Management Partnership Board, Bolton University and Bolton Community College.

Issues and Options Consultee List

Statutory Consultees

- | | |
|---|--|
| • North West Regional Assembly | • Red Moss Action Committee |
| • Countryside Agency | • South Lancashire Bat Group |
| • Environment Agency | • The Forestry Commission |
| • Highways Agency | • Lancashire CPRE |
| • English Nature | • National Farmers Union North West Region |
| • English Heritage North West Region | • Open Space Society |
| • Network Rail | • Red Rose Forest |
| • Strategic Rail Authority | • National Trust |
| • North West Regional Development Agency | • Local Agenda 21 |
| • British Waterways | • The British Wind Energy Association |
| • Council for the Protection of Rural England | • Groundwork |
| • Friends of the Earth | • Land Access and Recreation Association |
| • The RSPB | • Mersey Basin Campaign |
| • Lancashire Wildlife Trust | • British Geological Survey |
| • GONW | • Centre for Ecology and Hydrology |
| • Commission for New Towns and English Partnerships | • Forestry Commission |
| • Strategic Health Authority | • Centre for Ecology and Hydrology |
| • United Utilities Properties Limited | • National Playing Fields Association |

- United Utilities - Service Delivery
- National Grid

Adjoining Areas

- Salford MBC
- Bury MBC
- Blackburn with Darwen Borough Council
- Chorley MBC
- Lancashire County Council
- Wigan MBC
- Westhoughton Parish (Town) Council and Clerk
- Horwich Parish (Town) Council and Clerk
- Farnworth Town Hall
- Little Lever Area Office
- Blackrod Council Offices
- North Turton Parish Council
- Adlington Town Council
- Haigh Parish Council

Government Departments

- Department for Education and Skills
- Department for Environment, Food and Rural Affairs
- Department for Transport
- Department of Trade and Industry
- Department for Constitutional Affairs
- Department for Culture, Media and Sport
- Defence Estate Organisation (Ministry of Defence)
- Department for Work and Pensions
- The Home Office

Resident Associations

- Mr Jack Eckersley
- Mrs Jean Wrennall
- Mrs Paula Waites
- Mr Bernard Ramsden
- Mrs Ann Crane
- Mr Stephen Rock
- Mrs Katherine Walker
- Mr Paula Adamson
- Mrs Brenda Berry
- Mrs Mary T Smith
- Mr Derek Howcroft
- Mrs V Adams
- Mr R Lilley
- Mrs Christine Watson
- Mrs Vera Hanlon
- Mrs Sue Orrell
- Mrs Helen Ireland
- Mrs Marilyn Woods
- Mrs Jean Key

Registered Social Landlords/BCH

- Bolton Community Homes
- North British Housing - Places for People
- Contour Homes Ltd
- Irwell Valley Housing Association
- Manchester Methodist Housing Association
- St Vincent's Housing Association
- William Sutton Housing Association

- | | |
|--|--|
| <ul style="list-style-type: none"> • Office of Government Commerce • Office of the Deputy Prime Minister | <p>Hard to reach</p> <ul style="list-style-type: none"> • Age Concern • Brightmet Outreach Scheme • Bolton Community Network • Commission for Racial Equality • Disability Rights Commission • Equal Opportunities Commission • Help the Aged • Women's National Commission • Showman's Guild of GB Lancs, Cheshire and North Wales Section • Guide Dogs for the Blind Association • African Community Association of Bolton • Bolton Voice of African Unity • Bolton West Indian Association • New Testament Church of God • New Bolton Somali Community Association • Repect Advocacy Project • Prosperity for Life • Al - Falah Mosque • Jamia Alavia Mosque • Saheli (Friends) Women Group • Apna Women's Group • Ashrafia Mosque • Asian Elders initiative • Bangladesh Welfare Association • Bolton Barbodhan Society • Bolton SSVMA • Daubhill Muslim Society |
| <p>Transport</p> <ul style="list-style-type: none"> • Railtrack PLC • GMPTE • LA21 Transport Working Group • Manchester Airport • Disabled Persons Transport Advisory Committee • Civil Aviation Authority • Disabled Persons Transport Advisory Committee • Freight Transport Association • Road Haulage Association • Airport Operators • Virgin Trains • Rail Passenger Committee for the North West • Blue Bus & Coach | |
| <p>Housing</p> <ul style="list-style-type: none"> • Acorus Rural Property Services • Alyn Nicholls & Associates • Atkins Design Environment & Engineering • B&E Boys Ltd • Barton Willmore Planning Partnership - Northern • Beara Properties Ltd. • Bloor Homes • Bluemantle Ltd • Bolton Emery Partnership • Bolton Estates | |

- | | |
|---|---|
| • Bovis Homes Limited | • Gujrati Art Group UK |
| • Broadway Malayan | • Asian/Afro Carribean Advisory Centre |
| • Building Design Partnership (Manchester) | • Bolton Council of Mosques |
| • Business Enterprises | • Madina Mosque |
| • Business Environments Planning | • Makki Mosque |
| • CA Planning Town Planning and Environmental Consultants | • Masjid E-Noor-UI-Islam |
| • Bidwells | • Sughra Mosque |
| • Carter Jonas | • North West Tamil Association |
| • CB Richard Ellis Ltd | • Pakistan Muslim Organisation |
| • Charles Topham & Co | • Bolton Hindu Forum |
| • Chelford Homes | • Krishna Temple |
| • Cliff Walsingham and Company | • Shree Kutch Leva Patel Community Centre |
| • Colliers CRE | • Shree Kutch Leva Patel Society |
| • Daly International | • Shree Prajapati Association |
| • De Pol Associates | • Shree Kutch Satsang Swaminarayan Temple |
| • Development Planning Partnership, The | • Shree Sorathia Prajapati Community UK |
| • DPDS Consulting Group | • Swaminarayan Sidhat Mandal |
| • Drivers Jonas | • Vishwa Hindu Parishad |
| • DTZ Piedad Consulting | • SSSS Youth Association |
| • Dunlop Haywards Planning | • Bolton Bangladesh Association Community Neighbourhood |
| • Edmund Kirby | • The Step by Step Project |
| • Elite Homes (North) Ltd | • The Jem |
| • Emerson Group | |
| • Emery Planning Partnership | Councillors for |
| • Fairclough Homes | • Rumworth Ward |
| • Frank Whittaker | • Westhoughton South Ward |
| • Gerald Eve | • Heaton and Lostock Ward |
| • GL Hearn | • Hulton Ward |
| • Gough Planning Services | • Great Lever Ward |
| • Harrow Estates plc | • Crompton Ward |
| • Harworth Estates (Division of UK | • Crompton Ward |

Coal PLC)

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|---------------------------------------|---|
| • Healey & Baker | • Bradshaw Ward |
| • Higham & Co. | • Bradshaw Ward |
| • Highways Agency | • Kearsley Ward |
| • House Builders Federation | • Breightmet Ward |
| • Housing Corporation | • Breightmet Ward |
| • Housing Federation North | • Harper Green Ward |
| • HOW Commercial Planning Advisers | • Little Lever & Darcy Lever Ward |
| • Hurtswood Group of Companies | • Horwich and Blackrod Ward |
| • Indigo Planning Ltd | • Bromley Cross Ward |
| • ITAC Ltd | • Harper Green Ward |
| • James Campbell Associates Ltd | • Astley Bridge Ward |
| • JMP Consulting | • Westhoughton North and Chew Moor Ward |
| • John Rose Associates Limited | • Bromley Cross Ward |
| • Jones Day | • Bradshaw Ward |
| • Jones Lang Lascelles | • Horwich and Blackrod Ward |
| • Joseph Jackson & Sons | • Smithills Ward |
| • JWPC Ltd | • Westhoughton North and Chew Moor Ward |
| • King Sturge | • Horwich and Blackrod Ward |
| • Knight Frank LLP | • Little Lever & Darcy Lever Ward |
| • Ladybridge Residents Association | • Great Lever Ward |
| • Lambert Smith Hampton | • Rumworth Ward |
| • Levvel Ltd | • Great Lever Ward |
| • Malcolm Judd & Partners | • Rumworth Ward |
| • Matthews & Son, Chartered Surveyors | • Astley Bridge Ward |
| • Matthews and Goodman | • Farnworth Ward |
| • McCarthy & Stone Ltd | • Hulton Ward |
| • McDermott Developments Ltd | • Halliwell Ward |
| • McDyre @ Co. | • Tonge with the Haulgh Ward |
| • McInerney Homes | • Westhoughton North and Chew Moor Ward |
| • MCP Planning & Development | • Horwich North East Ward |

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|------------------------------------|---|
| • Morris Homes Ltd | • Horwich North East Ward |
| • Nathaniel Lichfield and Partners | • Horwich North East Ward |
| • NJL Consulting Ltd | • Kearsley Ward |
| • Nolan Redshaw Ltd | • Kearsley Ward |
| • ORC Partnership, The | • Heaton and Lostock Ward |
| • P J LIVESEY GROUP LIMITED | • Heaton and Lostock Ward |
| • P. Turbfield | • Tonge with the Haulgh Ward |
| • P. Wilson & Company | • Smithills Ward |
| • Partington and Associates | • Westhoughton South Ward |
| • Paul Butler Associates | • Farnworth Ward |
| • Peacock & Smith | • Farnworth Ward |
| • Peel Holdings Limited | • Smithills Ward |
| • Persimmon Homes (North West) Ltd | • Halliwell Ward |
| • Planning & Design | • Astley Bridge Ward |
| • Plot of Gold | • Hulton Ward |
| • Pritchard Associates | • Tonge with the Haulgh Ward |
| • R.A.Fisk & Associates | • Brightmet Ward |
| • Rapleys LLP | • Bromley Cross Ward |
| • Redrow Homes | • Westhoughton South Ward |
| • Roger Tym and Partners | • Harper Green Ward |
| • RPS | • Little Lever & Darcy Lever Ward |
| • Sanderson Weatherall | • Halliwell Ward |
| • Savills | |
| • Seddon Homes Limited | Telecommunications |
| • Sedgwick Associates | • British Telecommunications PLC |
| • SJS Property Management | • Mobile Operators Association |
| • Steven Abbott Associates | • Vodafone Ltd |
| • Storeys:SSP | • O2 (UK) Ltd |
| • Strategic Land Partnerships | • Orange Personal Communications Services Ltd |
| • Strutt & Parker | • 3 Ltd |
| • SWAN | • T Mobile (UK) Ltd |
| • Tarmac | |
| • Taylor Woodrow Developments | Others |

- | | |
|--|---|
| • The Gypsy Council | • Campaign Land Ltd |
| • The Planning Bureau Limited | • Greater Manchester Waste Disposal Authority |
| • Tony Thorpe Associates | • UK Coal Mining Ltd/RJB Mining UK Ltd |
| • Turley Associates | • Coal Authority |
| • Turner and Partners | • Chambers of Commerce |
| • United Utilities | • British Chemical Distributors and traders Association |
| • United Utilities Property Solutions | • National Grid |
| • Utd Co-op | • Health and Safety Executive |
| • Vincent Gobing Limited | • Sport England |
| • Wainhomes (North West) Limited | • Bolton & District Civic Trust |
| • Walton & Co Planning Lawyers | • North West Tourist Board |
| • Westbury Homes Ltd/Wain Estates Ltd | • Bridgewater Meeting Room Trust |
| • White Young Green - Planning | • The Ramblers Association Manchester Area |
| • WHITEHEAD AND COMPANY | • Church Commissioners |
| • Wimpey Homes | • Commission for Architecture and the Built Environment |
| | • Commission for New Towns and English Partnerships |
| Education | • Crown Estate Office |
| • Bolton Community College | • Diocesan Board of Finance |
| • Bolton Community College | • Greater Manchester Fire and Rescue Service HQ |
| • Bolton College | • Learning and Skills Council |
| • University of Bolton | • Port Operators |
| | • Post Office Property Holdings |
| Bolton Vision Partnership | • Rail Companies and the Rail Freight Group |
| • Strategic Children & Young People's Partnerships | • Regional Housing Boards |
| • Bolton Community Homes | • Regional Sports Boards |
| • Voluntary & Community Sector Forum | • Stewart Ross Associates |
| • Crime and Disorder Partnership | • Traveller Law Reform Coalition |

- | | |
|--|---|
| • Strategic Cultural Partnerships | • Bolton Primary Care Trust |
| • Bolton Transport Partnership | • Bolton Hospitals NHS Trust |
| • Drug Action Team | • N Power Renewables |
| • Bolton Information Network Partnership | • Department of Heritage |
| • Bolton Environment Forum | • Royal Commission on the Historical Monuments of England |
| • Bolton Town Centre Company | • Joint Committee of the National Amenity Societies |
| • Bolton Lifelong Partnership | • Ancient Monuments Society |
| • European Partnership | • Council for British Archaeology |
| • Health and Wellbeing Partnership | • Society for the Protection of Ancient Buildings |
| • Strategic Economic Partnership | • The Georgian Group |
| | • The Victorian Society |
| | • The Twentieth Century Society |
| Environmental | • Garden History Society |
| • County Bird Recorder, Greater Manchester | |
| • Country land & Business Association | • The Theatres Trust |
| • RSPB | • Vincent & Gorbing |
| • The Woodland Trust | • Mr Partington |
| • DEFRA | • D. M. Somerville |
| • Greater Manchester Ecology Unit | • J E Welsby |
| | • New Earth Solutions Limited |
| | • The Barton Willmore Planning Partnership |
| | • Armstrong Group of Companies |

Methodology

Workshops

- 3.7 Two workshops took place. The first was with a group of 22 young people aged between 14 and 16. Planning Aid (a free, independent and professional town planning advice/support service to encourage involvement within the planning system) helped to moderate the session. The second workshop was undertaken with residents of Bolton. Consultants MRUK Research was used to recruit people for the focus group. The demographics of the participants broadly represented those of Bolton (in terms of age, gender, ethnicity and employment status).

- 3.8 Both workshops started with a presentation about the main issues and options facing Bolton. The attendees were then split into small groups of no larger than ten people and were joined by a trained facilitator and a representative from the Council's Spatial Planning Team. The discussion focused on Bolton's Community Strategy themes of:

- Healthy, Safe and Achieving Bolton
- Prosperous Bolton
- Cleaner & Greener Bolton
- Strong and Confident Bolton

Focus Groups / Area Forums

- 3.9 The Focus groups and Area Forums followed a similar format but without the introductory presentation and due to time constraints they only covered 3 issues in detail:

- Housing
- Economy
- Environment

Card Game

- 3.10 A key concern of the consultation was that people might favour an option which meant less development near them, regardless of the wider impacts across the borough. The challenge was therefore to encourage people to think outside their 'back yard' and more about what was best for the borough as a whole. A series of cards were used to prompt discussion and help the attendees think like planners, considering the implications of their chosen option.

- 3.11 The following questions were asked at both the Young Persons Workshop and the Representative Workshop:

3.12 **Strong and Confident Bolton:**

Question 1: Some places in Bolton are in the poorest 10% in the country, where should improvement (regeneration) schemes be targeted?

Question 2: Bolton needs to provide enough land to build 8,100 houses between now and 2021. Where should this new housing be mainly built?

3.13 **Healthy, Safe and Achieving Bolton**

Question 1: 11% of people in Bolton have poor health, where should new health centres be in Bolton?

Question 2: Only 22% of people in Bolton take part in sport and physical activity. Where should a new swimming pool be in Bolton to encourage more exercise?

Question 3: Just over 33% of people in Bolton have no qualifications. Where should new colleges be in Bolton?

3.14 **Prosperous Bolton**

Question 1: Bolton is aiming to provide 10,000 extra jobs in the next 10 years. Where should these future jobs be in Bolton?

Question 2: How would you like to get around Bolton (mode of transport) over the next 10-15 years?

Question 3: 17% of waste in Bolton was recycled in 2003/04. Where should household rubbish tips and recycling centres be located in Bolton?

3.15 Cleaner and Greener Bolton

Question 1: Bolton wants to reduce its CO₂ emissions by 10% by 2010. Which of the following actions will be the most important in helping reduce climate change?

Question 2: Bolton wants to be in the top 25% of boroughs in the country having an attractive environment, where does Bolton's environment need improving the most?

3.16 The following questions were asked at the focus groups and Area Forums:

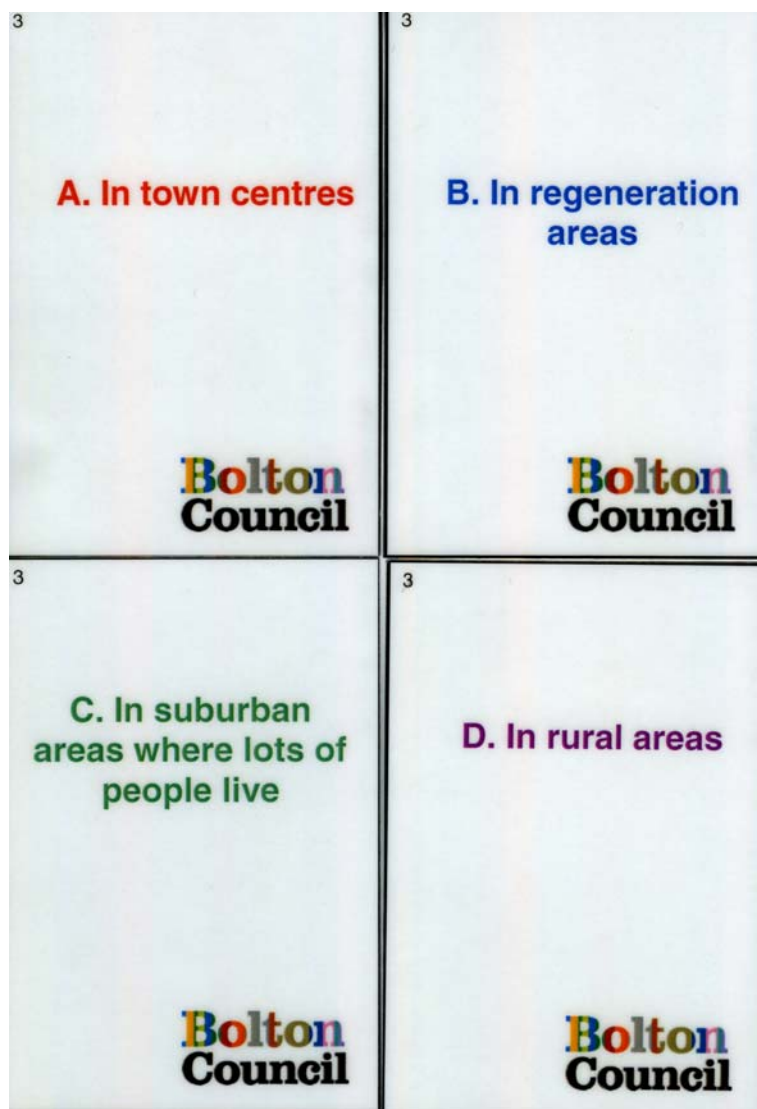
Question 1: Bolton needs to provide enough land to build 8,100 houses between now and 2021 – where should new housing be built?

Question 2: Bolton is aiming to provide 10,000 extra jobs in the next 10 years, Where should these jobs be located?

Question 3: Where do you think the environment needs improving the most? (by environment we mean the physical appearance – could we improve the image of an area by regeneration or new buildings?)

On each card was an option in terms of a location for potential development. An example is shown below:

Example cards



- 3.17 Once the moderator had asked the question, attendees were asked to choose one of the options and place their chosen card face down on the table. The cards were then turned over, the scores recorded and a discussion ensued. The cards were used to get people talking about their views rather than trying to find exact answers to the questions.
- 3.18 The cards and a similar set of questions were also used at each Area Forum. At the Forum events issues were discussed first at the Borough-wide level but then quickly focused on the smaller Area Forum area and participants were asked to suggest specific sites in their area for development / protection.

Thermometers

- 3.19 At the end of both the Young Persons Workshop and the Representative Workshop a member of the Spatial Planning Team introduced the 4 options for Bolton which are set out in the Issues and Options Report. Bolton Council was not supporting any specific option at this stage, the options just reflected the evidence put forward so far.

Option 1: Dispersed urban development

Concentrates development and regeneration in the urban area and protects the currently protected open land and Green Belt from significant development

Option 2: Concentrated urban development

Concentrates development and facilities on key sites and areas such as town centres, Horwich loco works, neighbourhood renewal areas and along key transport corridors within the urban area. For office and manufacturing uses, transport corridors would also include the M61 corridor.

Option 3: Dispersed urban development combined with some peripheral development

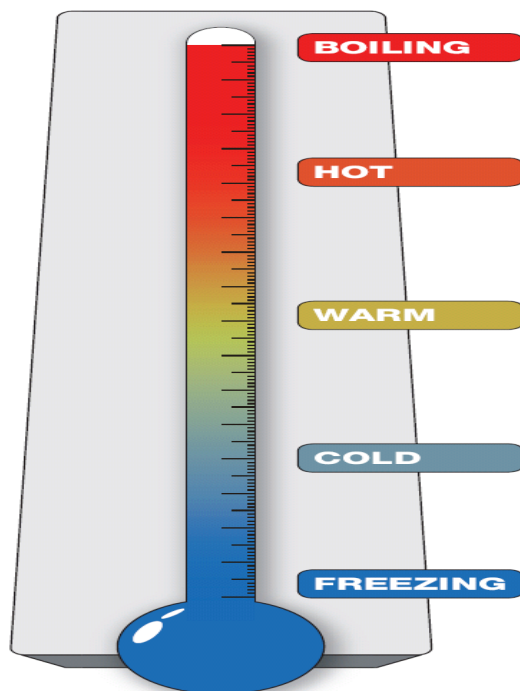
Promoting a balance between development within the existing urban area and in peripheral areas just outside the existing urban area, currently designated as protected open land.

Option 4: Dispersed urban development combined with some peripheral development including Green Belt Land

Promoting a balance between development within the existing urban area and in peripheral areas just outside the existing urban area, currently designated as either protected open land or Green Belt

A thermometer was used to record opinions on each of the options, as shown below.

OPTION 1



- 3.20 Workshop attendees were asked to put a sticky dot on the thermometer. The location of the dot depended on how much they supported that particular option (hot / warm) or how much they disliked it (cold/freezing).

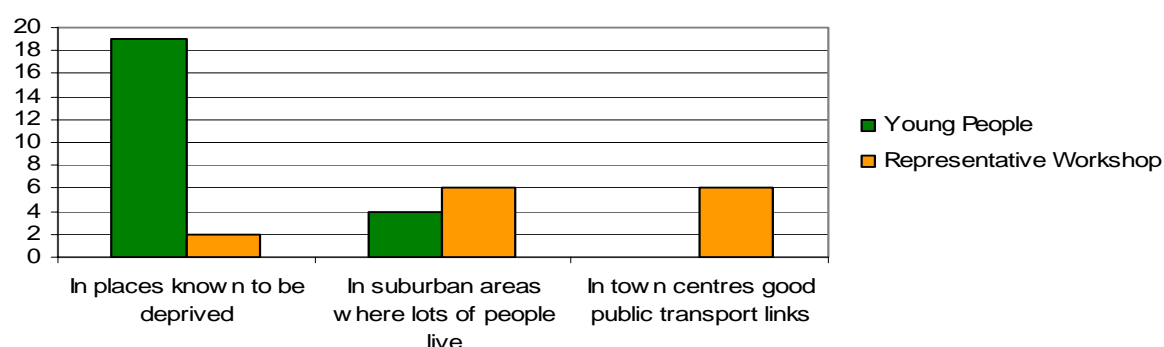
Comments from workshops

- 3.21 Two workshops were undertaken:
- A 'young persons' workshop with people aged between 14-16 recruited from the Young Persons Panel and also via the Great Lever Youth Involvement Team and;
 - A 'representative' workshop with people recruited on-street who were broadly representative of the residents of Bolton in terms of gender, age, employment status and ethnicity
- 3.22 The results from the two workshops have been organised by theme and are described below. Due to small sample sizes, the charts show numbers of people rather than percentage figures.

Strong and Confident Bolton

Regeneration

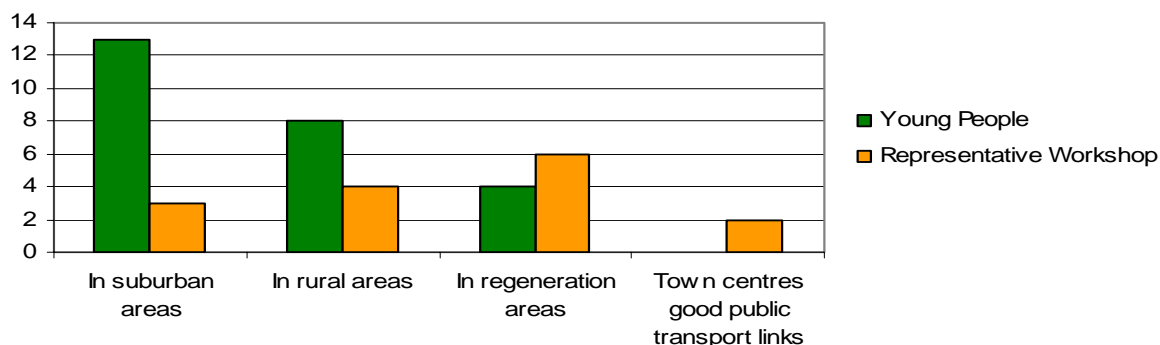
- 3.23 The participants were asked where regeneration/improvements schemes should be targeted in Bolton.



- 3.24 Almost all the young people (19) felt that investment should go into areas that need it i.e. the areas identified as being the most deprived, in order to reduce the gap between the richest and the poorest areas.
- 3.25 In the representative workshop, people felt the benefits of regeneration should be spread across the borough and not concentrated in one area. Some felt that places close to the town centre needed regeneration and thought that this would help combat crime in these areas. Others suggested that more people would benefit from the town centre being the focus of regeneration.

Housing

- 3.26 The participants were also asked where they would build the estimated 8,100 dwellings needed in Bolton between now and 2021.

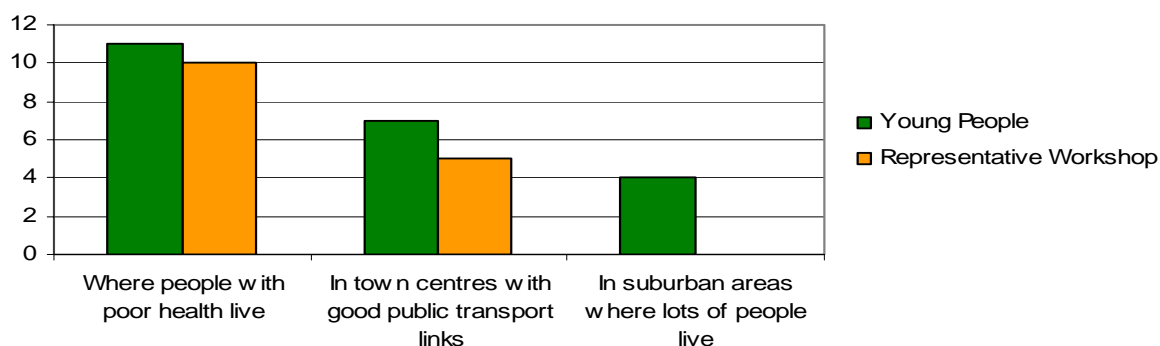


- 3.27 The young people were split on their opinion of where to build houses. Some strongly thought the rural areas should be protected *“I like walking, especially in big open spaces (like the West Pennine Moors) and do not think they should be built on”* another comment was that *“Green spaces make people happier – we should leave the countryside alone”*. Others were of the opinion that if the green areas (either on the outskirts of the borough or within suburban areas were not ‘used’ (for leisure purposes for example) then houses should be built there. It was suggested that green spaces could be prioritised in terms of ones we want to keep forever (nature reserves) and ones *“which we do not really want”*.
- 3.28 Perhaps surprisingly, none of the young people felt that providing accommodation in town centres was a good idea. When questioned on this, they explained that they saw the town centre as somewhere for retail, employment and even leisure but they wouldn’t want to live there.
- 3.29 In contrast, a small number of participants in the representative workshop felt that the town centres were a good place to put new accommodation, explaining that there were more facilities/attractions in the town centre. Others felt that the crime and loud noise would put people off living in town centres. Some participants in this group were concerned that if rural land was used for new housing, that it wouldn’t stop and all the green land would disappear. They suggested that derelict land within built up areas should be used first and that people were educated to respect and look after their houses.

Healthy, Safe and Achieving Bolton

Health

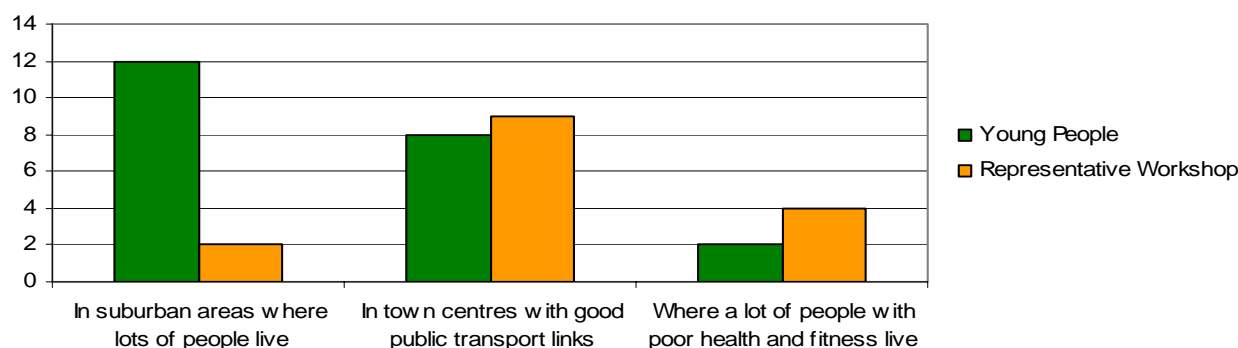
- 3.30 The participants were asked where new health centres should be built.



- 3.31 Half of the young people felt that health centres should be built close to people with poor health and that education about health (and visiting health centres) should also be provided. The discussion focused on access issues - many felt that access (by public transport and car) was important and so building the health centres in town centres was favourable to some.
- 3.32 In the representative workshop the focus was also on facilities close to those with poorest health. *“Poorer people need facilities close to them – they cannot afford to get to facilities further away”*. They stated the new health centre on Waters Meeting Road as an excellent example. The group felt that those in suburban areas would probably have private cars to transport them to health centres and that home visits were also available to those who had accessibility issues. They also felt the town centres were a convenient place to locate health centres due to accessibility by public transport.

Leisure

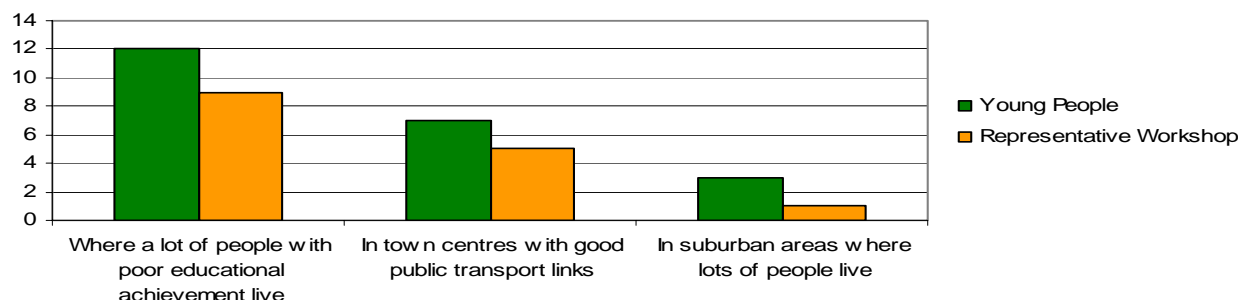
- 3.33 The participants were asked where new swimming pools should be built in Bolton.



- 3.34 Over half of the young people felt that a new swimming pool should be built in suburban areas where people live. They felt that if sports facilities were available locally people would use them. Again, access was a key issue, with people saying it should be near main roads and convenient for people. Those who preferred the town centre felt that a swimming pool would be noisy and busy and would therefore be best suited away from residential areas. They also felt that people generally wanted to do more than one activity when they went swimming (i.e. go shopping afterwards) therefore a facility in the town centre would be better. It was also suggested that if the facilities were of a good quality – people wouldn't mind travelling to use them.
- 3.35 In the representative workshop the majority of participants felt that a swimming pool would be best located in the town centre with good public transport links *“a nice big central pool would be ideal, trips to a town centre pool can be combined with other things like shopping”*. Those who suggested suburban areas felt they could be located in schools. Only a small minority in both groups suggested areas where those with poor health live, it was felt that these areas would not attract people from outside the area and they doubted whether the local people would use it fully. Middlebrook was suggested as a good location for a swimming pool – especially as it would be close to other sporting facilities like bowling.

Education

- 3.36 The participants were asked where new colleges should be situated in Bolton.

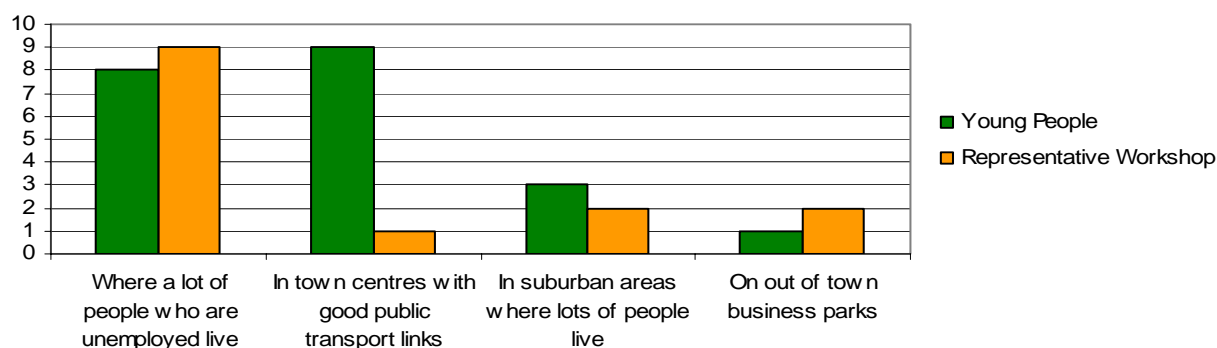


- 3.37 There seemed to be opposing views amongst the young people, some felt that education facilities should be located in the more deprived areas to help young people in these areas obtain a better education whilst others felt that *“it would be wasted in poorer areas because people there don’t value education”*. One participant suggested the quality of the facility was more important than the location. It was also suggested that any college should have good links with the University to encourage further education.
- 3.38 In the representative workshop the majority of people felt that education facilities should be located close to where people with poor educational achievement live, explaining that people are reluctant to travel and that facilities need to be convenient to students. Whilst some felt the town centre was more convenient, others felt there were already colleges in Bolton town centre and that extra education facilities here would simply increase congestion.

Prosperous Bolton

Jobs

- 3.39 Bolton is aiming to provide 10,000 extra jobs in the next 10 years. The participants were asked where these jobs should be located in Bolton.

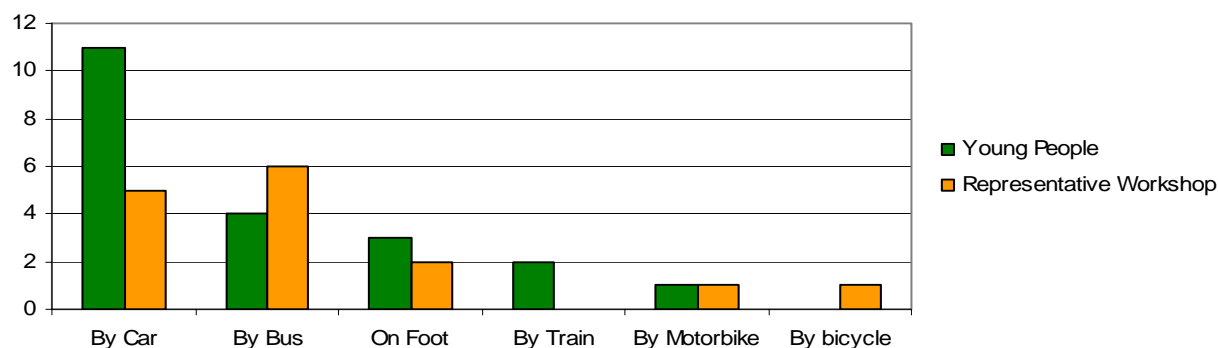


- 3.40 Views amongst the young people were split between concentrating new employment in town centres with good public transport links and in areas where unemployment is high. Those in favour of town centre development explained that good transport links were essential to get people to jobs and shops and that if the town centre was improved people would not have to travel to Manchester for the better jobs. Others explained that they did not want to live and work in the same area – preferring to travel to a central area for work.

- 3.41 Other young people suggested that new employment should be focused in areas where unemployment levels are high and should use derelict buildings such as old factories/mills where possible. Some felt that investment in these areas would improve people's perception of the area and would encourage greater employment amongst local people. Others disagreed and explained that there was a need to look at the reasons for unemployment as it could be that people don't have the correct skills and so there may be a requirement for training and education. It was also suggested that people from outside these areas may not want to (or would find it difficult) to travel into these areas for work.
- 3.42 In the representative workshop the majority felt that new jobs should be located in areas of high unemployment so that those who need work can access local jobs easily. Along with this it was felt more jobs would regenerate the area. Others were of the view that any new jobs should be located in the town centre or places like Middlebrook, but the traffic congestion was felt to be an issue and public transport needed to be improved. Those who suggested jobs in suburban areas felt that this would reduce commuting and hence congestion.

Good transport access

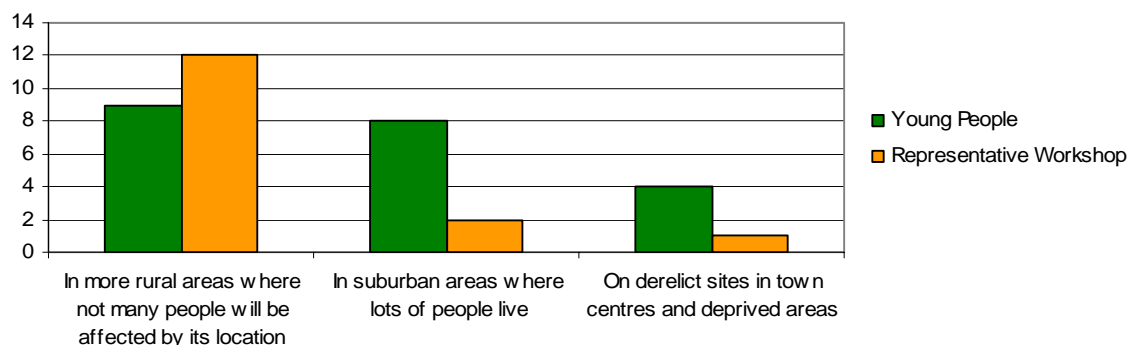
- 3.43 The young people were asked how they wanted to get around Bolton over the next 10-15 years.



- 3.44 Whilst they acknowledged it was healthier and more environmentally sound to walk or use public transport, the majority of young people aspire to travel around Bolton by car over the next 10-15 years. They thought that public transport was unreliable, infrequent and too expensive. There was also a perception amongst some that using public transport was unsafe.
- 3.45 The results amongst the representative workshop were split between car and bus. Some preferred the car because of its convenience and felt that technology would soon make the car more eco-friendly. These people thought public transport was unreliable and infrequent. Others preferred the bus, claiming it was 'fairer' on society and that it was too expensive to buy and run a car and that driving was becoming stressful due to congestion. Some suggested walking and cycling would make communities stronger "like they were in the past when more people walked".

Waste Disposal

- 3.46 Participants were asked where household rubbish tips and recycling centres should be located in Bolton.

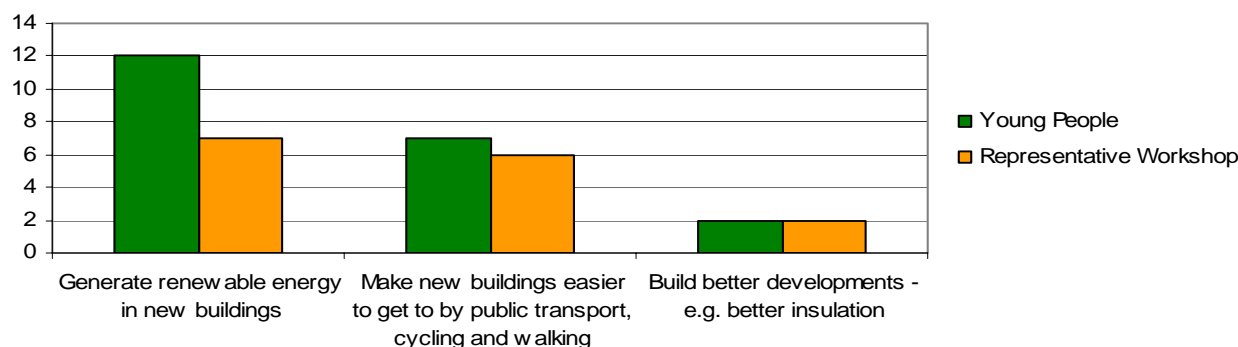


- 3.47 The scores given by the young people were split between suburban areas and rural areas. It was suggested that recycling points could be in local neighbourhoods but that household rubbish tips should be outside residential areas, on the outskirts of town where they would not affect as many people. Others disagreed; suggesting that if waste disposal sites were near residential areas people may take more responsibility for their own disposal and recycle more.
- 3.48 Almost all the participants in the representative workshop felt that waste disposal sites should be located in rural areas where not many people would be affected by its location. They suggested that land-fill sites (once full) could be turned back to a green site. A small minority felt that such facilities should be located near to where people live for easier access and were concerned that landfill sites in rural areas would ruin the countryside and be harmful to wildlife. A couple of people chose suburban areas as they felt society should be responsible for their own waste and thought it would encourage recycling.

Cleaner & Greener Bolton

Climate Change

- 3.49 Bolton wants to reduce its CO₂ emissions by 10% by 2010. Participants were asked which actions would be most important in reducing climate change.



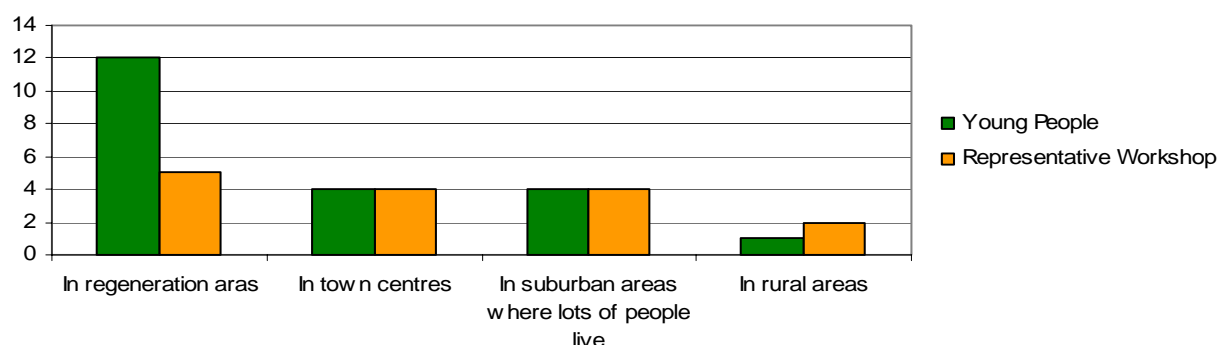
- 3.50 The young people felt that it was important to generate renewable energy, especially in public buildings such as council offices and libraries as this would set a good example to the rest of the borough. They also suggested that more information about reducing CO₂

should be given to adults. They felt that although information was provided through schools to children, not enough publicity was directed at their parents e.g. better insulation of houses.

- 3.51 Some people in the representative workshop felt that renewable energy should be in every new building in Bolton - no matter what the cost. Others were concerned that the cost of wind turbines and solar panels was expensive and had a long pay-back period. They also felt more research needed to go into alternative fuels especially for vehicles.

Improving the physical environment

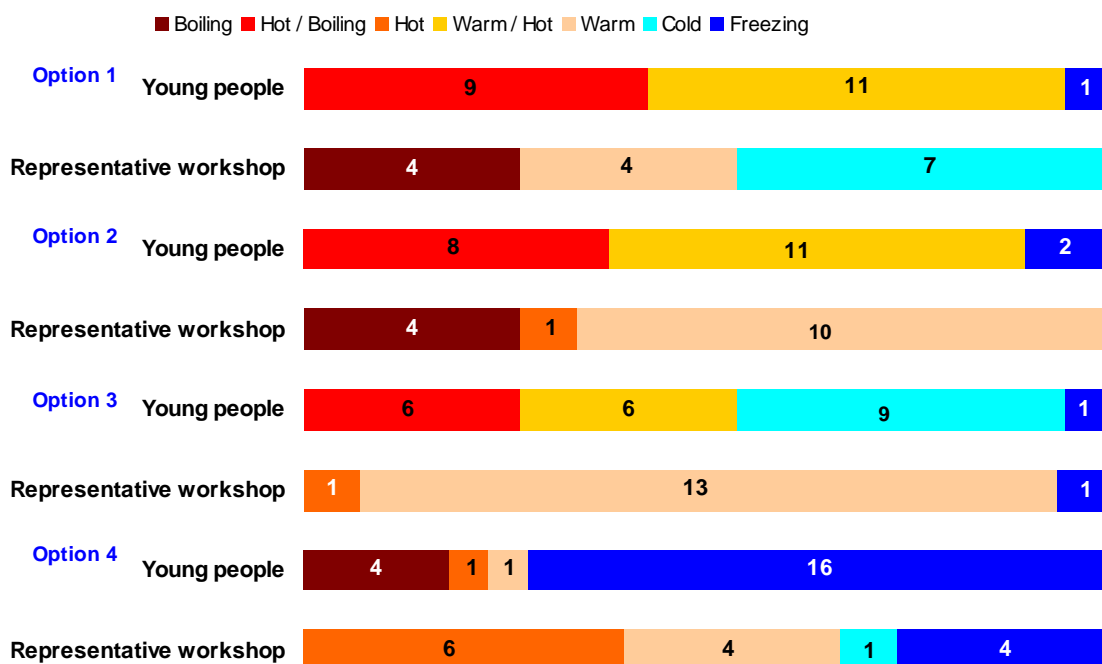
- 3.52 Bolton wants to be in the top 25% of boroughs in the country having an attractive environment. Participants were asked where Bolton's environment needed improving the most.



- 3.53 The young people generally thought that regeneration areas were in most need of improvement and that there was a lack of green space in these areas. It was acknowledged, however, that lots of people visit Bolton town centre and it needed to give a good impression. More green areas in the town centre were suggested, the regeneration of old derelict buildings and more facilities such as cinemas. The group felt that vandalism was a problem in the borough and suggested that informing people of projects in their area (and getting them involved) would make people have pride in their area and could be a way of reducing vandalism. Some felt the need for more CCTV.
- 3.54 The representative group were more divided in their views. Some felt money needed to be spent on the town centre and around the train station as this was a gateway into the town centre. They felt that parts of the town centre were dirty, had poor quality shops and that parking needed to be improved. They also felt there was a need to encourage more development into the town centre (especially for evening use) and more green areas and places to sit. Some members of the group felt that regeneration areas needed to be targeted for improvements as graffiti and burnt out cars gave a bad impression of an area. Two people chose rural areas, they felt that rural areas were often forgotten, that these were also a gateway and there should be less development and more trees.

Options

- 3.55 At the end of the session the participants were asked to put a sticky dot on 4 separate thermometers representing the 4 spatial options. The location of the dot depended on how much they supported that particular option (hot / warm) or how much they disliked it (cold/freezing). The results are shown in the chart below.



- 3.56 The young people preferred Option 1, followed by Option 2, Option 3 and Option 4
- 3.57 The representative group preferred Option 2, followed by Option 1, Option 4 and Option 3.
- Option 1: dispersed urban development
 - Option 2: concentrated urban development
 - Option 3: dispersed urban development combined with some peripheral development
 - Option 4: dispersed urban development combined with some peripheral development including Green Belt Land

Comments from Focus Groups

Bolton Active Disability Group for Everyone (BADGE)

- 3.58 The majority of this group felt that **new housing** should be built in the town centre for ease of access and close to public transport options. However, the participants explained that clinical need often over-rode choice as they just had to go wherever suitable housing was provided. They also explained that people with disabilities did not want to live in 'ghettos' but preferred to be integrated into existing residential areas. They did add, however, that when providing accommodation it was important to ensure that the surrounding area was suitable – e.g. dropped kerbs etc. otherwise people were isolated.
- 3.59 The group felt that the age of some of the houses provided by the Council or Bolton at Home made them inaccessible to many disabled people and that there was a lack of housing for young disabled families. They suggested the following sites for housing;
- Neglected park on Thicketford Road (Broughton)
 - Rugby pitch in Westhoughton

- 3.60 The group felt that any **new jobs** should be close to public transport routes as many disabled people could not currently access jobs because they couldn't get to them. They also suggested that disused buildings were used rather than new building on greenfield sites.
- 3.61 When asked where they felt the **environment** needed improving the most, the majority opted for regeneration areas (especially un-cared-for areas of green space). They also felt that Bolton town centre streets were dirty and that Farnworth town centre looked 'closed' due to boarded up shops which was considered a pity as the shopping area in Farnworth was thought to be more accessible for disabled people, more compact and easy to navigate. In general, the group felt that green spaces should be protected from development but that each space should be reviewed in terms of safety. They explained that Lords Park had been refurbished but had since been badly vandalised.
- 3.62 Other issues were raised by the group; cobbles cause problems for people in wheelchairs and those with mobility difficulties, bollards were a hindrance for partially sighted people and needed to be a different colour to make them more visible and toilets in public buildings should be fitted with doors that open outwards so that they can be negotiated by wheelchair users.

Asian Women Elders

- 3.63 Most of this group felt that **new housing** should be either in the town centre or suburban areas. They felt there was a lack of big houses where families could live together as is common in Asian cultures and also that the houses needed to be close to the mosque.
- 3.64 The group felt that any **new jobs** should be in the town centre with good public transport links but acknowledged that it would be nice to live close to work so that you cut down on travel costs and it was convenient to pick children up from near-by schools.
- 3.65 The group felt that the town centre **environment** needed improving the most. They listed Ashburner Street Market, Manchester Road and behind McDonalds / Pound Stretcher as being particularly in need of attention.
- 3.66 The women felt that Bolton had room for further development and did not have a problem with development on Green Belt land or other green spaces that were not fully utilised. They explained that the playing fields near to Bankfield Mill were unsafe to use as they had dog-dirt and syringes on them and that the lighting was poor. They would prefer houses to be developed on this site rather than it being left as it is.

Citizens Panel Group

- 3.67 The group acknowledged that shortage of **housing** was an issue but felt that any new development should concentrate on brownfield sites. They suggested that the Burnden Park site should have been designated as housing rather than retail. In terms of the house-type, they felt that the newer developments (e.g. high-rise apartments) were not matched to the demand for housing in Bolton and suggested that providing a bigger stock of smaller affordable family houses with gardens was a necessity.
- 3.68 The group felt that whilst housing can be appropriate in the town centre, it was considered important to build 'communities' and that any new housing developments should be provided alongside local shops, pubs etc. They thought that the conversion of old mills into accommodation was a good idea but that it depended on the mill, some might be better suited for other uses. One member of the group felt that the development at Eagley Mills was not part of the community *"big developments like that need facilities like shops"*.

- 3.69 The group felt that any new **jobs** needed to be in the local community and more suited to un-skilled workers. They suggested that people could be employed to look after buildings and green spaces and that more jobs should be provided in the areas of tourism and education of Bolton's history. The group were against creating any more out of town retail parks like Middlebrook and felt there was a need for smaller locally-owned shops in Bolton Town Centre rather than large stores or designer shops.
- 3.70 The group felt that **green space** needed to be protected, especially play areas and parks, and that people should be encouraged to use green spaces more. It was also felt that green spaces needed to be 'linked' rather than piecemeal and that any development on greenfield sites should only be permitted if the new building is very important to Bolton, adds value to the area and is well-designed.
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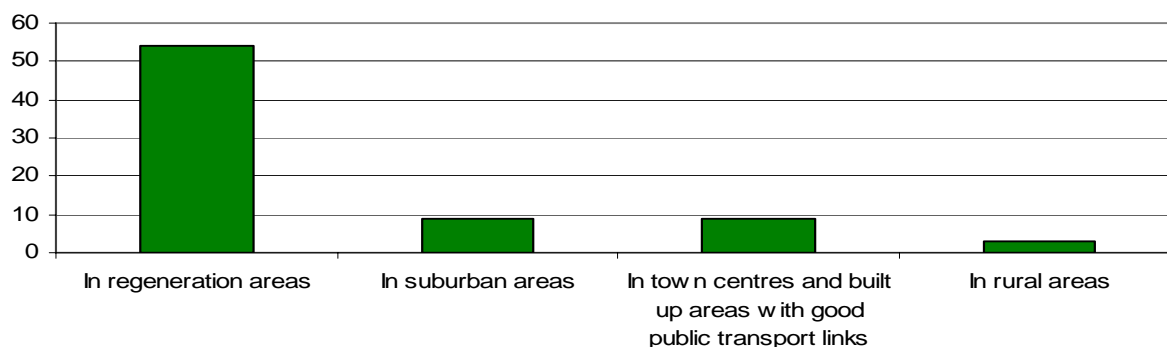
Comments from Area Forums & Stakeholder Meetings

Introduction

- 3.71 Area Forums give local Councillors and local people, the opportunity to influence how Council services are delivered. The borough has been divided into nine areas and each one has its own Area Forum.
- 3.72 Over a 2 month period members of the Planning Division and the Consultation and Research Team visited each Area Forum and held round table discussions with attendees.
- 3.73 In addition to this, one-off meetings were held with various stakeholders including the Primary Care Trust (PCT), Bolton Affiliation of Tenants and Residents Association (BATRA), Bolton Community Homes Board, Bolton Strategic Economic Partnership (BSEP), Cutacre Residents Liaison Group, Great Lever Management Partnership Board, Bolton University and Bolton Community College.
- 3.74 The results from the forums and the one off meetings are summarised under 3 themes (Housing, Economy and Environment) below.

Housing

- 3.75 Bolton needs to provide enough land to build 8,100 houses between now and 2021 – where should new housing be built?



Regeneration Areas

- 3.76 Most attendees at the Area forum meetings felt that any new housing should be built in regeneration areas. Reasons for this included the perception that:
- there was plenty of brownfield land that can be developed in these areas
 - housing in regeneration areas can be a way of kick-starting other activities or developments
 - new housing can bring in people of a different socio-economic mix, thus promoting the development of an area (bringing private housing into Council estates would break the cycle of decline)
 - We have inherited a lot of old housing stock from the industrial era that has become run down – it would be good to replace it with more modern, efficient housing.
- 3.77 Others were concerned about the amount of space available in regeneration areas and there was one comment related to the signs that are erected stating that an area is a regeneration area:
- 3.78 *“Regeneration is also about hearts and minds and people get dejected if they see signs telling them that they live in the worst bit of Bolton”.*
- 3.79 In addition to this, the Great Lever Management Partnership Board expressed concern about the possibility of losing open space within housing areas to further housing development.

Type of Housing

- 3.80 Rather than thinking about the housing shortage overall it was considered important to specify the types of houses that were needed. The attendees suggested that affordable houses for first time buyers, specific properties for the elderly and accommodation for larger families were all in demand. They did not think that the housing shortage was going to be solved by building lots of flats.
- “We need a policy in place to ensure young people are able to get on to the property ladder”*
- “There is a need for single storey properties for the elderly who do not wish to go into sheltered accommodation”*
- “Gated communities / retirement villages are absent from Bolton. These free up houses for young people”*
- “There is a shortage of family-sized council houses”*
- “People want planners/government to have more say over the types of housing being – there are too many flats being built that are then left empty. More housing for families is needed”*
- “Apartments / flats might be okay in the Town Centre – but the experience in Westhoughton is that they can’t be sold”*
- “There are too many flats being built – enough flats in Farnworth and Kearsley to last the next 20 years”*
- 3.81 There was a worry in some areas that local people could not afford to buy houses in their area and that new housing was being purchased by people from outside the area.
- “Affordable housing should be provided to help young people stay in their area”*

“Young people in Blackrod can’t afford to stay in the area and are all moving out”

- 3.82 Some considered modern housing to be of poor quality, like “*living in a shoe box*”, not suitable for bringing up children, too small with not enough garden space. The consensus was that this type of housing wouldn’t last and would need to be replaced in 30 years:

“Houses should be better designed for families to last out the future. Older houses were better built. Houses should be made slightly bigger than what they are building now with enough storage space, space for small gardens for families with children, and so you can put shed in your garden. Modern houses have paper-thin walls and the rooms are too small”

Infrastructure / Services supporting Houses

- 3.83 Attendees felt strongly that any new housing should be considered alongside other facilities such as schools, doctors, transport/road infrastructure and shops. In a few meetings the attendees gave examples where new housing has resulted in increased traffic congestion.

“There is already a lot of congestion in Turton / Bradshaw and the roads cannot withstand any more housing development”

“Traffic is clogged up in Horwich as well – it is a common problem”

“Too much concentration of new housing in parts of Sharples and Astley Bridge has led to traffic problems on the A666, it’s a nightmare”

“Horwich Loco Works is a good site for houses but congestion in the area is already too bad to take extra traffic”

“Westhoughton is grid-locked, new routes were promised!”

“The Council should have extended St Peters Way up the Valley to Crompton Way. They should have put a junction in there with a spur up to Bromley Cross. Blackburn Road and Tonge Moor Road are very congested. This was a missed opportunity as we can not develop this road now without compulsory purchase powers”

“Traffic in Egerton is struggling; Darwen Road in particular is struggling to cope with the congestion”

“In general, for more development to occur in this area (Bromley Cross) a new road would be required which could go from Chapel Town Road down to Crompton Way. New developments could then be possible along such a road”

- 3.84 There was a view expressed that there was little joined-up thinking between housing developments and the infrastructure needed to support them. Some people gave examples of where facilities proposed as part of new developments had not materialised e.g. a new doctors’ surgery and school proposed as part of the Metal Box housing development.

“The pace of new housing has advanced quicker than other services such as transport infrastructure and education. Lostock County Primary is unable to cope with the numbers of new families”

“Land is always made available for new housing but there is a lack of services – doctors, dentist etc.”

Greenfield vs brownfield sites

- 3.85 There was almost unanimous agreement that brownfield sites should take priority for any future development rather than greenfield sites.

“Prefer to see development on derelict land”

“I am willing to accept more housing provided that it is on brownfield sites – do not infringe on the Green Belt”

“New housing should be on brownfield sites only, however people are starting to artificially create brownfield sites by letting businesses go down hill, so they can make money from getting housing on the site.... People are also buying greenfield sites and letting them get run down so they can then claim that putting housing on them would be an improvement”

- 3.86 They acknowledged the importance of the Green Belt in preventing urban sprawl and there were strong views that it was important to protect any Green Belt land from housing development (they opposed the proposed development on Victoria Road).

“We want spaces in-between places – there needs to be physical barriers in-between”

“Blackrod is surrounded by Green Belt land so there is no space for new housing – we don’t want to encroach onto the Green Belt”

“The Green Belt has been breached too many times, there has to be a good case for doing so. We should respect the Green Belt”

“To the north there are green fields which should remain sacrosanct from development”

- 3.87 In some areas there was strong opposition to using back-gardens for new development, however they acknowledged that land was expensive which was why housing densities had increased.

“Garden grabbing is a problem – especially along Chorley New Road”

- 3.88 Many suggested that old mill buildings be changed to accommodation, whether flats or actually bulldozed to make room for new houses.

“Converting mills is a good idea because they are surrounded by existing infrastructure”

“There are lots of empty properties. Could more be done to make use of them?”

- 3.89 Others suggested old school sites be used for new housing developments – especially they explained as schools may be merged in the future to provide academies making some school sites redundant.

- 3.90 Attendees of the Two Towns Area Forum were mixed in their views about whether greenfield sites should be used for more housing developments. One group felt that the use of green sites was necessary to stop young people leaving the town in search of houses whereas the other group did not advocate using any green land for development.

Town Centre Accommodation

- 3.91 Some attendees felt that the town centre needed more residents to make it more vibrant and less intimidating in the evening. Those in Westhoughton welcomed new housing in Bolton Town Centre but did not think other district centres were suitable. Others felt that town centres were probably not the most appropriate place for families as they did not have gardens.

“Town centre development is not an option as people do not want to live in flats. Building more flats is a bad idea. Developers just want to make money. Many people on benefits are put in as tenants and the area goes downhill”

“Town centres are ideal for a single person, but not families”

“People have moved out of the town centre, yet they are good for people without cars”

- 3.92 Some people felt that there was a lot of space wasted above shops (particularly in the Town Centre). They suggested converting them into good quality accommodation, with affordable rents, and plenty of security.
- 3.93 Some felt that by encouraging more people to live in the town centre you would increase levels of congestion and others had negative perceptions of the town centre due to anti-social behaviour and noise.

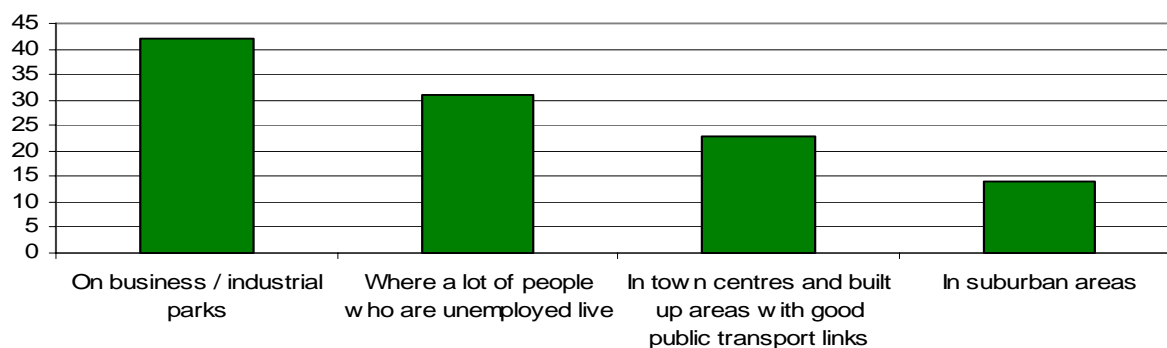
Specific sites suggested for housing development (The Area Forum's at which the suggestions were raised are in brackets)

- 3.94 It is important to be aware that in some cases people in Area Forums were suggesting development sites in other areas.
- Housing opportunities in town centre – when new transport interchange is built on railway triangle site there is an opportunity for an 'urban village' on the former bus station site – built around a green **(South Turton)**
 - Use the vacated Moor Lane Bus Station for housing **(Astley Bridge / Smithills)**
 - Trinity Church for housing **(South Turton)**
 - There is potential for redevelopment (improved housing) at the Haulgh **(Leverhulme)**
 - The gypsy site (Brightmet) needs to be relocated **(Leverhulme)**
 - Nicer housing should be built in the Matalan Area **(Leverhulme)**
 - There is potential for houses in the Union Road Area **(Leverhulme)**
 - Buckley Lane scrap yard (Farnworth / Kearsley) could be a possible site **(Farnworth / Kearsley)**
 - The nursery site on Moss Bank Way may be a possibility for development, and there may also be allotment sites **(Astley Bridge / Smithills)**
 - The old Oldhams School site should be considered for housing, together with other areas of adjacent greenspace around the estate. This area is close to the Green Belt so green space here may be less important than elsewhere. **(Astley Bridge / Smithills)**
 - Any old mills sites e.g. Bentinck Street, the remaining bits of Atlas Mills. **(Astley Bridge / Smithills)**
 - Lever Park Ave (Horwich) space available there – allotments are not fully utilised. **(Two Towns)**
 - Knock down Swan Mill number 3 and replace with good quality, sound-proofed, spacious flats. **(South)**
 - Housing should be constructed off Whitehall Lane/Chorley Road. It is a big site, and would need access roads. The area faces old Bolton council housing stock **(Two Towns)**
 - Orient Mill and Hudson Road Mills should be demolished for use by developers. **(Heaton & Lostock and Hulton)**
 - Maybe we should build alongside the motorway – to avoid children playing there. **(Farnworth & Kearsley)**
- 3.95 In addition to this, BATRA felt that the use of green space for development would be favoured if it meant that the right quality and quantity of housing could be provided and the

Bolton Community Homes Board felt that the Core Strategy should support Transforming Estates project and mentioned the need to increase the requirements for sustainable development and construction.

Economy

- 3.96 Bolton is aiming to provide 10,000 extra jobs in the next 10 years, where should these jobs be located?



- 3.97 The Area Forum attendees were more mixed in their views on where new jobs should be located.

Business / Industrial parks

Business / industrial parks got the most scores from attendees. The following reasons were given for this choice:

- Out of town shopping centres alleviate the traffic congestion in the town centres
 - Lots of free parking *“you have to accept that people will use their cars until there is a drastic improvement in public transport”*
 - Industrial parks are good for ‘dirty’ and ‘noisy’ jobs e.g. manufacturing jobs
 - They have a wide catchment area
 - More room here and they can create a lot of jobs for the borough
- 3.98 They did not, however, want business parks to be developed on Green Belt land.
- 3.99 Some attendees felt that using modern out-of-town sites would be good for smaller businesses as well as the large employers. It was suggested that various sized units for different types of business should be available to rent and run by a management company – so that small companies could get on with running their business and not worry about things such as maintenance.
- 3.100 Some people expressed concern, however, about the traffic congestion problems around some of the existing business / industrial parks and access issues.
- 3.101 “Middlebrook/ British Aerospace could yield 1400 jobs but the Beehive roundabout is already clogged with traffic”
- 3.102 “There is no proper access to the Lyon Industrial Estate ... Industrial traffic passes through a residential estate along Springfield Road (Farnworth & Kearsley)”
- 3.103 “A new road through Horwich is needed for new jobs to ease traffic. A new road on the old railway line into the Loco Works would ease congestion”

“Public transport links are often poor to these parks – Middlebrook for example... Development needs to be in locations with good bus / tram / train access”

“Middlebrook is terrible to access by public transport. There are not enough buses, and the buses are unreliable. People have been sacked from their jobs because of buses running slow and making them late for work. At night, it is even worse for people working late because there are only 2 buses per hour”

“There was supposed to be good public transport put in place for Middlebrook, and that has fallen by the wayside. We do not want to see the same happen on other retail /employment sites and really feel strongly about making industrial sites easy to access by public transport or shuttle buses (companies should be forced to implement public transport)”

“The car park at Middlebrook needs re-designing and access roads are poor – it frequently takes up to an hour to get in and out of the car-park at weekends”

- 3.104 It was suggested that Middlebrook was expanded upwards rather than outwards but that the many transport issues needed to be addressed before this happened.
- 3.105 There was also a worry that out of town developments had led to the demise of independent high street shops and some felt that these businesses should get financial help in order to compete with the big stores.
- 3.106 Another comment related to the facilities for workers on some of the business parks e.g. nowhere to go for lunch and it was also mentioned that jobs on business/industrial parks tended to be poorly paid.

Where the unemployed live

- 3.107 Some attendees thought that encouraging economic development in areas with high unemployment would be a positive step:
- “Travel is one of the major barriers preventing unemployed people working”*
- “There have been lots of developments to the west of Bolton, but unemployment is in the east – need to put jobs there to save people travelling”*
- “You need to retain employment in local areas, so local people can get to jobs without having travel long distances, adding to congestion. It is better to bring jobs to local people, rather than creating more transport problems”*
- “An example of good practice in getting people to work in the local area would have been the Construction Skills Academy in Breightmet/SRB6 had it got off the ground. This could be done in the Bolton at Home estates”*
- 3.108 Others were more sceptical, feeling that simply putting jobs in these areas would not make the unemployed work (need to raise skill levels and provide training) and that business would not want to locate in low quality environments where there were issues relating to anti-social behaviour. Some felt that the location of jobs was irrelevant as long as the transport links were sufficient
- “I think this is purely theoretical. The market is so elastic that people are prepared to travel long distances as they have their own vehicle. People will choose to work where they want to”*
- 3.109 It was suggested that the mills located in these areas should be used for business/industry rather than converting them to housing.
- “They could convert the mills into small units for business use”*

“What they have done with Swan Mill is good – where refurbishment has gone in phased levels, with money being ploughed back in to fund the renovation of further levels”

- 3.110 Others felt that using Mills depended on what the space was being used for:

“If they need lots of deliveries, then Mills will not be suitable because they are not on main roads and are often near housing. In this situation it would be better to use out of town sites”

Town Centres

- 3.111 Town centres as destinations for new jobs were preferred by some due to them being easy to access and having good public transport links.

“Jobs should be provided in town centres as the transport links are already there”

- 3.112 It was suggested that retail and office jobs should definitely be located in the town centre but that supermarkets and car show rooms were better suited outside the central areas.

“Shouldn’t have supermarkets in town centres, these kill the local shops”

“There are lots of empty shops in the town centres ... can lower rates be charged to attract occupiers for the first year?”

Specific suggestions were made regarding improvements to Bolton, Westhoughton and Farnworth town centres. Some of these suggestions have been listed below:

“Farnworth town centre is due for redevelopment and local people should be used to work on that”

“Bolton has become the same as every other town ... unlike the past where each town was different and had its own character”

“There are too many pound shops in Bolton, and not enough good quality shops”

“Create jobs in Westhoughton town centre, it has no identity - can only go there now for a curry or charity shop”

“Westhoughton is seen as a commuter town – where lots of people travel away to work”

“Westhoughton town centre should be regenerated to make more jobs – there are too many minimum wage jobs here”

“There should be a better distribution of money gained through Council tax – ploughing it back into Westhoughton”

Suburban Areas

- 3.113 Relatively few people chose suburban areas as a location for new jobs. Many did not think that housing and employment naturally went together.

Suggested sites for jobs (The Area Forum’s at which the suggestions were raised are in brackets)

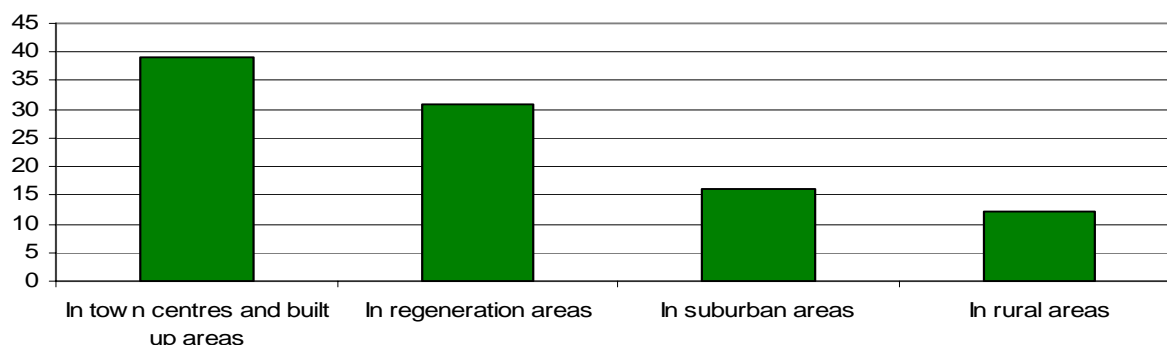
- Horwich Loco works (but protect old engine sheds as they are part of our heritage) **(Two Towns)**
- Along Blackburn Road (re-develop existing ones rather than new) **(Astley Bridge & Smithills)**
- Along Chorley Old Road **(Astley Bridge and Smithills)**
- Thicketford Road **(South Turton)**

- Breightmet (**South Turton**)
- Cutacre (limited development as long as green space remains) (**Heaton, Lostock & Hulton**)
- The Haulgh (good accessibility for both locals (good transport links from Tonge etc.) and non-locals (good transport links from the motorway) (**Leverhulme**)
- Expansion of the Valley in Astley Bridge (**Heaton, Lostock & Hulton**)
- In Moses Gate – up Egerton Street, Glynne St, Harper Green Road, Campbell Street there are a mixture of derelict mills, lodges, bad housing and old industrial sites. This could be an ideal business park, close to the motorway and Farnworth and Moses Gate train stations (**South Turton**)

3.114 In addition to this the Bolton Strategic Economic Partnership felt that more land was needed for economic development to compete with other Boroughs and that in order to narrow the gap between the most and least well-off it was necessary to ensure that people living in the more deprived areas in the south and east of the Borough can get to jobs in the north and west.

Environment

3.115 Where do you think the environment needs improving the most? (by environment we meant the physical appearance – could we improve the image of an area by regeneration or new buildings?)



Town Centres

3.116 Many people felt that the town centres in the borough needed improving the most. They suggested that the town centres were where most people form an impression of Bolton and that “everyone goes there and so improvements here will have the maximum effect”.

“There are plenty of sites within the town centre that are brownfield and scruffy, not just buildings... We should have a town centre to be proud of and encourage people to visit. Town centre buildings should be preserved, e.g. Odeon, St. George’s Road and Little Bolton”

3.117 The following areas for improvement were suggested in **Bolton** town centre:

- Too many charity shops / pound shops / empty shops
- The environment deteriorates along Bradshawgate and is poor along Knowsley Street and Bank Street
- Church Wharf is awful

- All arterial routes need improving
 - Church Street
 - Improve toilet facilities
 - Burnden and Manchester Road area
 - There is a lack of car-parking facilities
 - Le Mans Crescent looks run down
 - The cleanliness of streets needs improving
 - The shop frontages need to be improved – especially when the shutters are down, it looks unsightly
 - Newport Street is particularly ugly
 - Litter bins at every bus stop. *“we could get corporate sponsorship and advertising on bins to pay for them, and keep them maintained”*
 - Travelling in on St Peters Way (A666) does not look attractive. You can see the backs of buildings
 - All the gateways into Bolton *“every road into the town centre is grotty (last quarter of a mile mostly and it is not a good gateway into Bolton. This gives a bad impression of Bolton to visitors”*
 - The space between A666 and the BMW dealers, near River Street Glass and Shifnall Street (*“Merchant’s Place”*), that area is absolutely dire condition and really needs improvement.
 - Trinity Church in town needs “doing up”, it is a fantastic building and it is a shame to see it sitting there rotting
 - Newport Street, Spa Road
 - Bolton Interchange is not impressive – but the new bridge is very good
 - Mecca Bingo area
 - Market area
 - Inappropriate buildings such as Marsden House and Kensington Place should not be allowed
 - The entire town centre looks sad – with litter and graffiti ... have enforcement powers to stop people littering but they don’t seem to be used.
 - At the Trafford Centre you can do all shopping, cinema, restaurants in one place, you cannot do this not even in Bolton
- 3.118 In addition to this, the Great Lever management Partnership Board felt that Newport Street and the area around the railway station should be a priority within the Town Centre.
- 3.119 There was a comment that Victoria Square and the Town Hall is nice and that we need to build on this impression.
- 3.120 The following areas for improvement were suggested in **Horwich** town centre:
- Horwich market needs improving – it is very run down and is ugly and cold
 - Middlebrook has depressed Horwich town centre

- St John's Area
- Old job centre in Horwich
- Captain Street
- Firwood Avenue

3.121 The following areas for improvement were suggested in **Blackrod** town centre:

- The main road through Blackrod needs total regeneration – a major facelift

3.122 The following areas for improvement were suggested in **Farnworth** town centre:

- Market Street looks half closed down as takeaways are shut with shutters down a lot of the day – shops at the top end of Market Street have never done well.
- Farnworth town centre is really run down – it needs improving

The following areas for improvement were suggested in **Westhoughton** town centre:

- We need to keep our town centre competitive.
- We need a thriving town centre and village, it's just dying!
- Why are restaurants not coming?
- We've lost the clubs, mission, and the church school at Wingates
- Market Street needs improving
- The Town Centre needs improving – e.g. the ex-snooker hall/cinema
- There are too many takeaways and charity shops on Market Street

Regeneration Areas

3.123 Some people felt that it was the regeneration areas within the borough that needed the most attention. The following areas were suggested:

- The east of the borough requires investment.
- Farnworth park needs money spending on it for pathways, seating and landscape "*it is a no-go area at night*"
- Great Lever needs money spending on it
- Grecian Mill in Great Lever needs a facelift
- Oldhams estate
- Withins estate - a lot could be done to help the people here feel better about their environment. It's too concrete. There should be flowers, more modern railings, a UCAN Centre etc

3.124 It is worth noting that the above comments came from residents inside and outside of the regeneration areas.

Suburban Areas

3.125 The following suburban sites were felt to be in need of some attention:

- The land on the junction between Bradshaw and Turton should be looked at as it is derelict

- The Old School in Bradshaw (which is now a take-away) is in need of refurbishment and the furniture factory at the road that splits between Turton and Bradshaw.
- There is a need for more greenery in suburban areas – especially children's play areas and wildlife areas
- Union Road (Leverhulme) needs improving – it makes Tonge Moor Road look horrible
- Scowcroft Street (Leverhulme) is poor
- Footpaths / pavements which are covered in tarmac *"If other companies are allowed to dig them up, they should be made to put them back how they were, as currently they can do what they like and the pavements end up a patchwork of different colours and materials and it looks a mess. Ruins the look of the area. Need a policy to state they have to leave it how they found it."*
- Westhoughton still has some suburban areas that should be considered as general improvement areas (GIAs) where older terraced properties lack amenities.
- Terraced housing on Chorley New Road
- North of Crompton Way *"we are the poor relations – not getting a fair expenditure of funds"*

Rural Areas / Parks and Green spaces

- 3.126 A small minority felt that some rural areas were overlooked and had problems with litter.
- 3.127 When questioned more specifically about what to do with Bolton's open spaces the majority of people attending the Area Forums felt that the Green Belt land should be preserved:
- *"Green Belt land should be made "sacrosanct"*
- 3.128 Others felt that development of the Green Belt was okay as long as it was for sports and recreation use, if it was tightly controlled and if it provided facilities where there were none in the local area:
- *"If there is already a football pitch nearby that is not used, you should not go building on Green Belt to put new football pitches. Any new facilities should be open for any member of the public, and should not be members-only clubs"*
- Many felt that all green space (irrespective of their quality and usage) in the borough should be protected:
- *"Fields may not be used for anything but don't get rid of them"*
 - *"Please protect our open spaces they are the green lungs of the urban area - they provide space for kids to play, people to walk and breathe the air. Make use of them and make them more attractive"*
- 3.129 Others were less prescriptive and felt that if green spaces were dangerous or grotty then it may actually be preferable to develop them. Explaining that quality was more important than quantity:
- *"Queens Park is an unsafe place and frequented by drug users... It should be built on – to get rid of the problem"*
 - *"Parks should be protected from development, but some areas of 'grassland' may be better developed"*

- *“Young people and children have no interest in using open spaces for going for walks so it needs to be developed so they can use it for recreation”*
- *“Some green areas are not used often enough and other facilities should be put there to encourage use”*

3.130 There were a few comments relating to the maintenance up-keep of the parks in the borough:

- *“Some of the little parks are a real problem due to lack of maintenance”*
- *“The rock garden in Moss Bank Park needs improving”*
- *“We need to look at the play areas and anti-social behaviour”*
- *“If you provide facilities (such as parks) you need to maintain them e.g. by having wardens, CCTV, and lights otherwise it is a big waste of money. Where places are isolated they should be policed to stop them being vandalised”*
- *“The park near the Royal Oak needs maintaining. It’s a lovely park but it is not well kept. There are no litter bins”*
- *“Moses Gate Park is also in need of improvement”*
- *“In the middle of housing areas green spaces are often overlooked – they need to be managed so that there is no vandalism”*
- *“Queens Park is not used enough. Such a quality environment should be utilised more”*

Finally, one person felt that the distribution of open space was unfair;

- *“There should be universal provision of open space. Some areas of Heaton, Hulton and Lostock are regarded as affluent areas and are missing open space”*

Specific sites suggested for protection

3.131 We asked the group to name specific sites in their area that they would like to see protected. The following areas were suggested: **(The Area Forum’s at which the suggestions were raised are in brackets)**

- All the Green Belt land – *“It has a significant role in separating Bolton from its neighbouring areas, once green space is built upon, it is gone forever – we need to protect it”*
- Longsight Park **(South Turton / Leverhulme)**
- Millennium Forest **(South Turton)**
- Red Rose Forest **(South Turton)**
- Village Green – behind the Sportsman / Clay Street **(South Turton)**
- Leigh Common **(Westhoughton with Chew Moor)**
- Ditchers farm **(Westhoughton with Chew Moor)**
- Bowlands Hey **(Westhoughton with Chew Moor)**

- Lee Hall(**Westhoughton with Chew Moor**)
- Rumworth Lodge (**Westhoughton with Chew Moor**)
- St Johns Wood (**Westhoughton with Chew Moor**)
- Rivington / Jumbles “*all people in Bolton use these areas and not just people from that area. This sort of green space needs proper protection – other, less valuable land can be used rather than this*” (**Two Towns**)
- Singing Clough needs to be protected from development – it would affect neighbouring schools. It needs to be landscaped not built on. (**Farnworth / Kearsley**)
- Hall Lee Bank Park (**Westhoughton with Chew Moor**)
- The Jubilee Field at Chew Moor should have public access maintained (**Westhoughton with Chew Moor**)
- Hulton Park should be protected from development, but public access is required (**Westhoughton with Chew Moor**)
- Middlebrook Valley should be protected from any development (**Heaton / Lostock & Hulton**)
- Moses Gate Country Park is lovely (**Farnworth & Kearsley**)
- Bowlands Hey has fantastic views, they need protecting (**Westhoughton with Chew Moor**)
- Crompton Lodges (**Leverhulme**)
- Tonge Park (although one attendee stated that there is nothing to do there) (**Leverhulme**)
- Leverhulme Park (**Leverhulme**)

Other Issues

Transport

- 3.132 Many of the issues arising in the discussions about new housing and new industry were focused on transport. There was a strong view that the existing transport infrastructure in Bolton was at capacity and could not cope with any further development. There was also a strong view that public transport in Bolton wasn't good enough either:
- “*New housing should be built near existing infrastructure (Westhoughton has had lots of problems because they built where there was little/none)*”
 - “*Any development should go where there is existing public transport or if it is in an outlying region, new public transport should be forcibly implemented so people can get around*”
 - “*The Blackburn line needs more rolling stock*”
 - “*GMPTA should do up the railway from Bromley Cross to Blackburn*”
“*Turton station should be re-opened*”

- *“Travel from Bromley Cross station is cheaper (in Greater Manchester Boundary) so people drive in from Blackburn to park here – so parking for local people is a real problem”*
- *“Not enough park & ride is provided in Horwich, Lostock areas for people travelling later in the day”*
- *“Must have more park and ride available at rail stations (all spaces taken early in morning stopping people travelling by train later in the day)”*
- *“We need more quality bus corridors and cheaper public transport”*

3.133 In addition to this, BATRA explained that the development of the Metal Box site in Westhoughton for housing had resulted in traffic congestion and felt that that new development and improved roads and transport needed to be better co-ordinated.

Conclusions

3.134 In conclusion, we can ask the question - did the representative workshops give different results to the self-selecting area forums? For the most part they did not - the main views were similar;

- Build on brownfield rather than greenfield
- Improve the town centres and regeneration areas
- Maintain the borough's open spaces and parks

3.135 However, local issues came out more strongly in the Area Forums – especially in the areas where there has been pressure from developers.

3.136 The methodology used to get people's views (the cards) proved very useful in prompting discussion. They worked well because less vocal people were able to give their opinion without saying a word and by presenting the different 'options' to a specific problem it gave participants an insight into the dilemmas faced by planners. Take the housing question for example:

3.137 Bolton needs to provide enough land to build 8100 houses between now and 2021 – where should they be:

- People were generally against building in more rural areas (Option D)
- They also did not want to take up green land in residential areas (Options B and C)
- Many did not like apartment-style accommodation in town centres (Option A)

... but they wanted their children to be able to buy a house in Bolton.

3.138 The thermometers used in the two workshops were also successful because the exercise did not ask participants to choose one option over another – but gauged general support/opposition for each option.

3.139 The results will feed into the next stage of the process – choosing the preferred option (s) for Bolton.

4 Consultation on Preferred Options

- 4.1 Following on from the Issues & Options consultation, the Council produced a Preferred Options report which was published for informal public consultation. The public consultation process ran from 1st September 2008 to 17th October 2008. It included a variety of methods of consultation aimed at reaching different parts of the community including:
- Consulting directly with strategic partners and everybody who had made previous comments
 - Area forum meetings in those location most directly affected by the possible changes to current planning policies, i.e. near the Horwich Loco Works and Cutacre.
- 4.2 The purpose of this third stage of consultation was to further identify the preferential options for the Core Strategy. The outcomes of this stage have helped to prepare the publication version of the Core Strategy. A full list of all preferred options representations and the Council response including the Cutacre supplementary consultation exercise can be found in Appendix 3 or at www.bolton.gov.uk

Preferred Options Consultee List

4NW	Bury Council
A. B. Design Services	Business Enterprises
A. Partington & Son	BWEA
Adlington Town Council	Campaign Land Limited
Age Concern	Carter Jonas
Arriva	CB Richard Ellis
Asian Women Elders - representative	Chorley Borough Council
Atisreal Limited	Corporate Property Services
BATRA – Secretary	Countryside Properties
Bellway Homes Ltd (Manchester Division)	Darcy Lever Residents Association
Blackburn with Darwen Borough Council	Director - Adult & Community services
Blackrod Town Council	Director - Childrens Services
Bluemantle	Drivers Jonas
Bolton Community Network	Emery Planning Partnership Ltd
Bolton Hospitals NHS Trust	English Heritage
Bolton NHS Primary Care Trust	Environment Agency
British Waterways	First Bus

Floorcare Suppliers Limited	Mobile Operators Association
Frank Whittaker Town Planning Consultants	National Grid
Friends of the Earth	National Offenders Management
GL Hearn	National Trust
GM Police	Natural England
GM Police	Neil Pike Architects
GMEU	Network Rail Infrastructure Limited
GMPTE	Nightingale & Co Solicitors
GONW	Nolan Redshaw Ltd
GVA Grimley	North Turton Parish Council
GVA Grimley	Northern Rail
Haigh Parish Council	NWRDA
Head of Environmental Services	On behalf of ASDA
Highways Agency	On behalf of BAE Systems
Home Builders Federation	On behalf of Barclays Bank
Horwich Town Council	On behalf of Bracewell Management Ltd
Housing Corporation	On behalf of Harworth Estates
Housing Federation North	On behalf of Persimmon Homes & Harcourt Developments
How Planning LLP	On behalf of Sainsbury's
J. Charlton (Bolton) Ltd	On behalf of Taylor Wimpey
Jones Lang LaSalle	On behalf of Tesco
JWPC Ltd	On behalf of Tesco
King Sturge LLP - Building Consultancy	On behalf of Travis Perkins
Lancashire County Council	On behalf of Wilton Estate
Lostock & Chew Moor Conservation Group	Open Golf & Leisure Limited
Manchester Airport	Parkinson Commercial Property Consultants
Manchester, Bolton & Bury Canal Society	Peel Investments (North) Limited
MAZE Planning Solutions	PRDS
McInerney Homes	

RailTrack PLC	Whitehead & Co
Red Rose Forest	Wigan MBC
Redrow Homes	Mr Paul Rimmer
Redrow Homes (Lancashire) Ltd	Mr Robert Evans
Rowland Homes Ltd	Mr Kirk Mulhearn
RSPB	Mr & Mrs Fairclough
Salford City Council	Mr Geoffrey Mullaneux
Secretary of State for Transport	Ms Yvonne Dickenson
Seddon Homes Limited	Mr & Mrs A Farley
SJS Property Management	Mrs D.H Ball
Snydale Residents Association	Mr & Mrs Paula & Jarrod Bolton
Stagecoach	Mr Eddie Burgess
Stanley Langley Holdings	Mrs J Green
Steven Abbott Associates	Mr Andrew Boardman
Steven Abbott Associates	Mr F Green
Sutcliffe Properties	Mr & Mrs Beardsworth
Taylor Wimpey Limited	Mrs Pamela Beaumont
Taylor Woodrow Developments Limited	Mr & Mrs D Hampson
The Coal Authority	Ms M.R Gregory
The Emerson Group	Ms Margaret A. Fairhurst
Theatre's Trust	Mr & Mrs Harrison
Trans-Pennine Express	Mr William Usher
Turley Associates	Mr & Mrs Horsefield
Turley Associates	Mr Umair Akram
United Utilities PLC	Ms Genna Halliwell
Viridor Waste Management	Ms Ammara Akram
Wainhomes (North West) Limited	
Westbury Homes Ltd/Wain Estates Ltd	
Westhoughton Town Council	

Mr	Aziz	Mulla	Mr	Arthur	Clemmett
Ms	Aarti	Patel	Mr	John	Tudor
Ms	Veena	Vara	Mr	Colin	Heaton
Mr	Smit	Patel	Mr	Mike	Hallam
Ms	Chloe	Brown	Ms	Karen	Saxon
Ms	Nafisah	Ahmad	Ms	Cynthia	Dagnall
Ms	Amber	Threlfall	Ms	Edith	Wardley
Mr	Menhel	Saleh	Ms	Carol Ann	Mulvaney
Mr	Saeed	Al Hakeem	Mr	Andrew	Berry
Mr	Peter	Gore	Mr	Jan	Darasz
Mr	Roger	Williams	Mr	Tony	Blackhouse
Mr	Paul	Risby	Mrs	Ann	Craven
Mr & Mrs	Doris & Connor	McCloud	Mr	Preva	Crossley
Ms	Louise	Darbyshire	Ms	Pat	Warner
Ms	Pat	Darbyshire	Ms	Teresa	Walker
Mr	Jimi	Gibbins	Ms	Eileen	Barlow
Ms	Joanne	Dore	Mr	Michael	Greenhalgh
Ms	Brenda	Wright	Ms	Barbara	Kershaw
Ms	Marian	Ainscough	Mr	John	Fleming
Ms	Dorothy	Syddall	Mr	H	Matthews
Ms	Louise	Jackson	Mr	Barry	Jubb
Mr	Raymond	Swindells	Mr	Brian	Gardner
Mr	Roy	Walmsley	Mr	Walter	Walsh
Mr	Jeffrey	Mangnall	Mr	Kevan	Mealor
Mr	Albert	Pilling	Ms	Norma	Hibbert
Mr	Derek	Meacher	Mr	John	Lippiatt
Mr	William	Hawthorne	Ms	Anne	Holroyd
Mr	Ray	Atherton	Ms	Valerie	Thornley
			Mr	Brian	Tetlow

Mr	Brian	Fairclough	Mr	Barry	Howarth
Mr	Jeremy	Foster	Mr	John	Kelly
Mr	Adrian	Golland	Ms	Ruth	Duckworth
Ms	Wendy	Adamson	Mr		
Ms	Denise	Wilkinson	& Mrs	A	Riley
Ms	Delyse	Critchley	Mr	Ian	Entwistle
Mr	David	Bridge	Mr	Peter	Hilton
Mr	David	Hawkins	Mr	Alan	Rhodes
Mr	T	Riley	Mr	R	Kenyon
Mr	B	Pearce	Mr	David	Butcher
Mr			Mr	Neville	Southern
& Mrs	J	Roughley	Mr	Richard	Curtii
Mr	Chris	Green	Ms	Audrey	Marsland
Mr	S	Bentley	Mr		
Mr	Mike	Francis	& Mrs	Alan & Marilyn	Brindle
Mr	Andrew	Glithero		James	
Ms	Linda	Glithero	Mr	Peter	Smith
Ms	Christine	Walsh	Ms	Patricia	Cannon
Mr	Michael	Heaton	Ms	Sue	Howarth
Mr	Laurence	Owens	Mr	Tony	Cottram
Mr	Tom	Heavyside	Mr	Simon	Brooks
Mr	Roy	Walmsley	Mr	Kieran	Cheetham
Ms	Lynda	Winrow	Mr	Patrick J.	Clinton
Ms	Enid	Jones	Mr	G.D.	Kelly
Mr	David	Yates	Mr & Mrs		Ball
Mr	A	Read	Mr	Robert Fawcett &	Barbara Jackson
Mrs	J	Read	Mrs	A.	Barnes and family
Mr			Ms.	Kath	Baron
& Mrs	A.B.	Morris			

Mr & Mrs R	Boardman	Mr J. A.	Marshall
		Mr Michael	Platt
Mr John E.	Booth	Mrs F	Riley
Mr V	Brodrick	Mr B	Shaw
Miss Katie	Brown	& Mrs	
Mr V	Burgess	Miss Nadia	Siddiqui
Mrs Lynda	Clutton	Mrs Kathryn	Simmons
Mrs M.	Cowburn	Mr J.B.	Southern
Miss Samantha	Coyle	Mr Andrew	Stewart
Mr L	Croft	Ms. Che	Such
Mr & Mrs V	Dobbs	Mr Alan	Taylor
		Ms Louise	Toone
Mr A.G.	Fox	Ms Joyce	Whitehead
Mr & Mrs M.	Grundy	Mr D	Williamson
		Ms M	Withington
Mr & Mrs Nigel	Hansford	Mr W	Wright
		& Mrs	
Mr & Mrs John	Haslam	Mr Steven	Wright
		Mrs Vivienne	Young
Mr Tom	Heavyside	Mr Tom	Young
Ms H.	Hibbert	Mr M.C	Birchall
Mr J.A.	Howarth	Mr Deryck M.	Dulson
Mr & Mrs	Jackson	Mrs Marjorie	Riley
Mr Mark	James	Mr David	Wyatt
Mr W	Johnson	Ms T	Miller
Mr Bob	Lomax		
Mr Robert	Lowe		

Responses to Core Strategy Preferred Options Consultation

- 4.3 The Preferred Options set out the Council's preferred approach to spatial planning over the next 15 years. The overall preferred spatial option was for concentrated urban

development with an element of peripheral development consisting of Green Belt land at Cutacre. The Preferred Options set out 11 policies focused on the six Community Strategy themes; the implications of the preferred spatial option for each part of the Borough; and a suggested approach to development management policies.

4.4 By far the largest number of responses opposed the possible development of Cutacre for employment purposes and the associated change to Green Belt boundaries. The principal reasons for this were:

- Loss of Green Belt and open land
- A substantial change from the restoration plans approved for the opencast coal operations
- Traffic
- Effects on nearby housing
- Lack of need for such a large development
- Effects on wildlife

4.5 The other principal issues raised included:

- The location of new housing, and in particular whether new housing can be contained within the existing urban area or whether some peripheral greenfield sites are needed. Specific greenfield sites have been identified for possible development.
- Support for protection of green belt and protected open land from development in Westhoughton
 - Proposed green belt change at Chew Moor Lane to allow development
 - No strategic change to the Greater Manchester green belt is likely
 - Development of some protected open land sites on the urban periphery
 - Low demand for flats and 3 storey townhouses; lower density houses instead
 - Suggested development at Bowlands Hey
 - General support for regeneration of renewal areas.
 - Views on the suitability of the M61 corridor for a development focus
 - Flooding, drainage and hydrology issues
 - Links to/from surrounding areas for shopping, employment, etc.
 - Alternative sites have been put forward for employment development, especially greenfield sites along the M61 corridor
 - The role of Horwich Loco Works, and whether it should be retained for employment purposes only
 - The threshold for affordable housing
 - Debate over the future of Middlebrook
 - The balance of retail development between Bolton town centre and the rest of the Borough, including the future of retailing at Middlebrook
 - Importance of quality of life issues; not just economic development

- Promoting the vitality and range of uses of Bolton town centre
- Protecting green infrastructure, including:
 - West Pennine Moors, including as a ‘carbon sink’;
 - Habitat management/creation when developing green sites;
 - Red Moss SSSI;
- Protecting and enhancing biodiversity;
- The range and thresholds for planning contributions and infrastructure:
- Public art
- Theatres
- Employment fund
- Transport
- More policy support for cultural facilities
- Provision for Gypsies, Travellers and Travelling Show people
- Renewable energy and reuse of existing buildings in preference to new build
- Sustainable design & construction
- Reducing greenhouse gas emissions and adapting to climate change

Additional Preferred Options Consultation - Cutacre

- 4.6 Public consultation was re-opened for a temporary period from 3 August 2009 to 30 September 2009, to take into account additional representations for the Cutacre proposal. Following consultation with 1109 local residents a public meeting was then arranged to allow interested parties to air their concerns. Below is a list of those consulted, there were an additional 615 properties consulted by leaflet without a name.

Cutacre consultee List		John E	Booth
Evelyn & Alan	Fishwick	Jane	Livesey
Stuart & Sylvia	Mckinstry	Doreen & David	Hardman
Mary & Doug	Harrow	K	Jones
M & D	Shaw	Joan	Messer
Samantha & Rick	Abram	Steven, Stephanie, Elizabeth & Diane	Parkinson
Zoe	Grundy		
Julia & Peter	Wills	W.F , J.R & R	Day

Sharon	Sturgess	B/L	Prescott/Hardy
Tracy	Brown	Stuart	Lingard
Peter & Jocelyn	Walsh	F & N	Fairhurst
Stuart, James, James, Edwin	Earith	G	Matlew
Ena	Coyle	Barry	Hodgekiss
Jennie	Russell	Barry	Jackson
Rosemary	Humphreys	Roy & Doreen	Rowland
James	Ainsclough	John	Wynne
M and J	Ainscough	J	Salter
Iris	Gatley	David	Bradshaw
C	Concannon		Lomax
G	Simm	Grace	Nightingale
Lynda	Healey	Thomas	Shaw
Alan Neil & Kathy	Shaw	R & J	Solomon
H	Bateson	M	Booth
Andrew & Alison	Storey	Daisy	Williams
K	Eggleton	Jackie	Roberts
J.B	Leonard	Brenda	Wright
D	Locker		Clarke
W A	Prescott	R	Booth
Arnold & Barbara	Sharrock	M & J	Chadwick
Dorothy	Syddall	Christine	Brown
Vicky	Protano	S	Braddock
J & I	Ainscough	R & J	Wilkinson
Bernard, David & Linda	Hardy	Andy	Morgan
Robert	Johnston	Mike & Anne	Jeffries
		Tom	Heavyside
		Joseph & Maureen	Radcliffe

Sheila	Ellwood	Jacqui & Graham	Cook
Brian & Enid	Hall	Janice & David	Berry/Leonard
E	Cooke	G & J	Unsworth
J	Kelleher	K	Charnock
J/F	Rogerson/Berry	M	Purdy
Kenneth	Williams	Phil & John	Phil & John
C	Newton	Alex & Nicola	Kay
Janine	Whittaker	P & L	Golbourne
J	Butt	Brian	Wroe
Graham	Davies	Robert & Elaine	Baker
Roy & Joan	Vanes	Keith	Robins
Patricia	Aldred	D and G	Mangnall
G & J	Orrel	Len / Ann	Hughes / Barton
P	Wilkinson	James & Denise	Nuttall
E.A & R	German	Norma	Southworth
B & J	Hands	David & Susan	Richards
J	Parkinson	Eileen	Collier
Hannah, Helen & Steven	Howarth	Eileen	Collier
Angela	Wilson	W	Jones
Peter/Linda	Heaton/White	Jenny	Harrison
A & H	Middlebrook	Julie / Kenneth	Murphy/Walker
D & Brenda	Kershaw	I & S	Howard
Judith & Alan	Taylor	S & M	Bryan
Rick	Howcroft	E M	Blackledge
Phillip	Cunliffe	Stewart & Sarah	Partington
Paul	Hinkinson	F	Riley
Maggy	Ashton	R	Bullough
Tony & June	Griffin		

Jean	Pegg	Graham & Lynda	Nuttall
Ron	Stower	V.A & C.F	Bonnett
Ian & Gill	Smith	B	Farr
J	Evans	Karen	Graham
Gillian & Adrian	Bodie	Carol	Haslam
Angie & Joanne	Hill/Evison	William	Garside
P & V	Woodward	P.J	Ranicar
E & T	Moorecroft	E	Rennie
Joyce	Wilson	H & G.E	Fairclough
Elizabeth	Munro	Dave & Anne	Pinnington
Douglas	Pryce	Frances	Sharrouk
B.W	Bent	Shirley & Robert	Macdonald
Susan	Foster	Ceinwen	Davies
Peter . A & Julia	Wills	E	Price
Christine	Barlow	Sandra	Lucas
Robert	Rowell	I	Macdougall
	Tomlinson	Michael	Booth
Mike & Joan	Risley	J	Woods
Ronald	Roodnat	Alan & Gillian	Shaw
Emma	Christey	Francis & Lynda	Nurtney
Paul	Christy	Joan & Peter	Grimshaw
Barbara	Catterall	D&E	Powell
Vinodbhai	Patel	Phil and Kath	Nuttall
Richard	Mortimer	Joyce	Knight
J & N	Bickerstaff	Lawson	Christine
Pat	Bodie	M	Best
Jean	Southworth	Keith	Taylor

Christina	Watson	B and A	Conway
Robert	Larkinson	Dorothy/Berna dette	Macdougall
Rose	Howell	Florence	Ormrod
B	Coubert	Ken & Lynda	Howe
Arnold	Harrison	SP	Cookson
Olive	Wacher	P & H	Heathcote
Jan & Geoff	Eastham	A	Fox
G.K	Thompson		B Gee
Barbara	Walmsley	Barry & Lynda	Charlton
Lynden & Stephen	Graham	Nelle	Gribbin
Bernard & Julie	Smith	A	Leonard
M	Burgess	Marie	Turner
James & Lorraine	Dobson	Kathryn	Berry
A.P	Starkey	Denise	Camm
Marian	Bailey	Fred & Ellen	Tyldesley
Jim & Doreen	Norris	W & J	Croughan
Jasmin, David & Amanda	Hardman	S	Jones
		J	Greenhangh
Denise	Scott	Andrew & Jane	Tatloc
J.B & M	Hart	Jacky & Andy	Gribbin
P & J	Harrison	Ken	Whitworth
	McCabe/Whitehe ad	B & R	Fretwell
A & L	Pendlebury	Mabel	Cook
	O'Reilly	Barrie	Jeffries
John & Dorothy	Higham	Gary	Oldfield
		J	Pemberton
H	Matthews	Barbara	Keeley
William & Angela	Eaton	G	Thompson

	Ryan	Graham	Wood
Joan	Schofield	L	Pilkington
O.M	Kenyon	Elizabeth/B	Dood/Taylor
Milly	Hodgson	Susan	Viney
Darren, Dawn & Joely	Randle	Derek & Barbara	Farrimond
Sharon	Walkden	Florence	Parkes
Andrew	Sanderson	Susan	Wilson
W & N	Farnell	Jean M	Walsh
Brian & Enid	Hall	Doug	Cameron
Ron	Howarth	Alan & Jacquie	Martin
Tom & Kate	Williams	Christine & Helen	Fee
R & K	Eccleshare	Derek	Beek
S	Falla	D.W, E & Alan	Ratcliffe
Lisa	Harrison	Clifford	Bannister
J.A.	Yates	Jesamine	Kay
Shaf	Shaik	Terry & Janet	Morley
Kathleen	Brian	R	Eckersley
John	Heseltine	A & AC	Wilson
C	Duckworth	D.A & D	Dean
Stephen/Elizabeth	Rowland	Richard	Isherwood
Jan & Andy	Sloan	D & M	Hindley
Kathrine	Maddock	John	Byron
James	Parkinson	Geoff & Ann	Hamlett
G & W / Marshall	Roberts / Smith	Rozmarie	Peters
Robert	Costello		Harper
Michael & Cath	Spragg/Marlor	Anne & John	Miles
J	Caine	John & Anne	Miles
		Neil	Coe

William & Joan	Rogers	C	Miller
Michael	Ord	Iris	Flemming
Chris	Gregory	C	Chalmers
T	Lonsdale	C	Chambers
Andrew / Jo	Chadwick/Welsh	Howard	Sidlow
Sheila & Terry	Nixon	Anna	Parrott
R	Houghton	A	Cooper
Barbara	Culver	Roy.J	Fozard
Margaret	Walsh	E & J	Beardmore
J & G	Bradley	Dorothy	Livesey
Thomas	Clowes	John	Holdbrook
Alan	Turner	R	Aldred
Alan	Turner	Caroline	Weekes
Cath	Hamilton	P.L	Anderson
Neil & Jacki	Harrison	Harold & Margaret	Edmondson
Mildred	Stevenson	Rosemary & Dennis	Topping
Gloria & Keith	Cross	Joan & Bill	Grime
Carol	Makin	J.A.	Yates
Julie/Anthony	Johnston/Willcock	B & CH	Peters
Norman & Judith	Harrison	D	Regan
Madeleine	Hall	T	Lowe
	Ellis	Andrew & Toni	Lilley
Rob	Smith	Brian	Williams
Greg	Bell	Wynn	Marshall
Deborah/Ian	Young/Anderson	Vera & Hillary	Holden
C.A & P	Makin	J.J	Cansfield
k & M	Mann	J & K	Waddington
		E	Burton

Ron	Murray	Angela	Thompson
Dave & Alma	Walsh	A	Smith
Gwen	Lucas	Frank & Olwen	Pimblett
Linda	Chadwick	Ray & Marilyn	Hurst
Phil & John	Yates	Andrew	Johnson
J	Currie	G & B	Moss
Peter	Anderson	Allan / Eileen	Hodge
C.H & J	Brooke	Yasmin & Jordana / Julie	Pemberton / Webster
L / D	Hurst / Farrow	Julie & Tony	Webster
John	Grime	Darren	Jones
Margaret	Bradley	Debra	Swindells
Robert & Barbara	Sofield	K & M	Chow
F	Grundy	J	Collier
Robert	Evans	E.G	Bootle
Joyce	Reed	Jan / Grace	Fletcher / Cousen
J	Massey	Alan	Hart
Sylvia & Arnold	Pollitt	Partington	Michael
Adrian	Yates	Deborah, Michael & Morgan	Taylor
D	Sharplin	Henry	Stringer
J & T.N	Theaker	Helen	Quigley
Angela	Thompson	Ellen and Samuel	Simkiss
J & J	Cooper	L.D	Charlton
Joyce	Hankinson	John	Hepke
Eileen	Gregory	Sandra & Ian	Hurst
Cheryl	Marsden- McGlynn	Rita & Robert	Eaton
Sharon	Balderstone	Irene & Bill	Parkinson
Margaret & David	Porter		

David	Hardman	Andrew	Gribbin
	Hodge	Andrew	Morgan
John	Armstrong	Emily	Clift
A	Whitehead	Pamela	Jackson
Emma	Hunt	Trevor	Moorcroft
Alan	Taylor	Sian	Jackson
Barbara	Culver	Clare	Sutton
Rosemary	Ashworth	Julia	Davies
E	Shepherd	Joyce	Nelson
Tom	Fletcher	Louise	Adamson
Keiron	Hunter		Sherratt
Brian Ruth	Linforth	Justine	Adamson
Oliver	Lancaster	Colin	Berry
Robert	Ashton	Zuber	Lulat
Graeme	Tyrrell	Anne-Marie	Conway
D	Johnston	Joan	Bailey
Clive	Parrott	Alan	Walsh
Rachael	Kirkby	Christa	Noble
Simon	Heyes	Helen	Graham
Holly	Hughes	Bethan	Jackson
Samantha	Kay	K & S	Berry
S.J	Coope	Tom	Bannister
William	Roberts	Elizabeth	Hayes
Lawrence	Langford	Kitty	Dwyer
David	Kirkman	Kevin	Bates
John	Yates	William	Eaton
	Walker	Lindsay	Blantern
Phillip & Joan	Valjalo	Debra	Pratt
Margaret	Hodson	Anna	Parrott

	Young	Derek & Eileen	Ode
Jim	Gilfillan	Stewart & Vivien	Ralph
Rachael	Taylor	Edward	Nuttall
Jenifer	Jackson	Michael	Ord
Samantha	Howard	Gordon	Ord
Chris	Menand	Diane & Steve	Parkinson
Vivien	Price	Jenifer	Bamford
Andrew	Iredale	Anna & John	Morris
Carol	Knowles	Linda	Hurst
Angela	Jackson	DS	Farrow
Heather	Nelson	Allan & Julie	McKevitt
Victoria	Scowcroft	Hannah	Pursall
Wayne	Hardman	Pascal	Carton
Tina	Davies	Julie	Hilling
Edith	Hodgson	Lindsey	Kell
Jean	Hart	Denise	Nuttall
Robert	Anderson	Lynne & Jim	Fearick
John	Fletcher	Frances	Gentry
Mark & Julie	Stevenson	D.A & D	Dean
Simon	Parkinson-Jones		

Main comments

- Inadequate consultation has taken place
- There is not a case for this site to be used for industrial development
- Would having one greenbelt site turned into an industrial estate really solve Bolton's economic growth issues?
- Proposal goes against the Council's own policies in the Environment Strategy 2006-2011
- Goes against PPG2
- Concerns over loss or reduction in size of SBI
- Goes against NERC act for biodiversity duty

- The area is home to Great Crested Newts
- Concerns over loss in wildlife in general if an industrial park is constructed
- Loss of rights of way
- Loss of space for walking, cycling, horse riding and dog walking
- Irretrievable loss of Green Belt
- Loss of Green Belt's strategic nature preventing urban sprawl and countryside encroachment
- Loss of farm land / agricultural land (and reduced food security)
- Loss of farms, which also provide employment
- Loss of education value for generations of local children
- Concerns about increase in traffic along A6 and M61, already viewed by residents to be above capacity
- Concerns over additional air pollution caused by increase in traffic
- Concerns over increased CO2 emissions
- Goes against RSS policy DP5 'manage travel demand'
- Concerns over lack of public transport to area
- Jobs will be more accessible to people in Wigan and Salford, rather than unemployed people in Bolton
- Access for large commercial vehicles through Atherton is not good
- There are already lots of vacant industrial units across Bolton, due to the recession, these should be used first
- It is better overall to have a greater number of smaller sites spread throughout the borough
- Upset about the reduction in size in the proposed Country Park
- Rehabilitating the site to a country park would provide jobs in the green sector – this is preferential to an industrial park
- Local residents would rather have a Country park for the multi-purpose recreational and health benefits that it could offer (including tackling obesity)
- Concerns over not remediating the land surrounding the tip and coal extraction.
- Negative impact on views
- Noise pollution will increase
- Negative impact on house prices *[not a planning issue]*
- Negative impact on general amenity of area, and community cohesion
- Concerns over timescale and deliverability of suggested industrial estate
- Brownfield sites would make a more sustainable location for industrial use

- Concerns over the stated target of 8000 jobs needed – does this take into account recent job losses (such as the Exide plant)
- No evidence of demand for industrial units
- Low levels of unemployment in Over Hulton, felt that it is better to put industrial units where there are higher levels of unemployment in Bolton
- Suggestions that development goes at Wingates industrial estate, or Horwich Loco Works, or Middlebrook
- We feel that this money would be better spent on rejuvenating inner city industrial areas where the North West in particular is full of empty factories, industrial units and offices.
- Reuse the Exide/chloride plant first
- “The development will virtually join Over Hulton to Little Hulton”
- “What does not appear to have been considered, is how isolated the area is from the expected work force. The main beneficiaries of this development would be living in the Salford or Tyldesley areas.”
- Loss of local identity
- The four lane ends junction is already at capacity (supported by minutes from meeting with environmental services)
- Loss of hedgerows
- Loss of landscape features
- Impact on traffic... which is a direct route to Royal Bolton Hospital
- Potential for increase in crime in the area
- Depreciation of property value
- Employment estimates are out of date due to economic changes
- Impact on sewer network
- “The sound already produced from the traffic on the A6 and M61 is terrible, a sound barrier is needed between the M61 and our properties, what on earth if it going to be like with the extra traffic for 8000 new jobs?” (you state in your core strategy document there is no congestion see chapter 9 paragraph 16)
- “My main concerns are the impact that this development will have on my Grade 11 listed property which is located in a conservation area close to the site”
- Metal box works closed down in Westhoughton employing at its best 1700 people

Summary of Issues Raised at Cutacre Public Meeting

- Concerns were expressed about how little of the designated Site of Biological Importance would be left for newts and water voles to come back to. European and British Law appears to be being thrown out.
- A question was raised about exactly when Councillors became aware of the proposal.

- Several comments were made about who would benefit from Cutacre and who had originated the proposal. A question was raised as to whether the UK Coal proposals came forward at the same time as Peel bought up a significant share of UK Coal.
- The current planning permission and restoration plan
- A number of comments were made questioning how the appeal Inspector's decision on Cutacre could be overruled, since it was assumed that restoration back to recreation was binding. The need for trust in the planning system was emphasised. It was also stated by one local resident that UK Coal has suggested that changes to the restoration scheme would be minimal.
- It was argued that the Cutacre proposal goes against the Core Strategy core policies and it was questioned how a small part of the Green Belt could be taken out when this appears contrary to Bolton's own policies.
- Various comments were made suggesting that the exceptional circumstances required to change the Green Belt had not been demonstrated and that the creation of jobs was not an exceptional circumstance.
- Reference was made to a statement from Salford that when considering sites elsewhere in Greater Manchester there should be no net loss of Green Belt.
- One comment suggested that the change to Green Belt was contrary to government policy on Green Belt and the use of previously developed land, including the Regional Spatial Strategy presumption against exceptional strategic change. It was also suggested that GONW and 4NW were concerned.
- A number of questions were raised seeking clarification of Bolton's economic ambitions, the types of development that would be located at Cutacre and what feasibility studies have been done that show employers will develop the site.
- Several responses raised the current level of empty land and vacant industrial space in the area; Walkden and Horwich were cited, as was the Exide site on Salford Road. Also resident surveys were quoted showing over 800,000 sq.ft. was available on the M61 corridor, another resident referred to over 200,000 sq.ft.
- Concern was also expressed that, while there is a need for jobs, Cutacre would be very hard to get to from north and east of Bolton. Jobs were seen as more likely to go to people from Salford and Wigan. It was suggested that the Middlebrook problem would be replicated; unemployed people from Farnworth had been unable to take up opportunities there. Hulton has the lowest unemployment rate in the borough so it actually would make more sense to locate jobs where they are needed.
- It was also felt that jobs would tend to migrate rather than new jobs being created. Middlebrook and the Trafford Centre were argued to have killed off Bolton Town Centre.
- One respondent felt that it was clearly not the case that Bolton would be in real distress without development at Cutacre.
- Concerns were expressed about the implications for the local school, house prices and local community. It was also questioned exactly when development would actually take place. Cutacre is also only 250m from existing houses.
- Heavy traffic congestion was raised as a significant issue in the area; in particular the M61, M60 junction 13 and the A6 were mentioned.

- One resident referred to the refusal of a pedestrian crossing on Newbrook Road/St. Helens Road as the delays there would have caused huge disruption and questioned what effects the Cutacre development would have.
- Another stated that Wigan knew about the proposal in Jan 2009 and questioned the implications for traffic from a large scheme of 600 houses and employment in Wigan.
- Questions were raised about why the proposed road from Atherleigh Way to Chequerbent had been abandoned (route A5225) and about the need for a rail link into the site, possibly from Atherton.
- A planning consultant acting on behalf of residents made the following comments. The Sustainable Community Strategy encourages growth in sensible areas for benefit to be realised, the required removal of Green Belt should only be lost if there are no alternative options. The Preferred Options are an amalgam of options 2 and 4, option 3 has been ignored which would allow the needs for housing and economic development to be met on greenfield land outside the Green Belt. He suggested there was a role for the Lee Hall Colliery site which was on Route A5225 and had been identified in the 1995 UDP and 1972 Westhoughton Master Plan. Development there would support growth in the south east and south west of the Borough on the M61 corridor. It is Protected Open Land and is the same as the Over Hulton land subject to reclamation. The owners of Lee Hall are also pushing for development. It is adjacent to a sustainable community, has good transport links including access to two railway stations and would be linked to the M61. It would assist in making up for the loss of employment in Westhoughton which had arisen from sites such as Metal Box. The Council say there is no alternative land. There are no problems providing access funded by developers and Harworth Estates high end value uses would support transport.
- Cutacre would be against PPG2 linking Over Hulton to Bolton. He argued there was lots of safeguarded land in suitable locations.
- Another comment suggested that if Cutacre was rejected at Council, there should be a reconsideration of how growth will be accommodated across Greater Manchester.
- One resident cited Wigan's Preferred Options which is looking at Green Belt releases but has identified 7 key sites with employment spread across 6. These would make opportunities accessible across Wigan.
- Concerns were expressed that access to green fields was being lost; Westhoughton was cited as already being devastated. Over Hulton was argued to have the least accessible open as it lacks access to the moors and the Croal Irwell Country Park. Cutare is the only open space. One suggestion was that expectations should be reduced and the obsession with growth. The Council should purchase the land and turn it into a country park.
- A question was raised about what views the Wigan Councillors had.
- Worsley MP Barbara Keeley felt that people in Salford had not been consulted; they did not understand the scale of proposal and the loss of Green Belt. They were unhappy at the loss of restoration to country park. Congestion was cited as a major issue particularly the A6 and motorway junction 13 onwards. She was happy to link up with Bolton's resident group.
- Technical reasons were raised concerning the different ground compaction required to prepare for hard development compared with country park.

- Concerns were raised about the health implications of Cutacre, increased levels of asthma and also obesity due to lack of recreational opportunities. It was suggested that if Hulton Park was to be developed, some 200 acres have been sold recently (out of 600), then Over Hulton will end up surrounded on both sides by industry and housing.

Appendix 1: Key Issues Analysis

Local Development Framework

Council response to comments made on the Key Issues Report and the withdrawn Housing Development Plan Document

Shaping the future of Bolton



Unique ID	Ref	Name Organisation	Issue	Comments	Council Response
1001	001	Nigel Blanford Red Rose Forest	S3	The only broad area that appears to be missing is that of housing quality although this may fit within housing design sections.	Housing quality is considered through options for development management policies.
1001	002	Nigel Blanford Red Rose Forest	EN1	While housing regeneration schemes provide for better quality housing than those they replace, they do displace some hole and roof nesting birds such as the nationally declining house sparrow and birds such as swifts and swallows which prefer poorer quality housing. Provision is easily made ensuring new developments incorporate cheap and easy to install nest bricks. Providing such mitigation for the potential loss or harm caused to breeding birds is consistent with submitted draft RSS policy DP1. This issue is often overlooked not only within development documents but fails to make it into many sustainability appraisals.	Biodiversity is considered through options for development management policies.
1001	003	Nigel Blanford Red Rose Forest	EM3	Your questions/options 6 in the issues paper asks about the right level of infrastructure. We note Policy EM3 Green Infrastructure in the submitted draft RSS. Currently, open space provision within developments does not have a spatial element and is more often than not pushed into an area once the hard elements have been decided. Green Infrastructure looks to have this open space element built in from the start and ideally stipulated by the planning authority on potential development sites prior to any application being received.	Promoting and safeguarding green infrastructure is identified as a specific environmental issue and implications for green infrastructure have been considered in developing the four spatial options.
1001	364	Nigel Blanford Red Rose Forest	G4	Rising to the Challenge. A Climate Change Action Plan for England's Northwest 2007-2009 NWDA should be added to the evidence base	This document will need to be considered further in Core Strategy work.
1001	365	Nigel Blanford Red Rose Forest	G5	The range of issues covered should include "Green Infrastructure" in the General Policies. while it best fits currently within G5, it is a cross cutting theme linked to social and economic as well. It is now well established with a Green Infrastructure Guide to the North west and	Promoting and safeguarding green infrastructure is identified as a specific environmental issue and implications for green infrastructure have been considered in developing the four spatial options.

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response
				inclusion in the Regional Spatial Strategy.	
1001	366	Nigel Blanford Red Rose Forest	N/A	Agree with the themes and objectives set out in the Key Issues Report.	The themes and objectives have changed with the new Sustainable Community Strategy. A further opportunity for comment will arise through the Issues and Options Stage consultation.
1002	004	Steven Rock BMBC	EC5	I have read the document with regards to housing development in the borough the main comment I feel I have to make on behalf of my constituents is that there has been a lot of development within Horwich over the last few years and although I accept that people need houses and Horwich is very popular it is creating problems on the roads. The roads in Horwich are becoming very congested with several other developments being planned most of these developments lead onto Chorley new road which is becoming a long car park! I would like to suggest that if developments are to continue a way will have to be found to take traffic away from this road to lessen any further impact on this road.	Transport issues are addressed in a variety of places in the issues and options paper. This representation deals with the general locations of new development which are dealt with in the spatial options. Route specific policies including Chorley New Road may be considered as part of the Allocations Development Plan Document.
1003	005	Philip Megson Lancs CC	N/A	I do not wish to make comments at this stage	Consultee to be consulted at future stages of plan production.
1004	006	Steven Broomhead North West Regional Development Agency	S3	In relation to the list of options set out on page 3 of the Issues Paper, and particularly number 1, 4 and 8 we would stress the need for "a diverse, stable and resource-efficient housing stock" which is critical to achieving sustainable growth, attracting and retaining knowledge workers and reducing travel distances, as stated in the reason for Action 85 in the RES. In relation to option 5 we would stress the need for affordable housing to be provided in appropriate locations, as referred to in RES Action 86	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. Securing resources for affordable housing is addressed through options for development management policies. Specific site allocation will be through the Site Allocations Development Plan Document.
1004	294	Steve Broomhead	N/A	The Agency welcomes the inclusion of the Regional	Retain reference and linkages to RES.

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response
		North West Regional Development Agency		Economic Strategy (RES) in Appendix 2.	
1005	007	L Challenger Horwich Town Council	N/A	Members resolved to request more consultation at Town Council level concerning the provision of social housing - NB Email sent to HTC requesting clarity on the issues raised 06/07/06	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. Securing resources for affordable housing is addressed through options for development management policies. Specific site allocation will be through the Site Allocations Development Plan Document.
1006	008	John Peacock	EC2	1.Should housing land be concentrated in particular parts of the Borough and if so where? No, housing land should be distributed across the borough. Regard should also be given to areas of population decrease, evidenced by closing of primary schools. This permits the effective use of existing community facilities, minimizing the potential for such losses.	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. Specific site allocation will be through the Site Allocations Development Plan Document.
1006	009	John Peacock	EC2	2. Are there areas of the Borough where there should be no new housing? No, all areas to be considered. The priorities of where such land needs to be should not be allocation issue only. Other factors require priority, for example potential loss of existing amenities to support population growth/relocation and any required national guidelines, e.g. Brownfield, rural policies for additional housing, etc.	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. Specific site allocation will be through the Site Allocations Development Plan Document.
1006	010	John Peacock	EC2	3. Should the target for brownfield development be above the 80% figure in draft Regional Spatial Strategy? No. Ideally it should be 100% but there are growing issues on affordability, demand and supply issues on	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. The choice of

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response
				existing housing that justify a figure in the region of 80% as reasonable	spatial option could influence the target for brownfield development, although the 80% specified within the Regional Spatial Strategy must be met.
1006	011	John Peacock		<p>4. Should different minimum densities be applied in different parts of the Borough e.g. higher densities in town centre or locations accessible by public transport?</p> <p>Densities should be lowered. There are evident issues in place now that will affect demand and consequential social issues from continued high densities, as presently being implemented. To avoid longer term problems, as recorded by past housing policies over previous decades densities should be reduced across the borough. This would support wider distribution of housing across the borough</p>	Density is one component in achieving a high quality of design and visual quality. It is considered through options for development management policies.
1006	012	John Peacock	S3	<p>5. What policies should there be to meet the affordable housing aspirations of the Council and its partners?</p> <p>Present market conditions detract from renewal areas, even if it is one side of a street, because of the level of demand and prices being realized. This will not be sustainable and improvement of areas of town will still be required. Examples within the town have seen micro-scale enhancements to specific areas, e.g. Gilnow Lane, De Lacy Drive, conversion of existing Local Authority flats to houses, redevelopment on Monks Lane, etc. This contributes to brownfield development and regenerates the poorer areas at the same time.</p> <p>It wasn't that long ago that the Authority were commissioning reports from Universities on what to do with problem housing, involving property professionals in the town and for the market to up turn. It will be naïve of the Authority to assume the present economic</p>	The need for regeneration is addressed through the spatial options. Securing resources for affordable housing is addressed through options for development management policies. Specific site allocation will be through the Site Allocations Development Plan Document.

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response
				circumstances which are influencing housing will continue and the issues of a few years ago will not resurface. Policies now will assist in minimizing these issues.	
1006	013	John Peacock	S3	<p>6. What policies should there be to ensure that the right level of infrastructure is provided for new housing developments?</p> <p>Identify which households are likely to be occupying new properties, both in the housing demand market and the housing need market. More general distribution of development and identification of under used resources, as indicated above.</p>	Evidence is being compiled to justify key housing decisions in the Core Strategy. These include the recent housing needs and market study, private sector stock condition survey and the future strategic housing market assessment.
1006	014	John Peacock	EC2	<p>7. What policies should there be to address the requirements of groups in special housing need such as gypsies and travellers</p> <p>Policies in place are generally satisfactory. If expansion is required, the existing identified area opposite Moses Gate Country Park should be expanded. Adequate space exists at the elevated level behind the existing site, heading towards Hacken Lane. This would allow the perceived problems to be better managed</p>	The needs of the gypsy and traveller community is discussed through the quantity of development for housing options. The Core Strategy will consider criteria for identifying appropriate sites, the number being determined through a future review of the Regional Spatial Strategy. Specific sites may be identified through the Site Allocations Development Plan Document.
1006	015	John Peacock	S3	<p>8. Should the policies identify targets for different housing types e.g. maxima or minima numbers for flats or family houses?</p> <p>Yes, maximum for flats-which should be reduced from the present. Minimum for family homes, which should be higher than present.</p>	The Core Strategy will need to address issues of quality and mix of housing and these are addressed alongside the quantity of future housing provision option.
1006	016	John Peacock	G1	<p>9. How can the regeneration aspirations of the Council and its partners be best reflected in the Housing DPD?</p> <p>By having regard to the comments and examples</p>	The need for regeneration is addressed through the spatial options.

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response
				indicated previously.	
1007	017	Janet Belfield Countryside Agency	N/A	The DPD is unlikely to affect our environmental interests, we therefore have no further comment to make.	No response required.
1007	310	Janet Belfield Countryside Agency	N/A	<p>Need to add the following information to Appendix 2 and 3</p> <p>National Working with the Grain of Nature – A Biodiversity Strategy for England 2002</p> <p>'Landscape Character Assessment Guidance for England and Scotland', the Countryside Agency and Scottish Natural Heritage (2002). This is the accepted national guidance on assessment.</p> <p>'Countryside Character, Volume 2: North West England', Countryside Commission, and cross-reference it to the document above.</p> <p>'The Countryside In and around Towns – a vision for Connecting Town and Country in Pursuit of Sustainable Development', Countryside Agency and Groundwork, 2005.</p> <p>'Environmental Quality in Spatial Planning' June 2005, prepared jointly by the four statutory agencies, Countryside Agency, English Nature, English Heritage and the Environment Agency.</p> <p>Sub-Regional Greater Manchester Local Biodiversity Action Plan Greater Manchester Local Geodiversity Action Plan</p>	These documents will be taken into account in progressing work on the Core Strategy.
1007	311	Janet Belfield Countryside Agency	S4	Page 21. We are pleased that 'providing facilities for recreation and sport' is included, but consider that you should add 'conserve and enhance opportunities for	One spatial implication of the Healthy Bolton theme within the Spatial Vision is to increase physical activities and sports

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response
				open space recreation and access to the wider countryside'.	participation by ensuring that everyone has access to good sporting and recreational facilities. There are also links to the Cleaner, Green Bolton theme. The spatial options will determine the location of new development including recreational provision. An open space assessment is shortly to be published and this will form a valuable evidence base on the quantity and quality of open space across the Borough.
1007	312	Janet Belfield Countryside Agency	EN1	Page 23. Environmental Issues. We welcome the inclusion of EN1, but consider 'enhance' should be added to read 'protect, enhance and promote Bolton's Biodiversity'. A reference to legally protected species should also be included. For EN2, again add 'enhance'. EN2 should also include an issue for conservation and enhancement of local character and the countryside.	The Core Strategy will need to set out the strategic approach to biodiversity in the Borough including the development management options. The Allocations Development Plan Document will identify specific sites for protection.
1007	313	Janet Belfield Countryside Agency	EN1	Community Strategy covers social issues and not environmental issues. The four key themes in Section 5 are good. We advise that the objectives of the UDP better reflect these themes than those of the Community Strategy Recommend the inclusion of an objective which makes specific reference to urban green space provision and access, and that there are separate objectives for the protection of designated sites and protection of legally protected species as well as protecting, enhancing and promoting Biodiversity and Geodiversity.	The Sustainable Community Strategy has been updated and adopted in 2007. This identifies six goals which are reiterated in the spatial vision for the Core Strategy. The Core Strategy Issues and Options paper outlines in much more detail how these will be achieved spatially. Specifically providing high quality parks and open spaces and protecting and promoting biodiversity are set out as spatial implications under the Cleaner, Green Bolton priority theme.
1007	314	Janet Belfield Countryside Agency	G5	Agree with statement 'Bolton has a wealth of areas that have a high quality natural and built environment, but other locations, especially in the inner urban areas, are of poor quality'	Spatial implications of the Cleaner, Greener Bolton theme underlying the spatial vision include improving the physical environment of less attractive parts of Bolton, conservation of the Borough's built heritage

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response
				The Core Strategy must provide a robust framework to conserve and enhance all areas of the Borough.	and the protection and promotion of biodiversity. Development management policies will implement these objectives.
1007	315	Janet Belfield Countryside Agency	S1	This is a priority for Bolton and is related to Issue S4. Bolton should respect the community value of open spaces and access to the wider countryside and the role it plays in improving the health and well being of residents.	One spatial implication of the Healthy Bolton theme within the Spatial Vision is to increase physical activities and sports participation by ensuring that everyone has access to good sporting and recreational facilities. The spatial options will determine the location of new development including recreational provision. An open space assessment is shortly to be published and this will form a valuable evidence base on the quantity and quality of open space across the Borough.
1007	316	Janet Belfield Countryside Agency	S4	Bolton should recognise the contribution that open green space and the wider countryside makes towards recreation and sport. Purpose built facilities and informal areas make an equal contribution. The Core Strategy should cover policies for the provision, enhancement and maintenance of green space and access to the countryside.	One spatial implication of the Healthy Bolton theme within the Spatial Vision is to increase physical activities and sports participation by ensuring that everyone has access to good sporting and recreational facilities. The spatial options will determine the location of new development including recreational provision. An open space assessment is shortly to be published and this will form a valuable evidence base on the quantity and quality of open space across the Borough. Sites for protection will be identified in the Allocations Development Plan Document.
1007	317	Janet Belfield Countryside Agency	EN1	Need to consider general biodiversity issues outside of protected sites and protected species.	The Core Strategy will need to set out the strategic approach to biodiversity in the Borough including the development management options. The Allocations Development Plan Document will identify

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response
					specific sites for protection.
1007	318	Janet Belfield Countryside Agency	EN2	The Core Strategy ought to address the topics of conservation and enhancement of the wider countryside and ensure development respects local character within this broad issue. Bolton could pursue the use of Landscape Character Assessment as an appropriate tool to guide the locations for development and to assess the character of the development proposed.	Issues of landscape character, biodiversity and design and local character are addressed through development management options. Individual site protection would be through the Allocations Development Plan Document.
1008	018	Alan Hubbard National Trust	N/A	On this occasion the Trust is not in a position to give particular consideration to this specific document; however, we are grateful for you notification and would be pleased to be notified of future LDS consultations	Consultee to be consulted at future stages of plan production.
1008	247	Alan Hubbard National Trust	G4	<p>The evidence contained in Appendix 2&3 is inadequate.</p> <p>Need to add:</p> <p>a) Pending the finalisation of the proposed Addendum to PPS1 on Climate Change there is relevant advice in 'Planning Response to Climate Change' – ODPM 10-04</p> <p>b) Action for Sustainability (NWRA)</p> <p>In relation to the statistical work mention of the Regional BAP is relevant.</p> <p>Evidence deficiency relating to Historic environment, made be addressed by the annual Heritage Counts report produced by English Heritage and related data associated with Bolton Specifically.</p>	Additional information from these sources will be considered as Core Strategy work is progressed.
1008	248	Alan Hubbard National Trust	G3	Consideration should be given to the accessibility to public transport.	The options for the overall location of new development are set out in the spatial options and these reflect the objectives of the Greater Manchester Local Transport Plan. Transport and access arrangements including by public transport, cycling and

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					walking as well as by car and parking standards are being addressed through transport and access development management options.
1008	249	Alan Hubbard National Trust	G4	Consideration needs to be given to addressing those impacts that are now inevitable, e.g. the likelihood of increased flooding in the winter months, the implications of hotter/drier summers for water supplies, the impact of changing seasons on plants, wildlife and the wider landscape	A joint strategic flood risk assessment is being carried out by all ten Greater Manchester authorities and its results will be an evidence base for the Core Strategy and also inform the Site Allocations Development Plan Document. The Council's draft Sustainable Design and Construction Supplementary Planning Document already addresses the issues of use of water resources and provision of sustainable urban drainage systems in the management of run-off. Proposed development management options within the Core Strategy will cover similar issues and contain strengthened policies.
1008	250	Alan Hubbard National Trust	EN2	Needs to encompass protection and enhancement of the existing natural and built environment assets – especially in respect of the built environment	These issues are addressed through development management options for the built environment, sustainable design and considerate construction and conservation. Individual site protection would be through the Allocations Development Plan Document.
1008	251	Alan Hubbard National Trust	EN2	The Trust strongly supports an approach that seeks to identify, safeguard and reinforce local distinctiveness both in terms of the built environment and landscape character.	The Core Strategy development management policies for the built environment will aim to ensure that development achieves good design and that local distinctiveness is reflected. The Core Strategy can also set the strategic context for landscape character areas with specific areas allocated in the Allocations

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response
					DPD.
1008	252	Alan Hubbard National Trust	G4	Reducing the use of fossil fuels and pursuing energy conservation/efficiency and the use of renewables needs to be a key issue.	The Council's draft Sustainable Design and Construction Supplementary Planning Document already addresses issues around energy efficiency and the use of renewable energy. Proposed development management options within the Core Strategy will cover similar issues and contain strengthened policies.
1008	253	Alan Hubbard National Trust	EN1	Need to include consideration of landscape character, including its protection and enhancement	The Core Strategy will need to set out the strategic approach to landscape character including the development management options. The Allocations Development Plan Document will identify specific areas building on those identified in the adopted UDP.
1008	254	Alan Hubbard National Trust	EN3	Promote good design across the Borough, not just within the Town Centre.	Good design is being addressed in the Core Strategy through options for development management policies for the built environment.
1008	255	Alan Hubbard National Trust	G4	Encompass issues related to light pollution including a) in countryside areas where 'dark skies' remain an asset, b) on the urban fringe where excessive lighting spills over into countryside areas.	The issue of light pollution is being addressed through development management policy options for incompatible uses.
1008	256	Alan Hubbard National Trust	G4	Objectives should relate to the UK Sustainable Development Framework (2005 review) and its guiding principles/priorities.	The UK Government Sustainable Development Strategy 2005 is listed as a key national strategy which forms part of the evidence base for preparation of the Core Strategy. The spatial vision and themes have been drawn from the Sustainable Community Strategy and these

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					do broadly cover the principles and priorities set out in this national strategy.
1008	257	Alan Hubbard National Trust	G4	the nine priority areas show a lack of consideration of climate change issues, natural resource protection, energy and the protection and enhancement of environmental assets (natural and built environment, and landscape).	The underlying Cleaner, Greener Bolton theme within the spatial vision addresses the issues of climate change, resource use, conservation of Bolton's built heritage and protecting and promoting biodiversity. These matters are then considered through options for development management policies. The Council has approved a draft SPD on sustainable design and construction which sets out standards for residential and non-residential development.
1008	258	Alan Hubbard National Trust	G4	<p>The following themes are suggested:</p> <ol style="list-style-type: none"> 1) Addressing the causes of climate change and adapting to those impacts that are now inevitable 2) Protecting natural resources and reducing demands upon them 3) Improving energy conservation and reducing the reliance on fossil fuels 4) Protection and enhancement of the natural and built environment 5) Understanding, safeguarding and reinforcing local distinctiveness and landscape character 	Design, local distinctiveness, landscape character, climate change, sustainable design, use of resources, energy efficiency and renewable energy provision are all considered through options for development management policies. These link back to the underlying Cleaner, Greener Bolton theme within the spatial vision. The Council has approved a draft SPD on sustainable design and construction which sets out standards for residential and non-residential development.
1009	019	David Hardman United Utilities	N/A	<p>1 Should housing land be concentrated in particular parts of the Borough and if so where?</p> <p>United Utilities provides electricity, water supply and wastewater services in the Borough. When you have draft proposals for the allocation of development sites we will be pleased to advise if we have utility</p>	Consultee to be consulted at future stages of plan production as site specific proposals emerge.

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				infrastructure capacity to serve the proposed locations.	
1009	020	David Hardman United Utilities	N/A	<p>2 Are there areas of the Borough where there should be no new housing?</p> <p>Further to our comments to question "1" above, whilst it is our statutory duty to provide utility services, where there is a lack of capacity available we are limited by our Regulators agreed investment programme. Therefore, it is important to give United Utilities the opportunity to check that we can have utility infrastructure capacity available in time to satisfy the Borough's aspirations.</p>	Consultee to be consulted at future stages of plan production as site specific proposals emerge.
1009	021	David Hardman United Utilities	N/A	<p>3 Should the target for Brownfield development be above the 80% figure in draft Regional Spatial Strategy?</p> <p>Brownfield land does tend to have established utility infrastructure and this can make Brownfield development more sustainable than Greenfield development. However, as a service provider we take an impartial stance and would not wish to comment on the percentage figure, which should be used."</p>	The choice of spatial option could influence the target for brownfield development, although the 80% specified within the Regional Spatial Strategy must be met. Consultee to be consulted at future stages of plan production as site specific proposals emerge.
1009	022	David Hardman United Utilities	N/A	<p>4 Should different minimum densities be applied in different parts of the Borough e.g. higher densities in town centre or locations accessible by public transport?</p> <p>As a service provider we take an impartial stance and would not wish to comment on this.</p>	No response required.
1009	023	David Hardman United Utilities	N/A	<p>5 What policies should there be to meet the affordable housing aspirations of the Council and its partners?</p> <p>As a service provider we take an impartial stance and would not wish to comment on this.</p>	No response required.
1009	024	David Hardman United Utilities	S3	6 What policies should there be to ensure that the right level of infrastructure is provided for new housing	Consultee to be consulted at future stages of plan production as site specific proposals

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				<p>developments?</p> <p>In terms of utility infrastructure, United Utilities should be involved at the earliest possible stage to advise on current utility infrastructure availability and to discuss our current and emerging investment plans to coordinate with the aspirations of the Borough.</p>	emerge.
1009	025	David Hardman United Utilities	N/A	<p>7 What policies should there be to address the requirement of groups in special housing need such as gypsies and travellers?</p> <p>As for the answers above, potential sites should be checked for the availability of utility infrastructure capacity.</p>	Consultee to be consulted at future stages of plan production as site specific proposals emerge.
1009	026	David Hardman United Utilities	N/A	<p>8 Should the policies identify targets for different housing types e.g. maxima or minima numbers of flats or family houses?</p> <p>As a service provider we take an impartial stance and would not wish to comment on this</p>	No response required.
1009	027	David Hardman United Utilities	N/A	<p>9 How can the regeneration aspirations of the Council and its partners be best reflected in the Housing DPD?</p> <p>Brownfield land does tend to have established utility infrastructure and this can make regeneration development more sustainable than other development. However, as a service provider we take an impartial stance and would not wish to comment further on this.</p>	The choice of spatial option could influence the target for brownfield development, although the 80% specified within the Regional Spatial Strategy must be met. Consultee to be consulted at future stages of plan production as site specific proposals emerge.
1009	028	David Hardman United Utilities	EN5	<p>10 Are there any other relevant issues on which you would like to comment?</p> <p>United Utilities as the Electricity Distribution Network Operator and the provider of water and wastewater utility services would like to see a strong stance on natural</p>	Sustainable design and the use of resources are considered through options for development management policies. The Council has approved a draft SPD setting out standards for residential and non-residential development.

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				<p>resource demand management. The most sustainable development should manage the demand for natural resources including water and energy.</p> <p>United Utilities is aware that some local authorities are utilizing a national scheme "EcoHomes" and are adopting this as a means of encouraging developers towards environmental sustainability. Indeed the Office of the Deputy Prime Minister (ODPM) now the Department for Communities and Local Government is likely to require it application in future development. Water efficiency is part of the scheme. For information the web link is - http://www.breeam.org/ecohomes.html</p> <p>In this way, the Housing DPD is an opportunity for the Borough to demonstrate its responsible 'green' vision for the future.</p>	
1009	121	David Hardman United Utilities	N/A	1. The Council must coordinate its aspirations for development with utility infrastructure capacity.	The Council will work closely with infrastructure providers through the production of the Core Strategy and subsequent Allocations Development Plan Document to ensure that capacity exists or will be provided at the correct time to meet development needs.
1009	158	David Hardman United Utilities	EC2	8 sites should be considered for housing development - Sites identified - 1. Wordsworth St 2. Fearneyside Sub Station 3. Slack Lane 4. Egerton Pumping Station 5. Fold Road, Ringley Fold 6. Delph House, Egerton 7. Manchester Road Depot 8. Lever Park Avenue.	The Core Strategy will only show broad locations for housing development and identify strategic sites critical to delivery of the housing supply. The identification of specific sites will be an issue for the Allocations Development Plan Document.
1009	373	David Hardman United Utilities	N/A	Agree that the evidence base contains the correct evidence to support the development of the Core Strategy.	No response necessary.
1009	374	David Hardman	N/A	Agree with the themes and objectives identified in the	The Sustainable Community Strategy has

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response
		United Utilities		Key Issues Report	been updated and adopted in 2007. This identifies six goals which are reiterated in the spatial vision for the Core Strategy. The Core Strategy Issues and Options paper outlines in much more detail how these will be achieved spatially.
1009	375	David Hardman United Utilities	G9	Sustainability The Core Strategy should reduce waste and utilise existing resources wherever possible. United Utilities provides electricity distribution, water supply and wastewater utility services in Bolton. Whilst we cannot direct where development will occur we believe the core strategy should encourage location of allocated development sites where infrastructure, including utility infrastructure service capacity is currently available. When you come to that stage of the LDF process, United Utilities can advise as to whether capacity is currently available.	Sustainable design and the use of resources are considered through options for development management policies. The Council has approved a draft SPD setting out standards for residential and non-residential development. Allocation of sites under the Allocations Development Plan Document will need to consider existing and potential infrastructure provision.
1010	029	Dave Arstall GONW	N/A	The information currently presented (as part of the issues and options preparation process) appears rather limited. No options appear to have been developed; does the Council envisage doing this as a next step? In accordance with the principle of front loading it is important that sufficient information is provided during this stage to enable stakeholders to comment	Comments taken on-board in developing the Issues and Options report.
1010	030	Dave Arstall GONW	N/A	You may wish to have regard to the POS publication “Policies for Spatial Plans: A guide to writing the policy content of local development documents”. Para 4 recommends that in developing issues and options, authorities should set out a spatial portrait of the locality, the issues arising from the spatial portrait, a spatial vision of the area in the future, and a set of spatial objectives that cover the identified issues and fit the vision. It is important that the plan objectives are specific, deliverable and measurable. You should	Comments taken on-board in developing the Issues and Options report which now contains a spatial portrait, spatial vision and spatial objectives.

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				consider incorporating targets and milestones to these against which progress can be monitored.	
1010	031	Dave Arstall GONW	N/A	As each option is refined, a commentary on the key sustainability issues and problems arising must be prepared with recommendations on how each of the options could be improved e.g. through mitigation measures.	Initial sustainability appraisal of the spatial and development management options has already been completed and included within the Issues and Options Paper. Comments will be taken on-board in developing and refining options towards the preferred options stage.
1010	032	Dave Arstall GONW	N/A	PPS12 (para 4.3) advises that all those who wish land to be allocated for development should ensure that their sites are brought forward early in the process so that they can be considered by the local planning authority and subjected to sustainability appraisal. In the interests of front-loading we would advise you to invite responses from stakeholders on this basis before the preferred options stage. The Companion Guide to PPS12 (page 103) sets out a suggested approach to producing site allocations DPDs.	Initial work on the Allocations Development Plan Document will take on-board these comments, build on representations already submitted in respect of housing and consult widely in the Autumn 2007 for potential site allocations for a fuller range of uses.
1010	033	Dave Arstall GONW	N/A	Bearing in mind that both PPS3 and the emerging RSS are only in draft at this stage, there will be a risk in basing the document too rigidly on these documents. We therefore suggest that you will need to build an element of flexibility into the emerging DPD to minimise this risk.	The timetables for the Core Strategy and subsequent Allocations Development Plan Document are closely aligned to progress on RSS to minimise risk.
1010	034	Dave Arstall GONW	N/A	Please note that the 2003 Regional Housing Strategy referred to in Appendix 1 of the scoping report has been replaced by an updated 2005 version. This identifies 4 priorities for the region – delivering urban renaissance by tackling low demand and the wrong supply of dwellings, providing affordable homes to maintain balanced communities, delivering decent homes in thriving neighbourhoods and meeting the housing needs of the North West's diverse communities. One of the themes of	These themes will be picked up in developing the Core Strategy's approach to housing provision. Issues of quality and mix of housing and recognition of the range of types and tenures to support economic and housing strategies are referred to in the options for quantity of future housing provision.

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				the new Strategy is that we need to improve the housing offer in the older urban areas to support regeneration and to help tackle the economic problems identified in Section 4 of the scoping report.	
1010	035	Dave Arstall GONW	N/A	It is also important that the DPD is founded on a robust and credible evidence base, in order to minimise the risk of it being found to be unsound in this respect. The issues and options paper makes reference only to annual housing land availability reports, the UDP and the LDF monitoring report. It is important that the evidence base (and indeed the final DPD) includes consideration of the cross-boundary nature of housing markets, as appropriate for the situation in Bolton. For example, we note that there is no reference to the work on housing market areas currently being undertaken by ECOTEC on behalf of the AGMA authorities, which initially identifies Bolton as lying with the HMA in the west of the conurbation	Reference is made in the Issues and Options paper to work at the Greater Manchester level on housing and Bolton's own intention to prepare a strategic housing market assessment. This will draw on existing work carried out through Bolton's Housing Needs Survey and the GM Making Housing Count project. This will need to consider the nature of the wider housing market in which Bolton sits.
1010	036	Dave Arstall GONW	N/A	As mentioned, tackling low demand is a key priority in the Regional Housing Strategy and there are clear advantages in joining up this Housing Strategy with the LDF. There is also no reference to evidence of need for affordable housing, which is also a high priority in the Regional Housing Strategy, or evidence on flood risk.	The Council has recently completed a Housing Market and Needs Study which will inform requirements for affordable housing. Additional work on strategic market assessment will assess the nature or extent of housing demand. Reference to this study and the joint strategic flood risk assessment commissioned by the ten Greater Manchester authorities can be found within the Issues and Options report and the outcomes will inform future policy development on these issues.
1010	037	Dave Arstall GONW	N/A	Please note that in the scoping report, the reference to Circular 1/97 on Planning Obligations needs to be amended as this has now been replaced by Circular 05/2005.	At each stage of plan development reference will be made to current guidance.

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1010	038	Dave Arstall GONW	EN3	In terms of the range of issues under consideration, we would suggest the addition of design and creating sustainable residential environments and that you have regard to PPS1 (paras 33 - 39), PPG3 (paras 46, 54 – 56 and 64 in particular) and “Better Places to Live”, the companion guide to PPG3.	Design, local distinctiveness and sustainable construction are considered through options for development management policies. PPG3 has been replaced by PPS3 and its advice will be fully considered.
1010	039	Dave Arstall GONW	N/A	As stated in para 1.8 of the issues and options paper, local development documents should be founded on a spatial approach. The Government sees spatial planning as an important means of delivering the outputs from a range of corporate plans, investments and programmes affecting the area. It would be helpful to provide details of the ‘relevant policies’ referred to in para 1.8.	The Key Issues Report for the Core Strategy (December 2006) listed relevant national and local strategies and set out the key themes of the Community Strategy, Regional Spatial Strategy and the Greater Manchester Local Transport Plan. This has been carried forward into the Issues and Options Paper.
1010	040	Dave Arstall GONW	N/A	In developing the DPD, we would strongly encourage you to make use of the self assessment guidance available for SA/SEA and DPDs. Electronic versions of the DPD self assessment kits that can be used by local authorities to audit trail progress and demonstrate compliance and soundness at each stage are available from: the Planning Inspectorate www.planning-inspectorate.gov.uk/pins/appeals/local_dev/Soundness_of_DPD.htm and the Planning Advisory Service http://www.pas.gov.uk/pas/core/page.do?pagelId=14614	Self assessment is being carried out using the appropriate toolkit.
1010	041	Dave Arstall GONW	N/A	Looking ahead, it is important that the report produced at the Reg 26 preferred options stage includes details of alternative options being considered and of any options it is suggested be rejected, as well as the reasons behind those choices. It should be clear to consultees that it remains open for them to express a preference for any option, including those you suggest be rejected, and that such a response may lead you to pursue a different option at submission stage. They should also have sufficient detail about the various options to have a	Comments will be taken on-board in moving towards Preferred Options stage.

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				reasonably clear understanding of the different outcomes of those options. The need for clarity to a lay reader is important, and we therefore suggest that this detail should be set out in the body of the main preferred options document.	
1010	097	Dave Arstall GONW	N/A	Concern over the timescale of DPD preparation in light of RSS timetable	The timetables for the Core Strategy and subsequent Allocations Development Plan Document are now closely aligned to progress on RSS to minimise risk.
1011	042	M C Birchall	EC2	Until the latest UDP Bowlands Hey land had been shown on all proposals as Housing Land including the 1972 Master Plan for Westhoughton and the 1995 UDP. Developments have already taken place on the part of the east of Pennington Brook for housing and expansion of Westhoughton Parochial School in line with the Policy Guidance set out in the 1995 UDP. The change in designation has left a part developed site which does not make best use of the roads and other infrastructure that have been provided to the site. A co-ordinated approach to landscaping the area has not been achieved and the potential benefits of opening up areas of land for recreational space and children's play areas, as identified in the previous Policy guidance, have been lost. In addition, the partial development of the land and the ongoing uncertainty of the future of the land, which dates back to the 1950's, means that it is no longer viable for the family to farm. The area of land available is too small to be economical and the farm buildings associated with Grundy's Farm have already been developed for housing. No-one in the family wishes to farm the land which casts doubt on how the land will be maintained in the future. By designating the land as Protected Open Land in the current UDP it is not clear how Bolton MBC propose that the land should be maintained. We wish to see Bowlands Hey, and	Protected Open Land is being considered for development under spatial options 3 and 4.

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				Grundy's Farm and Old Field Farm in particular, designated as Housing Land in line with all proposals. We would also like to see a clear phasing strategy for development of the site prepared by the LA to avoid the ongoing uncertainty.	
1011	043	M C Birchall	EC2	<p>In the previous UDP Bowlands Hey was allocated for up to 1000 dwellings. In making that allocation the Borough Council must have considered that the local highways and drainage infrastructure would be capable of accommodating that scale of future development on the site. An important consideration is that significant infrastructure is already in place to facilitate a major development. The main vehicular access has already been constructed, via the adjacent Fairways development, at the junction of Cricketers Way/Wigan Road. This access has been constructed to a generous standard in anticipation of there being future development on the Bowlands Hey site. An additional (secondary) point of vehicular access into the site is also achievable from Collingwood Way, and further phases of development on the site (e.g. on the Council's land) may be accessed via a further Wigan Road as proposed by the Council in the Bowlands Hey draft development brief. The Bowlands Hey site is in close proximity to Westhoughton town centre and public transport facilities. The majority of retail, community and leisure facilities in Westhoughton are located within the town centre and are all within a reasonable walking distance of a significant proportion of the site. In terms of accessibility to employment opportunities the Bowlands Hey site is on the western side of the town adjacent to the Wingates Industrial Estate, the major source of employment in the town. The site is also accessible to a number of schools in the area not least the Westhoughton Parochial School adjacent to Grundys Farm. Various Master Plans have</p>	Protected Open Land is being considered for development under spatial options 3 and 4.

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response
				<p>been produced for Bowlands Hey in the past which demonstrate how it could be developed to include a mix of housing types and community facilities. The proximity to the town centre means that it is ideally placed to provide support for shops and local community facilities. The Bowlands Hey site is also in close proximity to the proposed station at Dobb Brow and may assist in the critical mass to enable earlier development of that station. This would also be of wider benefit to the Westhoughton community. Given the infrastructure that already exists and the proximity of the site to the centre of Westhoughton and a wide range of retail, employment, education and surface access facilities our view is that any additional infrastructure required to support the development of Bowlands Hey could be satisfactorily achieved through the existing system of Section 106 agreements with developers.</p>	
1011	093	M C Birchall	EC2	1. Need to allocate Greenfield sites for up to 20% of development. Site identified - Bowlands Hey	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. The choice of spatial option could influence the target for brownfield development, although the 80% specified within the Regional Spatial Strategy must be met. The Core Strategy will only show broad locations for housing development and identify strategic sites critical to delivery of the housing supply. Protected Open Land is being considered for development under spatial options 3 and 4.
1011	094	M C Birchall	EC2	2. A need to increase the strategic requirement for housing - Site identified Bowlands Hey	The quantity of housing development is addressed in the issues and options paper and spatial options set out various

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response
					approaches to meeting the Regional Spatial Strategy requirements. Protected Open Land is being considered for development under spatial options 3 and 4.
1011	095	M C Birchall	EC2	3. Bowlands Hey is a sustainable location for housing - Site identified Bowlands Hey	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. The Core Strategy will only show broad locations for housing development and identify strategic sites critical to delivery of the housing supply. Protected Open Land is being considered for development under spatial options 3 and 4.
1011	342	M C Birchall	N/A	Agree that Appendix 2 and 3 are adequate to inform the Core Strategy. However, notice should be taken of the final RSS housing figure before housing numbers are decided in the LDF	Support noted. Evidence will be updated as work progresses on the Core Strategy and further studies are completed. The housing provision in the Core Strategy will incorporate final RSS figures due in early 2008.
1011	343	M C Birchall	N/A	Agree with the range of issues covered in the Core Strategy.	Noted as support for the issues.
1011	344	M C Birchall	G1	Agree with the themes and objectives based on Community Strategy to be used in the Core Strategy	The Sustainable Community Strategy has been updated and adopted in 2007. This identifies six goals which are reiterated in the spatial vision for the Core Strategy. The Core Strategy Issues and Options paper outlines in much more detail how these will be achieved spatially.
1011	345	M C Birchall	G3	Improving accessibility is a key issue for Westthroughton in relation to producing additional shopping, leisure and education facilities to cater for the current and future	The options for the overall location of new development are set out in the spatial options and these reflect the objectives of

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response
				<p>growth in population.</p> <p>The development of Bowlands Hey for housing, given its proximity to the town centre of Westhoughton, would provide significant opportunities to address this issue.</p>	the Greater Manchester Local Transport Plan. Transport and access arrangements including by public transport, cycling and walking as well as by car and parking standards are being addressed through transport and access development management options. Protected Open Land is being considered for development under spatial options 3 and 4.
1011	346	M C Birchall	G5	Improving the physical environment would significantly enhance Westhoughton as a place to live and work. An integrated, coherent design for housing and possibly leisure and education facilities on Bowlands Hey could significantly enhance the physical environment of Westhoughton given the proximity of the site to the centre of Westhoughton.	The spatial vision now contains the updated theme of Cleaner, Green Bolton. This does include the improvement of the physical environment of less attractive areas. Protected Open Land is being considered for development under spatial options 3 and 4.
1011	347	M C Birchall	G7	<p>The determination of a planning policy for the phased development of Bowlands Hey is a key issue.</p> <p>Until the last UDP the site had been shown on all proposals as Housing Land including the 1972 Master Plan for Westhoughton and the 1995 UDP.</p> <p>The partial development of the site up to Pennington Brook and ongoing uncertainty mean that it is no longer viable for my family to farm.</p>	Protected Open Land is being considered for development under spatial options 3 and 4.
1011	348	M C Birchall	S3	<p>Providing good quality affordable housing to meet the needs of local communities is clearly an important issue for both Bolton and Westhoughton.</p> <p>The development of Bowlands Hey would enable this to be achieved in a sustainable way given its proximity to the existing services in Westhoughton town centre and the provisions that have already been made for access</p>	The Council has recently completed a Housing Market and Needs Study which will inform requirements for affordable housing. Additional work on strategic market assessment will assess the nature or extent of housing demand. Reference to this study commissioned by the ten Greater Manchester authorities can be found within

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response
				to the site.	the Issues and Options report and the outcome will inform future policy development on these issues. Securing resources for affordable housing is addressed through options for development management policies. The Core Strategy will address the issues of quality and mix of housing, together with types and tenure.
1011	349	M C Birchall	EN3	A significant amount of the recent development in Westhoughton has been of a piecemeal nature. The development of Bowlands Hey would enable good design to be promoted by the preparation of an integrated development plan for the site.	Good design is being addressed in the Core Strategy through options for development management policies for the built environment.
1011	350	M C Birchall	EC2	<p>Providing enough land for development in Bolton over the period to 2021 could be a significant challenge given the current UDP does not designate any green land for housing.</p> <p>The designation of Bowlands Hey for development in a phased manner would help to address this issue.</p>	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. The Core Strategy will only show broad locations for housing development and identify strategic sites critical to delivery of the housing supply. Protected Open Land is being considered for development under spatial options 3 and 4.
1012	044	Rosemary Olle GMPTE	G3/EC 5	GMPTE believe that in order to promote more sustainable patterns of development new housing should be developed within the existing urban areas, where it should be ensured that there is accessibility to a choice of transport mode and to local services.	Potential choices about the future general location of new development including housing are set out in the spatial options. Option 2 is an approach that focuses development within the urban area including along key transport corridors.
1012	045	Rosemary Olle GMPTE	G3/EC 5	GMPTE believe that in order to promote more sustainable patterns of development and help reduce reliance on private car use, the location of new housing should be accessible by a choice of transport mode, to	Potential choices about the future general location of new development including housing are set out in the spatial options. Option 2 is an approach that focuses

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				jobs, education and health facilities, shopping, leisure and local services. GMPTE advocates the concentration of higher density new housing in locations offering a choice of transport mode, such as existing centres, close to public transport interchanges or along good quality public transport corridors. Indeed sites with the best public transport accessibility should, wherever possible, be reserved for uses (or high densities) that generate a high level of trips in order to encourage modal shift and make the best use of investment in public transport infrastructure.	development within the urban area including along key transport corridors. Density is one component in achieving a high quality of design and visual quality. It is considered through options for development management policies.
1012	046	Rosemary Olle GMPTE	G3/EC 5	<p>GMPTE would encourage policies to seek developer contributions for public transport infrastructure, (examples given below). I am aware that Bolton MBC in due course aims to produce a Supplementary Planning Document on Planning Obligations. I hope that this will include a section on developer contributions to public transport. Meanwhile the .</p> <p>Housing DPD should include policies to secure contributions or section 106 agreements to provide the necessary public transport infrastructure required to serve any new development.</p> <p>PPG 13 states that developer contributions should be encouraged to secure improved accessibility to sites by public transport, walking and cycling where such measures may 'influence travel patterns to the site'.</p> <p>GMPTE will recommend a developer contribution where a proposed development is inadequately served by public transport or where a development will generate significant additional trips, requiring improvements to services or facilities. Where an area is likely to see a number of new developments, GMPTE recommends the establishment of 'Area Transport Funds' into which</p>	The Core Strategy's development management policies will set down the Council's approach on planning contributions. Options are being considered around the development thresholds for which contributions are payable and the range of infrastructure that can be sought. Any policy will have to conform with national guidance. The Local Development Scheme already includes a commitment to produce an SPD on this topic.

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				<p>contributions from developments can be paid, along with other sources of funding in order to fund the necessary scale of public transport improvements.</p> <p>Examples of such infrastructure which could be funded by developer contributions include:</p> <ul style="list-style-type: none"> Ø On site infrastructure e.g. improvements/upgrades to bus stops, shelters, passenger information. Ø Pedestrian/cycle routes to public transport. Ø Off site infrastructure necessary to mitigate the impact of new development to achieve a modal shift from car to public transport. This could include Quality Bus corridors, busways, or station improvements (including parking, safety and security or information) 	
1012	047	Rosemary Olle GMPTE	G3/EC 5	<p>Housing Layouts</p> <p>The layout of new housing should give priority to pedestrians & cyclists, over the private car. Simple ways this can be done include locating buildings and entrances to the 'front' of the site, with car parking to the rear and providing a permeable network of footpaths.</p> <p>Residential Travel Plans</p> <p>Large residential developments should be accompanied by a residential travel plan framework to promote sustainable modes of travel.</p> <p>Accessibility</p> <p>GMPTE recommend the use of Accession software to assess the accessibility of any large sites or any major allocations where accessibility may be an issue. This</p>	Layout, transport and access issues are being considered through development management options. The Council already uses Accession software and could use it to test possible site allocations.

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				would then allow appropriate provisions to be included in policies/design briefs	
1013	048	Dawn Hewitt Environment Agency	EN4	<p>Option 2</p> <p>There should be no new housing in areas identified as flood zone 3 in the Environment Agency's Flood maps. This should also include any areas identified as being at risk of flooding within your Council's Strategic Flood Risk Assessment, which will be carried out as part of the Sustainability Appraisal.</p> <p>Should any housing requirements be identified within areas that may be subject to flood risk then the Environment Agency would expect the sequential test as set out in draft PPS25 to have been applied to these sites.</p> <p>Housing development should also take into account areas of good ecological value and river corridors, providing enhancements where possible.</p>	A joint strategic flood risk assessment is being carried out by all ten Greater Manchester authorities and its results will be an evidence base for the Core Strategy and also inform the Site Allocations Development Plan Document.
1013	049	Dawn Hewitt Environment Agency	EN8	<p>Option 3</p> <p>We support the redevelopment of brownfield sites and its contribution towards cleaning and restoring contaminated land.</p> <p>However, there may be instances where it is preferable to allow brownfield sites to act as floodplain and remain undeveloped, where they contribute to a reduction in flood risk elsewhere in the borough</p>	A joint strategic flood risk assessment is being carried out by all ten Greater Manchester authorities and its results will be an evidence base for the Core Strategy and also inform the Site Allocations Development Plan Document. The Council's draft Sustainable Design and Construction Supplementary Planning Document already addresses the issues of use of water resources and provision of sustainable urban drainage systems in the management of run-off. Proposed development management options within the Core Strategy will cover similar issues and contain strengthened policies.

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1013	050	Dawn Hewitt Environment Agency	EC2/E C1/G3	<p>Option 6 Policies should ensure that new development is located in sustainable locations, served by public transport, and should also consider water supply and drainage infrastructure.</p> <p>There is an ideal opportunity from the outset to protect rivers and groundwater from the effects of pollutants and reduce flood risk in urban areas by change in the design of drainage systems and /or the provision of treatment facilities prior to discharge. The Environment Agency is now promoting, with the help of unitary authorities and councils, a range of structures with a flexible series of options for reducing the damage of our freshwater resources of this country - called Sustainable Urban Drainage. Therefore any housing developments should assess the feasibility of incorporating Sustainable Urban Drainage within a proposed scheme.</p> <p>Should the DPD be considering design issues, then a policy should be included to ensure that all development adopt sustainable construction techniques and maximise energy efficiency.</p>	The Core Strategy has to accord with national guidance and other strategies including the Regional Spatial Strategy. These place considerable weight on achieving sustainable patterns of spatial development. A number of these issues including sustainable drainage and energy efficiency are already covered in the Council's draft Sustainable Design and Construction Supplementary Planning Document. Proposed development management options for the built environment and incompatible uses within the Core Strategy also consider these topics.
1013	223	Dawn Hewitt Environment Agency	N/A	The scope of the evidence in Appendix 2 and 3 is adequate to inform the preparation of the Core Strategy.	Support noted. Evidence will be updated as work progresses on the Core Strategy and further studies are completed.
1013	224	Dawn Hewitt Environment Agency	N/A	Agree with the range of issues covered in the Core Strategy	Noted as support for the issues.
1013	225	Dawn Hewitt Environment Agency	G8	Objectives could be clearer. 'Enhancing local living and the local environment' should include the natural environment if this is not intended.	The themes and objectives have changed with the new Sustainable Community Strategy. A further opportunity for comment will arise through the Issues and Options Stage consultation. These issues together with biodiversity are picked up in the new

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					Cleaner, Greener Bolton theme drawn from the new Sustainable Community Strategy and are also addressed through development management options.
1013	226	Dawn Hewitt Environment Agency	G4	Climate change can be addressed through reduction in greenhouse gas emissions and through preparing for the effects of climate change. This can be achieved through sustainable development patterns which reduce the need to travel, promotion of alternative means of transport and energy efficient construction techniques.	The underlying Cleaner, Greener Bolton theme within the spatial vision addresses the issues of climate change and resource use. These matters are then considered through options for development management policies. The Council has approved a draft SPD on sustainable design and construction which sets out standards for residential and non-residential development. The future location of development is considered through the spatial options and consequences for climate change and accessibility assessed.
1013	227	Dawn Hewitt Environment Agency	EN1	Support the protection and promotion of the Borough's biodiversity. Watercourses, ponds and wetlands (both ecological and amenity/Leisure) should be fully recognised within Core Strategy. The Core Strategy should give protection to designated conservation sites and protected species	The Core Strategy will need to set out the strategic approach to biodiversity in the Borough including the development management options. The Allocations Development Plan Document will identify specific sites for protection.
1013	228	Dawn Hewitt Environment Agency	EN4	<p>The minimisation of flood risk is supported, which should be achieved through the restriction of development in flood risk areas and development which may cause flooding elsewhere.</p> <p>The Core Strategy should include a policy to promote sustainable urban drainage systems.</p>	A joint strategic flood risk assessment is being carried out by all ten Greater Manchester authorities and its results will be an evidence base for the Core Strategy and also inform the Site Allocations Development Plan Document. The Council's draft Sustainable Design and Construction Supplementary Planning Document already addresses the issues of use of water resources and provision of sustainable urban drainage systems in the

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					management of run-off. Proposed development management options within the Core Strategy will cover similar issues and contain strengthened policies.
1013	229	Dawn Hewitt Environment Agency	EN5	<p>Support the theme of maximising the use of renewable energy. Core Strategy should promote a reduction in energy use through energy efficiency construction techniques.</p> <p>Core Strategy should encourage recycling facilities.</p>	<p>The Council's draft Sustainable Design and Construction Supplementary Planning Document already addresses the issues of use of renewable energy. Proposed development management options within the Core Strategy will cover similar issues and contain strengthened policies. Recycling is also being addressed through development management options for sustainable design and construction.</p>
1013	230	Dawn Hewitt Environment Agency	EN6	Support theme of Improving water quality. Core Strategy should provide protection for both groundwater and surface waters.	Improving waste quality will be addressed in the development management policy options on incompatible uses.
1013	231	Dawn Hewitt Environment Agency	EN8	<p>Support the reduction in amount of derelict and contaminated land through the sustainable use of land. Concentrating development on brownfield land will help to achieve this, and through the best use of existing services such as transport and waste management, encouraging more sustainable patterns of transport.</p> <p>A note of caution, some brownfield sites provide important wildlife habitats.</p>	<p>The spatial vision now contains the updated theme of Cleaner, Green Bolton. This does include the improvement of the physical environment of less attractive areas. The scope for using brownfield land and derelict land will depend on the spatial option chosen although RSS sets a target of at least 80% for housing development on brownfield land. Wildlife issues are addressed under development ,management options.</p>
1014	051	Mark Wolstenholme Dunlop Haywoods	EC2	New residential development should be concentrated with the existing built up areas of Bolton where suitable site are available. the strategy will enable new development to be focused upon sites which would benefit from regeneration thereby helping to contribute to the vitality of town centres and enable access to shops	Potential choices about the future general location of new development including housing are set out in the spatial options. Options 1 and 2 particularly focus development within the urban area.

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				and services by foot and cycle, and making effective use of existing public transport facilities. An urban concentration would also enable the protection of more sensitive areas. This approach to development is in accordance with national planning guidance in PPG3 and the emerging PPS3 documents. It is also in accordance with the statutory development plan for Bolton which comprises the RSS for the North West (both adopted and emerging) and the adopted UDP.	
1014	052	Mark Wolstenholme Dunlop Haywoods	EC2	The redevelopment and reuse of vacant sites and building within urban areas should be a priority. Additional development should be encouraged to make the best use of such sites in sustainable locations. The target for previously developed land sets a minimum requirement for use of PDL. This does not suggest that the LA should just aim for 80%, but rather that this represents the minimum requirement for the use of PDL. The government is committed to maximising the re-use of PDL and the conversion of existing buildings to promote regeneration and minimise the amount of greenfield land taken for development. All things considered, there is no reason why this can not be higher.	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. The choice of spatial option could influence the target for brownfield development, although the 80% specified within the Regional Spatial Strategy must be met.
1014	053	Mark Wolstenholme Dunlop Haywoods	G7/G8	Minimum densities should be applied in different parts of the Borough. This is especially necessary when there are varying degrees of urban and rural settlements across the borough. This strategy will enable a higher density to be applied in urban areas or areas well served and easily accessible to public transport. Development in villages without basic services should be of a lower density limited to small scale infill and backland development. Development in larger villages should be limited to the re-use of brownfield windfall sites	Density is one component in achieving a high quality of design and visual quality. It is considered through options for development management policies.
1014	054	Mark Wolstenholme	S3	Planning Circular 6/98 amplifies the Government's	The Council has recently completed a

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		Dunlop Haywoods		preferred approach to planning and affordable housing and states that affordable housing policies should be based on clear and up to date assessment of local need for affordable housing and provide guidance on securing and controlling the occupancy of affordable housing. Affordable housing should be steered towards towns and villages in sustainable locations where there is good access available to basic services and public transport facilities. Provision should be made for a range of dwelling types and sizes to meet the assessed need of all sectors of the community in accordance with national planning policy, as currently expressed particularly in PPG3 (Housing), Circular 6/98 (Planning and affordable housing) and emerging guidance contained in PPS3 . In addition, it should be indicated how an element of affordable housing will be sought in all substantial housing schemes. The Borough covers a range of different areas, each with their own needs and characteristics. The proposed Housing Development Plan Document represents an excellent opportunity for a local housing needs appraisal to be carried out to identify how policies should respond to local needs. This will ensure that local affordable housing needs are met locally.	Housing Market and Needs Study which will inform requirements for affordable housing. Additional work on strategic market assessment will assess the nature or extent of housing demand. Reference to this study commissioned by the ten Greater Manchester authorities can be found within the Issues and Options report and the outcome will inform future policy development on these issues. Securing resources for affordable housing is addressed through options for development management policies. The Core Strategy will address the issues of quality and mix of housing, together with types and tenure.
1014	055	Mark Wolstenholme Dunlop Haywoods	EC5	Generally speaking, all policies relating to the correct level of infrastructure that should be provided for new housing development should be in conformity with Circular 05/2005 Planning Obligations. This Circular clarifies the basis which planning obligations should be assessed for their acceptability in policy terms. The SoS policy requires that planning obligations be sort where they meet all of the following tests. This states that a planning obligation must be: relevant to planning; necessary to make the proposed development acceptable in planning terms; Directly related to the	The Core Strategy's development management policies will set down the Council's approach on planning contributions. Options are being considered around the development thresholds for which contributions are payable and the range of infrastructure that can be sought. Any policy will have to conform with national guidance. The Local Development Scheme already includes a commitment to produce an SPD on this

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				proposed development; Fairly and reasonably related in scale and kind to the proposed development; and reasonable in all other aspects. This Circular states that planning obligation should never be used purely as a means of securing a 'betterment levy'	topic.
1014	056	Mark Wolstenholme Dunlop Haywoods	N/A	There should be an up to date housing needs assessment that has the potential to identify the different housing requirements of the Borough	The Council has recently completed a Housing Market and Needs Study which will inform requirements for affordable housing. Additional work on strategic market assessment will assess the nature or extent of housing demand. Reference to this study commissioned by the ten Greater Manchester authorities can be found within the Issues and Options report and the outcome will inform future policy development on these issues.
1014	057	Mark Wolstenholme Dunlop Haywoods	EC2	As and when vacant land / building arise at hospital sites, the regeneration aspirations of the Council and its partners can best be met by having a positive set of policies that bring forward redundant public sector land as a priority. In addition, an updated urban potential study is necessary to identify sites that re available or likely to become available within the LDF period. This will enable a structured approach to be taken to identify formal allocations.	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. The choice of spatial option will influence the site search process for the Allocations Development Plan Document. PPS3 sets out the key test for such sites as being deliverability. Ownership may influence whether development is achievable but they also have to be available and suitable. The Council will prepare a Strategic Housing Land Availability Assessment which could identify future allocations.
1014	238	Mark Wolstenholme Dunlop Haywards Planning	N/A	Need to recognise the potential rationalisation of the Hospital and associated land. It is vital that the Core Strategy is used as a mechanism through which the	The Council will engage with Bolton Hospitals NHS Trust to understand its plans and future service delivery. Any site

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				Trust's plans can be expressed and incorporated as policy statements, leading to land allocations at later stages in the process.	specific matters will be addressed through the Allocations DPD.
1014	239	Mark Wolstenholme Dunlop Haywards Planning	N/A	Agree with range of issues covered in Core Strategy. The period of rationalisation that the Trust is under going at the moment regarding health care provision will have specific social, economic and environmental issues which underlie the concept of sustainable development which should be considered in the Core Strategy.	The themes and objectives have changed with the new Sustainable Community Strategy. A further opportunity for comment will arise through the Issues and Options Stage consultation.
1014	240	Mark Wolstenholme Dunlop Haywards Planning	N/A	Agree with the broad objectives of the Community Strategy and acknowledge the importance of its inclusion within the Core Strategy.	The Sustainable Community Strategy has been updated and adopted in 2007. This identifies six goals which are reiterated in the spatial vision for the Core Strategy. The Core Strategy Issues and Options paper outlines in much more detail how these will be achieved spatially.
1014	241	Mark Wolstenholme Dunlop Haywards Planning	EC2	Part 4 of the Core Strategy needs to take into account the period of rationalisation that the Trust is under going at the moment regarding health care provision and the land/property issues that arise from this. As such an area wide statement should be produced considering (a) the clear need for land and property rationalisation at Royal Bolton Hospital. (b) the implications of this process for the levels of future new housing development in the South Ward.	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. Implications for health care provision will be discussed directly with stakeholders including the NHS Trust and any allocations of land considered through the Site Allocations Development Plan Document.
1015	058	Christine Morris Westhoughton Town Council	G1/G5	The Town Council believes that there should be more development in the inner core of Bolton, with a better housing mix. Although there are areas in Bolton where properties are structurally unfit, there is currently no slum clearance programme and this should be remedied in the Regional Strategy and by Central Government	The spatial options set out various approaches to meeting economic and Regional Spatial Strategy housing requirements. The choice of spatial option could affect the prospects for renewal areas, option 2 being most regeneration focussed.

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1015	059	Christine Morris Westhoughton Town Council	EC2/E N1	The Town Council believes that there should be no new housing on greenfield sites, on protected open space and on SBIs	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. The choice of spatial option could influence the target for brownfield development, although the 80% specified within the Regional Spatial Strategy must be met. The identification of open space and SBIs for protection will be through the Allocations Development Plan Document.
1015	060	Christine Morris Westhoughton Town Council	EC2	if the target set for Brownfield development is 100%, a great lot of the brownfield sites are in Bolton TC. There are now only a small number of brownfield sites left in Westhoughton	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. The choice of spatial option could influence the target for brownfield development, although the 80% specified within the Regional Spatial Strategy must be met. Bolton Town Centre is a key location for new development under all the spatial options.
1015	061	Christine Morris Westhoughton Town Council	EC2	If brownfield sites are developed, the majority are in Bolton TC and are served by public transport	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. The choice of spatial option could influence the target for brownfield development, although the 80% specified within the Regional Spatial Strategy must be met. Bolton Town Centre is a key location for new development under all the spatial options.

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1015	062	Christine Morris Westhoughton Town Council	S3	There is very little affordable housing in Westhoughton and there is a particular problem for single men requiring accommodation. Bolton Council and its partners need to find properties with affordable rents, and look at real affordability in new housing developments.	The Council has recently completed a Housing Market and Needs Study which will inform requirements for affordable housing. Additional work on strategic market assessment will assess the nature or extent of housing demand. Reference to this study commissioned by the ten Greater Manchester authorities can be found within the Issues and Options report and the outcome will inform future policy development on these issues. Securing resources for affordable housing is addressed through options for development management policies. The Core Strategy will address the issues of quality and mix of housing, together with types and tenure.
1015	063	Christine Morris Westhoughton Town Council	EC5	It is essential to ensure that the right level of infrastructure is provided for new housing developments. There has been 35 years of development in Westhoughton and there is now a problem as there is almost no land available.	The Core Strategy's development management policies will set down the Council's approach on planning contributions. Options are being considered around the development thresholds for which contributions are payable and the range of infrastructure that can be sought. Any policy will have to conform with national guidance. The Local Development Scheme already includes a commitment to produce an SPD on this topic.
1015	064	Christine Morris Westhoughton Town Council	EC2	The requirements for gypsies and travellers should be urgently addressed. The Greater Manchester Strategy for Gypsies and Travellers should be developed as soon as possible and Bolton Council should push strongly for its development.	The needs of the gypsy and traveller community is discussed through the quantity of development for housing options. The Core Strategy will consider criteria for identifying appropriate sites, the number being determined through a future review of the Regional Spatial Strategy.

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					Specific sites may be identified through the Site Allocations Development Plan Document.
1015	065	Christine Morris Westhoughton Town Council	S3	There should be a good mix of flats and houses for families, couples and single people to rent privately, in Westhoughton, at affordable rents. People are having to move to Bolton to find accommodation with affordable rents.	The Council has recently completed a Housing Market and Needs Study which will inform requirements for affordable housing. Additional work on strategic market assessment will assess the nature or extent of housing demand. Reference to this study commissioned by the ten Greater Manchester authorities can be found within the Issues and Options report and the outcome will inform future policy development on these issues. Securing resources for affordable housing is addressed through options for development management policies. The Core Strategy will address the issues of quality and mix of housing, together with types and tenure.
1015	066	Christine Morris Westhoughton Town Council	G1	Regeneration should be directed to the "run down/derelict" areas of Bolton. There are very few derelict areas in Westhoughton.	The spatial options set out various approaches to meeting economic and Regional Spatial Strategy housing requirements. The choice of spatial option could affect the prospects for renewal areas, option 2 being most regeneration focussed.
1016	067	Kristian Marsh Highways Agency	G3	The identification of potential housing sites within the borough should take into account the transport constraints identified in the evidence base. Sites selected should not exacerbate existing problems on the motorway network. These include problems of congestion or a worsening of Air Quality in Air Quality Management Areas.	The options for the overall location of new development are set out in the spatial options and these reflect the objectives of the Greater Manchester Local Transport Plan. Transport and access arrangements including by public transport, cycling and walking as well as by car and parking standards are being addressed through

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				<p>Housing sites should be concentrated in the most accessible areas. Ideally, this should be in areas where the need to travel by private car, particularly in the peak periods, can be minimised. On the contrary, housing development in areas that don't have good public transport access to major areas of attraction should be discouraged.</p> <p>Wherever sites are selected, an indication of their impact on the trunk road network will need to be assessed. This assessment will need to look at the cumulative impact of all sites identified as well as individual allocations. This exercise should identify, if an existing problem is likely to be exacerbated or if a new one is likely to be created. Clearly, neither option is desirable. Every effort should therefore be made when identifying housing sites to avoid this occurrence.</p> <p>As a last resort it may be possible to overcome problems created by new housing sites through improvements to physical infrastructure. Where this is likely to be the case, the scale of improvement required and its deliverability will need to be determined. Any infrastructure works required to deliver the council's housing plans should be included in the document.</p>	transport and access development management options. Transport Assessment will be investigated to assist examination of possible sites in the Allocation Development Plan Document.
1016	068	Kristian Marsh Highways Agency	G3	it does seem sensible to apply different densities in different parts of the borough. Having higher density development in town centres and around public transport hubs seems a sensible approach.	Density is one component in achieving a high quality of design and visual quality. It is considered through options for development management policies.
1016	069	Kristian Marsh Highways Agency	EC5	Option 6 relates to the provision of infrastructure for new housing development. I have set out earlier in this letter what we would be looking for in order to assess what infrastructure is required to support new housing provision in the borough. What is essential is that what infrastructure is required is identified at this stage of the	Transport Assessment will be carried out to inform the Core Strategy and subsequent Allocations DPD. This will need to consider information on traffic flows, congestion within and outside Bolton. The Highways Agency will be involved in discussions with

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				process and not left for individual planning applications to determine. It should also be noted that the Agency is interested to see what impact allocations have on local roads that intersect with the trunk road network, i.e. at junctions, as well as on the mainline carriageways.	the Council about strategic sites and significant allocations that could have an impact on the trunk road network.
1016	070	Kristian Marsh Highways Agency	N/A	The nature of house types selected should reflect the borough's housing needs survey.	The Council has recently completed a Housing Market and Needs Study which will inform requirements for affordable housing. Additional work on strategic market assessment will assess the nature or extent of housing demand. Reference to this study commissioned by the ten Greater Manchester authorities can be found within the Issues and Options report and the outcome will inform future policy development on these issues. The Core Strategy will address the issues of quality and mix of housing, together with types and tenure.
1016	120	Kristian Marsh Highways Agency	G3/EN 7	1. Conditions on some roads need to be taken into account; Peak period congestion on the M60 and approaching the M60 from M61; congestion at M61 J3; congestion approaching J6 of the M61; AQMAs that include the M61,M60 and M6; M61 capacity between J5 and the M60; mainline capacity on the M60.	Transport Assessment will be carried out to inform the Core Strategy and subsequent Allocations DPD. This will need to consider information on traffic flows, congestion within and outside Bolton. The Highways Agency will be involved in discussions with the Council about strategic sites and significant allocations that could have an impact on the trunk road network.
1016	232	Kristian Marsh Highways Agency	G3	Appendices 2 & 3 require more information to inform the preparation of the Core strategy. Documents to include "M60/M602/A663/A627(M) Route Management Strategy"	Transport Assessment will be carried out to inform the Core Strategy and subsequent Allocations DPD. This will need to consider information on traffic flows, congestion within and outside Bolton.

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				<p>Should include statistics on</p> <p>1 Existing and forecast flows on the motorway and trunk road network in Bolton and the adjacent boroughs.</p> <p>2.Existing and forecast network capacity on the motorway and trunk road network in Bolton and the adjacent boroughs.</p> <p>3.Existing and forecast areas of stress and congestion on the motorway and trunk road network in Bolton and the adjacent boroughs.</p> <p>4.Existing and forecast areas adjacent to the motorway and trunk road network in Bolton and the adjacent boroughs were air quality limits are, or are expected to be, exceeded</p>	
1016	233	Kristian Marsh Highways Agency	N/A	Agree with the range of issues covered in Core Strategy	No response necessary.
1016	234	Kristian Marsh Highways Agency	N/A	Support the themes and objectives covered in the Core Strategy.	The themes and objectives have changed with the new Sustainable Community Strategy. A further opportunity for comment will arise through the Issues and Options Stage consultation.
1016	235	Kristian Marsh Highways Agency	EC5	The Core Strategy should ensure that policies designed at improving the economy of the borough do not lead to a negative impact on transport infrastructure or the environment. The core strategy should include appropriate policies to reflect where certain types of development should be located to minimise any potential adverse impacts that may arise.	The options for the overall location of new development are set out in the spatial options and these reflect the objectives of the Greater Manchester Local Transport Plan. Transport and access arrangements including by public transport, cycling and walking as well as by car and parking standards are being addressed through transport and access development management options.
1016	236	Kristian Marsh Highways Agency	G3	Policies covering the improvement of accessibility should ensure that maximum emphasis is placed on reducing the need to travel and ensuring that access by public	The options for the overall location of new development are set out in the spatial options and these reflect the objectives of

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response
				transport is an attractive option.	the Greater Manchester Local Transport Plan. Transport and access arrangements including by public transport, cycling and walking as well as by car and parking standards are being addressed through transport and access development management options.
1016	237	Kristian Marsh Highways Agency	G3	The emphasis in the policy, 'Ensuring that new development has good transport access' should be on good and attractive public transport access. Policies should be aimed at encouraging the location of developments in the most sustainable and accessible areas with the intention of reducing the need to travel by private car.	The options for the overall location of new development are set out in the spatial options and these reflect the objectives of the Greater Manchester Local Transport Plan. Transport and access arrangements including by public transport, cycling and walking as well as by car and parking standards are being addressed through transport and access development management options.
1017	071	Elizabeth Shepherd Friends of The Earth	EN1	In considering the appropriateness of developments on brownfield sites attention should be given to their value as wildlife habitat. Much of the past industrial development of Bolton has taken place close to rivers and streams. By their nature these constitute wildlife corridors. Regeneration provides the opportunity to restore the biodiversity value of these corridors. An enormous amount of the public money has been spent to restore the water quality of the water courses in the Mersey Basin catchment. Bolton ought to have a long term plan to compliment this expenditure by developing good quality wildlife habitat, and as far as possible public access, along all its rivers and streams. At present there are a number of parks, country parks etc. but they need to be joined together. The designation of areas for housing should not jeopardise the future development of wildlife corridors. In order to reduce the impact of transport on global warming new housing should only be	The spatial vision now contains the updated theme of Cleaner, Green Bolton. Spatial implications include protecting and promoting biodiversity and using resources such as transport more effectively. Biodiversity, accessibility and water pollution are matters addressed through the options for development management policies. Sites for protection such as wildlife corridors will be identified in the Allocations Development Plan Document.

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				permitted on sites with easy access to shops, schools and public transport.	
1017	072	Elizabeth Shepherd Friends of The Earth	G3	The layout of estates should include safe, off-road footpaths and cycle paths giving access to schools, children's play areas, shops and leisure facilities. Paths should be wide, well lit, overlooked by houses and not lined with dense bushes so that people can use them in safety, felt happy about letting their children use them and they do not become meeting places for noisy teenagers or drug users. Attention should be given to maximising the connectivity of such new footpaths and cycleways to the existing network of footpaths and cycleways, including those in adjacent boroughs where applicable.	Options for development management policies include issues of design, safety from crime and accessibility. Route specific policies such as the cycle network would be addressed through the Allocations Development Plan Document if carried forward.
1017	073	Elizabeth Shepherd Friends of The Earth	G4/EN 5	<p>All housing, particularly flats, should have good provision of space to store separated recyclable waste. All developments, with a floor space of at least 500m2, or more residential units, should incorporate on-site renewable energy equipment to reduce predicted Co2 emissions by at least 10%. If we are to make a significant difference to climate change new developments must be required to have a carbon neutral impact, I.e. they do not create any net added carbon dioxide emissions over their lifetime. There is a range of existing, well recognised standards by which to achieve this. Applicants should be required to demonstrate the carbon neutral impact of their development by means of one of the following</p> <ol style="list-style-type: none"> 1. The z-squared standard for any large scale housing development; 2. The BRE EcoHomes 'Excellent' standard for any housing development of one unit or more; 3. The inclusion of on-site renewable energy generation capacity. 	The Council's draft Sustainable Design and Construction Supplementary Planning Document already addresses the issues of reduction in carbon emissions and provision of renewable energy generation. Proposed development management options within the Core Strategy will cover similar issues and contain strengthened policies. The Core Strategy also addresses the need for sustainable waste management and recycling in new developments in options for design policies.

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				<p>It would be for applicants to decide which approach is the most appropriate to deliver carbon neutrality in their specific proposal. In addition there should be a presumption against any development which results in an overall increase in climate change emissions.</p> <p>Policies that address the need to reduce CO2 emissions would be in line with government policy (set out in PPS1) which calls for development plan policies to seek to minimise the need rather than restrain, the use of renewable resources. Planning has a vitally necessary role to play in making the reduction of greenhouse gas emissions not just an aspiration but a reality.</p>	
1018	074	Margaret Collier	G1	<p>Ideally, housing land should be on sites with ready access to desirable facilities, such as jobs, shops, transport, schools, hospitals, decent level of internet connections, parks and leisure facilities. Some localities are better provided with these facilities than others, and housing demand is high in these parts of the borough. Unfortunately, this leads (in a market in which supply of such accommodation outstrips demand) to rising prices in these areas, and hard on the heels of this, an overstretching of demands on the infrastructure. For instance, the replacement of the Victorian Regent Road sewer, which became essential once increased development in Lostock caused an increased frequency of unsanitary overflows. Sadly it is not quite as clear cut to identify the breaking point for other infrastructure issues.</p> <p>Perhaps it would be possible to achieve some crude sort of numerical index by which one could identify suitability for housing by rating the desirable features of an area, e.g. 10 for jobs (as this could seriously reduce the</p>	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. At the Allocations Development Plan stage more detailed criteria including accessibility and available of infrastructure may be used to guide the allocation process. Development management options for planning obligations within the Core Strategy are exploring the potential range of infrastructure that could be provided where development puts pressure on existing infrastructure.

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				<p>reliance on transport). For transport one could rate, say, 3 for transport by train, 3 for a bus service and 3 for rapid access to the motorway network. However, if the bus service were hourly only, and the train service already running at capacity, ditto the motorway at rush 'hours' then there is no real advantage in these 'facilities' which are little more than virtual ones. It would be the same if a hospital had so few specialties represented at it that it failed to function most of the local needs, thus necessitating travel for basic health cover, e.g. maternity.</p> <p>A balance could be struck with the undesirable features of an area, including lack of infrastructure. Provision already exists for planners to resist development which puts too great a strain on infrastructure and the government has set out several strategies within the PPG notes, e.g. the Grampian Defence.</p> <p>I realise that this is not a simple answer, but it has the chance of being less subjective than the current arrangements. It might focus the minds of developers on making a contribution to infrastructure on site, rather than by the Barker s106 type proposals, which could well see the development gain leaving not just the leafier suburbs of Bolton, but perhaps ending up in Wigan, Manchester or Salford.</p>	
1018	075	Margaret Collier	EC2	<p>Again, I would not like to specify locations, but rather find rational identifiers, such as those given below, for refusal of housing in particular areas. These areas may be rather small individually, but in total add up to a reasonable protected area. I would pull them together as aspects of Bolton which, once gone, cannot be replaced.</p>	<p>Issues of conservation, listed buildings, biodiversity and character are being considered through options for development management policies for the built environment.</p>

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response
				<p>a. Greenfield land. The site at the back of the Hamlet, and adjacent to the golf course should not be developed as it is greenfield land.</p> <p>b. Woodland protection. Sadly, an attempt to provide access to the site above has already compromised an area of woodland, probably ancient, in which all the trees were protected, yet many were illegally felled. Astonishingly, the Council's own policy, N7, requires replacement even of trees legally felled throughout the borough, all of which is within the Red Rose Forest. This policy is not being implemented.</p> <p>c. Destruction of a building which cannot/will not be replaced. An obvious example of this is a listed building. Sometimes an the shell of an old mill or a Victorian mental hospital can be retained, and although the fixtures and fittings are lost, and extra houses are built in the grounds, it is possible to retain some of the atmosphere, and also the craftsmanship which is now too expensive to replace. Some schemes in other local authority areas have resulted in generous apartments, much in demand. Sometimes a large, but unlisted, house in a huge garden can be sympathetically handled to give one extra house of quality, while preserving the earlier one. Examples are the house on the corner of Lostock Junction Lane and Chorley New Road, and Culzean/Culzean Manor on Chorley New Road. In my opinion, both have been done sympathetically, and preserve the best of the area while promoting development appropriate to the area.</p> <p>d. Destruction of wildlife habitat. The current protection of, for example, bats and their habitat is extended in policies in the Bolton UDP, and in National policies, such as 'Greening the Residential Environment', which specifies the retention of biodiversity. Developments</p>	

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				<p>which cut a swathe of concrete across the gardens of the leafier suburbs of Bolton are in danger of destroying wildlife corridors. The wildlife habitat is something which has evolved over many years, but once it has gone it has gone. Even in my own area the kingfishers, foxes, rabbits, house martins and jays which used to be in my garden 23 years ago are gone. The garden has not changed, but the surrounding area has.</p> <p>e. Building in Conservation Areas There should be no need to build housing in the areas designated by the Council as Conservation Areas. If the atmosphere of the Conservation Area is to be retained the total number of extra dwellings possible must be small, and a total ban could save much time and energy on the part of developers, officers, councillors and concerned residents. It is to be hoped that these energies could be better deployed in generating new quality areas in Bolton, but their desirability as areas would depend on the availability of the factors in 1 above.</p>	
1018	076	Margaret Collier	EC2	<p>I realise that it is not the Bolton planning department which has come up with a definition of brownfield land which includes both land previously used for industrial or commercial use and also back gardens. It is an utterly useless definition on which to base statistics. The Chancellor has recently considered disentangling the National Office for Statistics from political influence. It cannot come soon enough. The current brownfield definition is deeply dishonest. One might as well define motorways (within the terms of a footnote) as including country lanes within one mile of a motorway, and then set a speed limit of 70 mph for the lot, wring ones hands at the inevitable accidents, and disingenuously observe that the country lane is defined as a motorway.</p>	<p>The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. The choice of spatial option could influence the target for brownfield development, although the 80% specified within the Regional Spatial Strategy must be met. The quality of the built environment is addressed through development management options.</p>

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				<p>The National brownfield target for 2008 is 60%. Regional guidance sets a target of 80% for brownfield development in Bolton. This is the same as for all other local Authorities in Greater Manchester, except for Manchester and Salford, where the target is 90%.</p> <p>I would like to split the target for brownfield into two. Let us define the disused factory (Metal Box) as real brownfield. The advantage of such sites is that they are large enough to require a proper level of infrastructure to be provided as part of the plan, and to be legally obliged to provide a level of affordable housing within the scheme. These are the sites which have the capacity to properly deliver the homes fit for present day needs. Could we require Parker Morris standards to ensure that the dwellings built have a reasonable attractiveness to potential occupiers, and therefore they could expect a reasonable lifespan? I would set a target of 90% for real brownfield for Bolton.</p> <p>Turning to imaginary brownfield, i.e. established gardens, it is difficult to know what target to set, as development here is very rarely worthy and usually destroys an area. It is a leech on often stressed infrastructure, is designed to maximise profit, and evades the requirement to provide affordable housing. To develop imaginary brownfield land is to remove wildlife habitats and corridors and destroy trees. National planning guidance supports 'Greening the Residential Environment', and specifies the retention of biodiversity. It is difficult to see how this can be achieved in Lostock if the 'imaginary brownfield' targets are met. They will totally change the character of areas such as Lostock. Building in established gardens is divisive, and transfers value in an area from existing</p>	

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				<p>residents to developers. I would set a target of 0% for imaginary brownfield for Bolton.</p> <p>I can imagine that these proposals leave a shortfall in the numbers of extra dwellings which the RSS requires Bolton to provide of 511 per year, net of any housing which arises from clearance replacement. My solution would be to find land in the Green Belt which could be developed as an alternative to the windfall sites which are destroying the character of any area of Bolton which has a decent sized garden. This is my personal view, and is not that of the local organisations of which I am a member. Developers who delivered, say 400 units of real brownfield development could get planning permission for, say 25% of that, i.e. 100 units of Green Belt development. All dwellings to comply with Parker Morris standards, and affordable housing to be on site, not transferred from the Green Belt to the real brownfield site.</p>	
1018	077	Margaret Collier	G8/EC 2/G3	<p>The National density guidance is to be increased, for suburban areas such as Lostock, from 30-50 units per hectare to 35-55. However, this small increase is accompanied by statements in the draft guidance that 'the bottom of the range should act as a minima (sic)', and that the Local Authority may go lower- 'the presumption is that 30 units is the minimum'. The densities of many houses with large gardens in Lostock are in single figures, so any redevelopment in Lostock at these densities will completely change the character of the locality. I am in favour of setting different minimum densities in different parts of the borough to preserve their character.</p> <p>If higher densities are to be set in the town centre, one has to ask what the residents there will do in their spare</p>	Density is one component in achieving a high quality of design and visual quality. It is considered through options for development management policies.

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				<p>time. The centre of Bolton will need to become a much more diverse and vibrant place if it is to attract people at the foot of a home owning democracy ladder. Perhaps national money is available to regenerate Bolton town centre to create this desirable ambience. One can see the issues playing out in Manchester City Centre, in which the flat-owning population is finding their properties' values eroded by lack of provision of schools and G P practices. They have bought in, and now cannot get out to start raising a family in an area which does have these basic amenities. Again, the provision of housing is not a stand-alone issue. For the investment to hold up it needs to be supported by other factors. Some of these are outside any reasonable remit for developers to provide, but developers can be required to contribute to them as a condition of being granted planning permission.</p> <p>Areas Accessible By Public Transport. The Regional strategy which constrains development in Bolton intends that housing growth should be in locations which are 'accessible' to public transport. This issue of accessibility is in my opinion a red herring. I can actually get to Lostock Station in the rush hour, but I cannot park there, nor can I travel to Manchester sitting down, as most seats are already filled. Lostock is accessible to public transport, but it is difficult to see how this is a relevant as the rail service now functions at capacity at peak times. It is availability, not accessibility, of transport which is a major issue in making the location of housing desirable.</p>	
1018	078	Margaret Collier	G6/S3	The council should enter into an agreement with the other Manchester Metropolitan Authorities to have a united front, so that one does not trump another. They could then all simply follow the policies of Ken	The Council has recently completed a Housing Market and Needs Study which will inform requirements for affordable housing. Additional work on strategic market

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				<p>Livingstone. If it is good enough for London, it should be acceptable here. If he can somehow get more resources for affordable housing than us, we should use our combined force exert political pressure to redress the balance.</p> <p>Looking to the whole borough, the level of public subsidy anticipated for Bolton to provide affordable housing should be set fairly within a regional and national context. We need a fair slice of the national cake. We should calculate what that is and fight for it. Other boroughs do.</p>	assessment will assess the nature or extent of housing demand. Reference to this study commissioned by the ten Greater Manchester authorities can be found within the Issues and Options report and the outcome will inform future policy development on these issues. Securing resources for affordable housing is addressed through options for development management policies. The Core Strategy will address the issues of quality and mix of housing, together with types and tenure.
1018	079	Margaret Collier	EC5	<p>Infrastructure is a key part of any development, and often in Lostock each development is too small in itself to justify a new infrastructure, be it sewers, transport, schools or traffic lights. Any requirement for developers to contribute to infrastructure costs should address the strain put on the local infrastructure by the development, and be spent locally to redress that strain. I am opposed to finding that monies provided for infrastructure in Lostock end up elsewhere.</p> <p>It should be policy to withhold planning permission until either the developer pays up or central government provides money for the larger infrastructure issues (widening the M61, and for that matter the M6). Failing that the Council should request that the government sets more modest housing targets, to match the modest infrastructure we are currently endowed with.</p> <p>Again, we need a fair slice of the national cake. We should calculate what that is and fight for it.</p>	The Core Strategy's development management policies will set down the Council's approach on planning contributions. Options are being considered around the development thresholds for which contributions are payable and the range of infrastructure that can be sought. Any policy will have to conform with national guidance. The Local Development Scheme already includes a commitment to produce an SPD on this topic.
1018	080	Margaret Collier	G6	The council should enter into an agreement with the other Manchester Metropolitan Authorities to have a united front, so that one does not trump another. They	Key test of soundness are that the Core Strategy has regard to plans, policies and strategies of adjoining areas and that cross

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				could then all simply follow the policies of Ken Livingstone. If it is good enough for London, it should be acceptable here. If he can somehow get more resources for groups in special housing need such as gypsies and travellers than us, we should use our combined force exert political pressure to redress the balance.	boundary issues are fully considered. There is already cross GM working on matters like housing, waste and flood risk assessment and this is likely to increase. The needs of the gypsy and traveller community is discussed through the quantity of development for housing options. The Core Strategy will consider criteria for identifying appropriate sites, the number being determined through a future review of the Regional Spatial Strategy. Specific sites may be identified through the Site Allocations Development Plan Document.
1018	081	Margaret Collier	N/A	<p>Yes. There are national surveys which show that there is a large disparity between what people want, and what is being built. It is not the case that people's wants are unrealistic, but that the planners are not exercising responsibility in insisting on a full range of property types and sizes.</p> <p>And there should be finer tuning than this. I would aspire, health permitting, to move to a bungalow as I age (further). Once I could no longer manage a garden, I would like to have a large flat, with a communal garden, and something more than the two bedrooms with a combined lounge/dining room which is standard as provision on windfall sites, presumably because that is where the maximum profit per hectare can be achieved. Unless the planners exercise some control we will be driven to the lowest common denominator. Developers do not provide what people want, but what is most profitable to themselves, and then they manage perceptions. People cannot buy what is not provided. The reason that some properties are bought is not</p>	The Council has recently completed a Housing Market and Needs Study which will inform requirements for affordable housing. Additional work on strategic market assessment will assess the nature or extent of housing demand. Reference to this study commissioned by the ten Greater Manchester authorities can be found within the Issues and Options report and the outcome will inform future policy development on these issues. The Core Strategy will address the issues of quality and mix of housing, together with types and tenure.

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				because they are desirable, but because nothing else is available, even for those with the money to set their sights higher. It is not obvious why new developments have garages separated from houses in central blocks. Possibly this provides a more efficient use of land, and reduces the need to provide expensive lifts in houses over 3 storeys.	
1018	082	Margaret Collier	G1	Regeneration will follow jobs; without work the regeneration of housing will fail. The Council should set its sights on attracting a high-profile government department, helping the Chancellor to cut his costly London-based Civil service costs.	The two main aims of the Sustainable community Strategy are to narrow the gap between the most and least well off and to ensure economic prosperity. These are supported by six priority themes Prosperous Bolton being one of them. The Core Strategy specifically aims to provide the right quantity of land for economic uses in the right locations and the matching of jobs and investment to those most in need. It looks to maximise opportunities of inward investment and support for growth sectors.
1019	083	Helen Cramant	G8	1.Should housing land be concentrated in particular parts of the borough and if so where. It would be preferable for housing land to be on sites with ready access to desirable facilities, such as jobs, shops, transport, schools, hospitals, internet connections, parks and leisure facilities. However, a balance should be sought so that a more desirable area than another is not unfairly overloaded.	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. Detailed site allocation through the Allocations Development Plan Document will take on board accessibility to a range of facilities.
1019	084	Helen Cramant	EC2/G 5	2. Are there areas of the borough where there should be no new housing. It would be desirable if areas designated as greenfield sites remain so. Similarly woodland areas and the protection of wildlife habitats and	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. The choice of spatial option could influence the target for

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				corridors remain in force. Conservation areas should not be built on nor the demolition of property/buildings of character and attractive features, especially if schemes could be introduced to preserve all the character and attractive features of the premises, such as Culzean Manor on Chorley New Road.	brownfield development, although the 80% specified within the Regional Spatial Strategy must be met. Biodiversity, conservation and character issues are being explored through development management options. The protection of individual sites will be through the Allocations Development Plan Document.
1019	085	Helen Cramant	EC2	3. Should the target for brownfield development be above 80%. It seems that the current brownfield site definition is ambiguous and somewhat confusing. The Metal Box development is in my opinion a true brownfield site. I would like to see a target of 90% set for real brownfield sites for Bolton. I am against the use of established large back gardens being classified as brownfield as more often than not the developments are rarely worthy and usually destroys an area, creates huge strain on the immediate infrastructure and creates a divisive atmosphere amongst surrounding residents destroying any community feeling that has developed.	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. The choice of spatial option could influence the target for brownfield development, although the 80% specified within the Regional Spatial Strategy must be met. The quality of the built environment is addressed through development management options.
1019	086	Helen Cramant	G8	4. Should different minimum densities be applied in different parts of the borough such as higher densities in town centre or areas accessible by public transport. I am in favour of setting different minimum densities in different parts of the borough to preserve their character.	Density is one component in achieving a high quality of design and visual quality. It is considered through options for development management policies.
1019	087	Helen Cramant	S3	5. What policies should there be to meet the affordable housing aspirations of the council and its partners. Looking to the whole borough the level of public subsidy to provide affordable housing should be set fairly within a	The Council has recently completed a Housing Market and Needs Study which will inform requirements for affordable housing. Additional work on strategic market

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response
				regional and national context.	assessment will assess the nature or extent of housing demand. Reference to this study commissioned by the ten Greater Manchester authorities can be found within the Issues and Options report and the outcome will inform future policy development on these issues. Securing resources for affordable housing is addressed through options for development management policies. The Core Strategy will address the issues of quality and mix of housing, together with types and tenure.
1019	088	Helen Cramant	EC5	<p>6. What policies should there be to ensure that the right level of infrastructure is provided for new housing developments.</p> <p>I feel it is not unreasonable to withhold planning permission until the developer agrees to pay or central government provides money for the larger infrastructure requirements. Or the Council requests that the government sets more modest housing targets, to match the modest infrastructure we are currently coping with.</p>	The Core Strategy's development management policies will set down the Council's approach on planning contributions. Options are being considered around the development thresholds for which contributions are payable and the range of infrastructure that can be sought. Any policy will have to conform with national guidance. The Local Development Scheme already includes a commitment to produce an SPD on this topic.
1019	089	Helen Cramant	EC2	<p>7. What policies should there be to address the requirements of groups in special housing need such as gypsies and travellers.</p> <p>In all fairness should we be adopting policies to accommodate these groups? Are they contributing to the community in terms of rates, respect for the environment their conduct and behaviour towards their neighbours and surrounding residents. However, it seems like a good idea for all the metropolitan boroughs to devise a uniform and common policy that they all</p>	The needs of the gypsy and traveller community is discussed through the quantity of development for housing options. The Core Strategy will consider criteria for identifying appropriate sites, the number being determined through a future review of the Regional Spatial Strategy. Specific sites may be identified through the Site Allocations Development Plan Document.

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				adhere to if this is a compulsory situation. If sites are designated the users must contribute financially to the upkeep of the site and its facilities.	
1019	090	Helen Cramant	EC2/S 3	<p>8.Should housing policies identify targets for different housing types, such as numbers of flats of family houses.</p> <p>Yes, there are national surveys showing a large disparity between what people want and what is being built.</p>	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. The Core Strategy will only show broad locations for housing development and identify strategic sites critical to delivery of the housing supply. It will need to address issues of quality, mix, type and tenure to support Bolton's economic and housing strategies, including the meeting of local housing needs. Specific site allocation will be through the Allocations Development Plan Document.
1019	091	Helen Cramant	EC1	<p>9. How can the regeneration aspirations of the council and its partners be best reflected in the document.</p> <p>Employment, without work the regeneration of housing will fail. The Council should set its sights on attracting a high-profile government department.</p>	The quantity of future employment development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements at the GM level. Specific site allocation will be through the Site Allocations Development Plan Document.
1019	092	Helen Cramant	EC2E N3	<p>10. Other issues on which you would like to comment.</p> <p>My main concern is the continuance of greenfield areas and proper use of brownfield sites. Protection of woodlands, wildlife habitat and areas of beauty and special interest. Avoidance of inappropriate building and ensuring that all development is in keeping with the character of the location and surrounding area.</p>	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. The choice of spatial option could influence the target for brownfield development, although the 80% specified within the Regional Spatial

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response
					Strategy must be met. Biodiversity, conservation and character issues are being explored through development management options. The protection of individual sites will be through the Allocations Development Plan Document.
1021	098	Allen BMBC	N/A	1. The DPD should not cover issues which are covered in other documents.	The Core Strategy sets out the long-term spatial vision for the Borough and the strategic policies and proposals to deliver that vision. In doing so it needs to reflect the spatial aspects of the work of the Council and its partners.
1021	099	Allen BMBC	EC2	2. Housing should not be concentrated in specific parts of the Borough.	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. The choice of spatial option will influence the location of future housing. The Core Strategy will only show broad locations for housing development and identify strategic sites critical to delivery of the housing supply. The identification of specific sites will be an issue for the Allocations Development Plan Document.
1021	100	Allen BMBC	G8	3. There should be different densities in different parts of the Borough.	Density is one component in achieving a high quality of design and visual quality. It is considered through options for development management policies.
1021	101	Allen BMBC	G8	4. Affordable housing in all developments, mostly affordable housing in town centres and developers to fund affordable housing elsewhere.	The Council has recently completed a Housing Market and Needs Study which will inform requirements for affordable housing. Additional work on strategic market assessment will assess the nature or extent

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					of housing demand. Reference to this study commissioned by the ten Greater Manchester authorities can be found within the Issues and Options report and the outcome will inform future policy development on these issues. Securing resources for affordable housing is addressed through options for development management policies. The Core Strategy will address the issues of quality and mix of housing, together with types and tenure.
1021	102	Allen BMBC	S3	5. The DPD should not specify housing types.	The Council has recently completed a Housing Market and Needs Study which will inform requirements for affordable housing. Additional work on strategic market assessment will assess the nature or extent of housing demand. Reference to this study commissioned by the ten Greater Manchester authorities can be found within the Issues and Options report and the outcome will inform future policy development on these issues. The Core Strategy will address the issues of quality and mix of housing, together with types and tenure.
1021	103	Allen BMBC	EN3	6. It should include minimum design standards and specify typical materials	Design and materials are addressed in the Core Strategy through options for development management policies for the built environment.
1022	104	Graham Bee The Emerson Group	EC2	40 hectares of land around Moss Bank Way/Chorley New Road should be designated for housing development and removed from the Green Belt. It would provide a logical urban extension for about 1000 houses and allow for the relief of the existing congested road	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. Green Belt release

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response
				system. Site identified Moss Bank Way / Chorley New Road	is covered in spatial option 4. The Core Strategy will only show broad locations for housing development and identify strategic sites critical to delivery of the housing supply. This Green Belt site has been identified as a strategic site by agents and will need to be considered in the Core Strategy, dependant on the spatial option pursued.
1022	136	Graham Bee The Emerson Group	EC2	1. New sites will need to be identified for development after 2011 - Site identified - Loco Works	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. The Core Strategy will only show broad locations for housing development and identify strategic sites critical to delivery of the housing supply. This site has been proposed by the landowner as a strategic site and it will need to be considered, dependant on spatial option pursued.
1022	137	Graham Bee The Emerson Group	EC2	2. There needs to be sufficient new residential development to support economic growth and regeneration so consideration should be given to a supply above the draft RSS figure. - Site identified - Old Hall Lane / Chorley New Road	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. RSS will set the final Bolton's housing requirement figure for the Core Strategy. RSS is likely to be adopted in early 2008. The Core Strategy will only show broad locations for housing development and identify strategic sites critical to delivery of the housing supply. The identification of specific sites will be an issue for the Allocations Development Plan Document.

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response
1022	138	Graham Bee The Emerson Group	EC2	3. Additional sites should be identified at the Loco Works (2000 dwellings phased over 15 years) and Old Hall Lane/Chorley New Road (1000 dwellings)	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. The Core Strategy will only show broad locations for housing development and identify strategic sites critical to delivery of the housing supply. These sites have been proposed by the landowner as strategic sites and it will need to be considered, dependant on spatial option pursued.
1022	139	Graham Bee The Emerson Group	N/A	4. A housing stock condition and housing needs survey should be carried out.	A housing need and private sector stock condition survey have been completed to inform housing work within the LDF.
1022	140	Graham Bee The Emerson Group	S3	5. Overly ambitious affordable housing requirements will affect the viability of marginally viable sites. Employment and housing requirements should be considered alongside one another.	The Council has recently completed a Housing Market and Needs Study which will inform requirements for affordable housing. Options for thresholds for affordable housing are being explored through development management policies. These will need to take into account Planning Policy Statement 3 Housing which requires Planning Authorities to undertake an informed assessment of the economic viability of any thresholds and proportions of affordable housing proposed, including their likely impact upon overall levels of housing delivery and creating mixed communities.
1022	207	Graham Bee The Emerson Group	N/A	The evidence base does not include sufficient evidence to inform the core strategy. The evidence base must include	The Core Strategy must be founded on a sound evidence base. This will include existing strategies and policy documents on a national, regional and local basis.

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response
				<p>1. Adopted April 2005 Bolton UDP</p> <p>2. Ministerial Statements</p> <p>3. The Bolton Retail Study</p> <p>Other evidence could include the continuing analysis of strategies and plans of key service and infrastructure providers.</p> <p>The assessment of retail need and capacity study must also be updated along with the housing needs and stock condition survey.</p>	Engagement with service and infrastructure providers is taking place. A Housing Need and private sector stock condition survey have been completed to inform housing work within the LDF. A retail study is also to be commissioned shortly.
1022	208	Graham Bee The Emerson Group	G2	Economic issues should be given significant weight as prosperity of businesses and availability of employment land together with the provision of new housing has a direct impact on social issues	The two main aims of the Sustainable Community Strategy are to narrow the gap between the most and least well off and to ensure economic prosperity. These are supported by six priority themes Prosperous Bolton being one of them. The Core Strategy specifically aims to provide the right quantity of land for economic uses in the right locations and the matching of jobs and investment to those most in need. It looks to maximise opportunities of inward investment and support for growth sectors.
1022	209	Graham Bee The Emerson Group	G2	Retail and Leisure should be included as an issue in the Core Strategy together with the need to allocate land for such uses to meet an objective of increasing choice, concentrating development on previously developed land, and maintaining the health of existing shopping and leisure destinations.	Creating a transformed and vibrant Town Centre is a spatial implication of the Prosperous Bolton theme within the Core Strategy Spatial Vision and is drawn from the Bolton Sustainable Community Strategy. The quantity of retail development is addressed in options for retailing and the role of Bolton Town Centre and the other town centres emphasised as key sites in spatial options. A retail study is being commissioned to provide evidence on the scope for future specific proposals

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					which could be allocated in the Allocations Development Plan Document.
1022	210	Graham Bee The Emerson Group	EC1/E C2	Further investment should be encouraged for employment opportunities through construction of new facilities. New housing will be required alongside this.	The quantity of future employment and housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. Specific site allocation will be through the Site Allocations Development Plan Document.
1022	211	Graham Bee The Emerson Group	G5	Green belt boundaries should be reviewed	Under three of the four strategic options for the location of future development the Green Belt will remain unchanged.
1022	212	Graham Bee The Emerson Group	EC2	There should be enough homes to meet current and projected population needs.	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. RSS will set the final Bolton's housing requirement figure for the Core Strategy. RSS is likely to be adopted in early 2008.
1022	213	Graham Bee The Emerson Group	G1	Promote regeneration and renewal initiatives throughout the borough.	Regeneration forms a key feature of the spatial vision set out in the Core Strategy and the balance between new development and regeneration will depend on spatial option chosen.
1022	214	Graham Bee The Emerson Group	EC1/E C2	Aim to provide suitable homes and employment for all.	The quantity of future employment and housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. The quality and mix of housing and employment opportunities will

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					also be considered. Specific site allocation will be through the Site Allocations Development Plan Document.
1022	215	Graham Bee The Emerson Group	EC1	Themes identified in Core Strategy are vague, more explanation needed. Economic prosperity, employment opportunities, housing and well being are all important themes which could be added.	The Sustainable Community Strategy has been updated and adopted in 2007. This identifies six goals which are reiterated in the spatial vision for the Core Strategy. The Core Strategy Issues and Options paper outlines in much more detail how these will be achieved spatially.
1022	216	Graham Bee The Emerson Group	EC1	Core Strategy should encourage office, industrial and warehouse development on appropriate sites. Regenerate existing employment areas so that the present useful employment opportunities.	The quantity of future employment development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements at the GM level. Specific site allocation will be through the Site Allocations Development Plan Document.
1022	217	Graham Bee The Emerson Group	EN3	Permit developments that contribute to good urban design.	Good design is being addressed in the Core Strategy through options for development management policies for the built environment.
1022	218	Graham Bee The Emerson Group	EC1	Secure the supply of an appropriate amount of land for B1, B2 and B8 uses in the Borough to meet the needs of investors and the economy of the Borough.	The quantity of future employment development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements at the GM level. Specific site allocation will be through the Site Allocations Development Plan Document.
1022	219	Graham Bee The Emerson Group	EC2	Majority of house building will take place on brownfield sites however greenfield sites should be considered.	The quantity of housing development is addressed in the issues and options paper and spatial options set out various

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response
					approaches to meeting the Regional Spatial Strategy requirements. The choice of spatial option could influence the target for brownfield development, although the 80% specified within the Regional Spatial Strategy must be met.
1022	220	Graham Bee The Emerson Group	S3	Affordable housing figures should be re-assessed so that they are not being overly onerous and preventing new development from taking place.	The Council has recently completed a Housing Market and Needs Study which will inform requirements for affordable housing. Additional work on strategic market assessment will assess the nature or extent of housing demand. Reference to this study and the joint strategic flood risk assessment commissioned by the ten Greater Manchester authorities can be found within the Issues and Options report and the outcomes will inform future policy development on these issues.
1022	221	Graham Bee The Emerson Group	EN5	Reference should be made to the Councils 'Sustainable Design and Construction' SPD when addressing issue EN5 Maximising the use of renewable energy.	The Council's draft Sustainable Design and Construction Supplementary Planning Document already addresses the use of renewable energy. Proposed development management options within the Core Strategy will cover this issue and contain strengthened policies.
1022	222	Graham Bee The Emerson Group	G5	Allocate derelict land for development, which can regenerate such areas. Develop planning policies that are positive in encouraging development on brownfield sites.	The spatial vision now contains the updated theme of Cleaner, Green Bolton. This does include the improvement of the physical environment of less attractive areas. The scope for using brownfield land and derelict land will depend on the spatial option chosen although RSS sets a target of at least 80% for housing development on brownfield land. Allocation of sites would

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					be through the Allocations Development Plan Document.
1023	105	Steven Abbott on behalf of Blackthorn Homes	EC2	1. Land supply must adhere to PPG3/draft PPS3. - Site Identified Railway line, Darcy Lever	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. RSS will set the final Bolton's housing requirement figure for the Core Strategy. RSS is likely to be adopted in early 2008. The Council's approach to housing in the Core Strategy and Site Allocations Development Plan will have to follow national planning policies set out in PPS3.
1023	106	Steven Abbott on behalf of Blackthorn Homes	EC2	2. Sustainable brownfield sites should be given priority. - Site Identified - Railway Line, Darcy Lever	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. The choice of spatial option could influence the target for brownfield development, although the 80% specified within the Regional Spatial Strategy must be met. The Core Strategy will only show broad locations for housing development and identify strategic sites critical to delivery of the housing supply. The identification of specific sites will be an issue for the Allocations Development Plan Document.
1023	107	Steven Abbott on behalf of Blackthorn Homes	EC2	3. Relying on windfalls is unacceptable. - Site Identified - Railway Line, Darcy Lever	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. The Core Strategy

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					will only show broad locations for housing development and identify strategic sites critical to delivery of the housing supply. The identification of specific sites will be an issue for the Allocations Development Plan Document.
1023	108	Steven Abbott on behalf of Blackthorn Homes	EC2/E N3	4. High quality design is necessary. - Site Identified - Railway Line, Darcy Lever	The Core Strategy will contain policies to ensure that individual developments achieve good design. Development management options consider a range of issues that could be included in a built environment policy.
1023	109	Steven Abbott on behalf of Blackthorn Homes	EC2	5. Land at Darcy Lever should be allocated - Site Identified - Railway Line, Darcy Lever	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. The Core Strategy will only show broad locations for housing development and identify strategic sites critical to delivery of the housing supply. The identification of specific sites will be an issue for the Allocations Development Plan Document.
1024	110	Planning Bureau on behalf of McCarthy and Stone	EC2	1. Council should not be over-prescriptive in identifying particular areas for development/restraint. 5. There should be a special needs housing policy.	The quantity of future development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. The Core Strategy will only show broad locations for housing development and identify strategic sites critical to delivery of the housing supply. Securing resources for affordable housing is addressed through options for development management policies. The

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response
					Core Strategy will address the issues of quality and mix of housing, together with types and tenure. It will take into account those with special housing needs including the gypsy and traveller community.
1024	111	Planning Bureau on behalf of McCarthy and Stone	EC2	2. A housing market assessment should be carried out and then the Council should be flexible to ensure local needs are met.	The Council is considering what additional work is needed to add to its recently completed housing market and needs study and the GM Making Housing Count project to complete the strategic housing market assessment required under PPS3. This should give a full picture of housing needs and the housing market.
1024	112	Planning Bureau on behalf of McCarthy and Stone	N/A	3. Planning policies should allow developers to operate profitably e.g. no draconian planning obligation policies.	The Core Strategy's development management policies will set down the Council's approach on planning contributions. Options are being considered around the development thresholds for which contributions are payable and the range of infrastructure that can be sought. Any policy will have to conform with national guidance. The Local Development Scheme already includes a commitment to produce an SPD on this topic.
1024	113	Planning Bureau on behalf of McCarthy and Stone	S3	4. No lowering of thresholds for affordable housing.	The Council has recently completed a Housing Market and Needs Study which will inform requirements for affordable housing. Additional work on strategic market assessment will assess the nature or extent of housing demand. Reference to this study commissioned by the ten Greater Manchester authorities can be found within the Issues and Options report and the

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response
					outcome will inform future policy development on these issues. Securing resources for affordable housing is addressed through options for development management policies. The Core Strategy will address the issues of quality and mix of housing, together with types and tenure. In doing so it will need to consider national guidance in PPS3 which sets 15 dwellings as the national indicative minimum site size threshold.
1024	336	Alexander Bateman The Planning Bureau	N/A	The evidence presented in Appendix 2 and 3 is adequate to inform the preparation of the Core Strategy	No response needed.
1024	337	Alexander Bateman The Planning Bureau	N/A	Agree with the range of issues covered in the Core Strategy, section 4	No response necessary.
1024	338	Alexander Bateman The Planning Bureau	N/A	Agree that the themes and objectives of the Community Strategy should be used for the Core Strategy	The Sustainable Community Strategy has been updated and adopted in 2007. This identifies six goals which are reiterated in the spatial vision for the Core Strategy. The Core Strategy Issues and Options paper outlines in much more detail how these will be achieved spatially.
1024	339	Alexander Bateman The Planning Bureau	EC2	Provision of enough land for housing is important in ensuring that there is enough housing for Bolton's population and to maintain an affordable housing market. Provision for sheltered housing should be made as the population of the Country ages. An Elderly Policy should be included and implemented through land allocations.	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. The Core Strategy will only show broad locations for housing development and identify strategic sites critical to delivery of the housing supply. It will need to address issues of quality, mix, type and tenure to support Bolton's economic and housing strategies, including the meeting of local housing needs.

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					Specific site allocation will be through the Site Allocations Development Plan Document.
1025	114	Carter Jonas on behalf of Wilton Estate	EC2	1. The suitability of the RSS figure should be re-examined and if necessary raised as part of the DPD process. - Site identified - Grundy Fold, Little Lever	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. RSS will set the final Bolton's housing requirement figure for the Core Strategy. RSS is likely to be adopted in early 2008. The Core Strategy will only show broad locations for housing development and identify strategic sites critical to delivery of the housing supply. The identification of specific sites will be an issue for the Allocations Development Plan Document.
1025	115	Carter Jonas on behalf of Wilton Estate	EC2	2. Cross boundary issues should be addressed. - Site identified - Grundy Fold, Little Lever	The Core Strategy will only show broad locations for housing development and identify strategic sites critical to delivery of the housing supply. The identification of specific sites will be an issue for the Allocations Development Plan Document.
1025	116	Carter Jonas on behalf of Wilton Estate	EC2	3. Land at Grundy Fold, Little Lever, should be removed from the Green Belt and allocated for housing. - Site identified - Grundy Fold, Little Lever	The Core Strategy will only show broad locations for housing development and identify strategic sites critical to delivery of the housing supply. The identification of specific sites will be an issue for the Allocations Development Plan Document and will depend on the spatial option pursued.
1025	259	Sue Walters Thompson Carter Jonas	G8	Evidence base should should illustrate Bolton's position, role and inter-relationships with its neighbouring districts and the Manchester City Region.	Key tests for the Core strategy are that is consistent with national planning policy and in general conformity with the regional

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					spatial strategy and it has properly had regard to any other relevant plans, policies and strategies relating to the area or to adjoining areas and that the strategies, policies and allocations in the plan are coherent and consistent within and between DPDs prepared by the authority and by neighbouring authorities, where cross boundary issues are relevant. It is crucial that Bolton's position is addressed as the Core Strategy is prepared. A number of pieces of work including the Strategic Flood Risk Assessment, work on waste and minerals and Strategic Housing Market Assessment are being prepared at the Greater Manchester level.
1025	260	Sue Walters Thompson Carter Jonas	S3	The Council needs to carry out a Strategic Housing Market Assessment, alongside other neighbouring districts to inform the understanding of the dynamics and extent of both regional and local housing markets.	Reference is made in the Issues and Options paper to work at the Greater Manchester level on housing and Bolton's own intention to prepare a strategic housing market assessment. This will draw on existing work carried out through Bolton's Housing Needs Survey and the GM Making Housing Count project. This will need to consider the nature of the wider housing market in which Bolton sits.
1025	261	Sue Walters Thompson Carter Jonas	G5	The Core Strategy presents an opportunity to review Green Belt boundaries. The area around Little Lever should be the subject of a review given there is land included within the Green belt which has no real green belt function.	Under three of the four strategic options for the location of future development the Green Belt will remain unchanged. The Core Strategy will only show broad locations for housing development and identify strategic sites critical to delivery of the housing supply. The identification of specific sites or re-allocation will be an issue for the Allocations Development Plan

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					Document and will depend on the spatial option pursued.
1025	262	Sue Walters Thompson Carter Jonas	G1	Evidence base should make reference to Communities England and their possible role in unlocking development potential in regeneration areas.	The role of Communities England as a housing and regeneration agency will be considered through Core Strategy development especially where it can assist in ensuring implementation of the strategy.
1025	263	Sue Walters Thompson Carter Jonas	G8	Council needs to provide better justification as to how and why the borough has been divided up.	Bolton has been divided up into the nine area forums for Bolton in recognition that different parts of the Borough have distinct characteristics and issues that the Core Strategy should address. The Council can then derive policies that are clearly focused upon the needs of an area and would also help to promote local distinctiveness.
1025	264	Sue Walters Thompson Carter Jonas	S4	Core Strategy evidence base should include an assessment of existing open spaces and sports facilities within the Borough	The Council has commissioned an Open Space Assessment and this is shortly to be published. This will provide crucial information on the quantity and quality of open space in the Borough by type and how this is used and valued by the public.
1025	265	Sue Walters Thompson Carter Jonas	N/A	The Council must maintain regular dialogue with key strategic stakeholders throughout the development of the LDF	The Council will engage with a variety of stakeholders throughout preparation of the LDF using appropriate techniques in line with the adopted Statement of Community Involvement.
1025	266	Sue Walters Thompson Carter Jonas	G6	The LDF must make provision for any review of key strategic documents e.g. RSS and LTP	The LDF and Core Strategy must be based on a sound evidence base. This includes existing and emerging strategies and policy documents on a national, regional and local scale.
1025	267	Sue Walters Thompson Carter Jonas	EC1	Council must understand the skills base within the district to ensure any new employment sites can be	The quantity of future employment development is addressed in the issues and

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response
				located in appropriate locations for the labour force and suitable employment sectors.	options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements at the GM level. Specific site allocation will be through the Site Allocations Development Plan Document. This will provide the opportunity to locate future employment opportunities in appropriate areas.
1025	268	Sue Walters Thompson Carter Jonas	G8	The Core Strategy should have a more local dimension that reflects issues that are particular to the Borough.	The Core Strategy will set out the long-term spatial vision for the Borough and the strategic policies and proposal to deliver that vision. It draws on the Borough's Sustainable Community Strategy which is unique to Bolton and its issues. The result will be a locally distinctive Core Strategy.
1025	269	Sue Walters Thompson Carter Jonas	G8	The Core Strategy should be concerned with spatial issues and principles, identifying areas for growth or restraint.	The quantity of future development is addressed in the issues and options paper and spatial options set out various approaches to meeting Regional Spatial Strategy requirements. The future shape of Bolton including restraint or growth within different parts of the Borough will depend on the option or combination of options that are taken forward to the preferred options stage.
1025	270	Sue Walters Thompson Carter Jonas	S3	The Core Strategy should result in the development of a housing market to meet the aspirations of residents, including information on scale and distribution across the Borough.	The Council has recently completed a Housing Market and Needs Study which will inform requirements for affordable housing. Additional work on strategic market assessment will assess the nature or extent of housing demand. Reference to this study commissioned by the ten Greater Manchester authorities can be found within the Issues and Options report and the

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response
					outcome will inform future policy development on these issues. The Core Strategy will address the issues of quality and mix of housing, together with types and tenure.
1025	271	Sue Walters Thompson Carter Jonas	S3	The Core Strategy should address the need to provide a wide range of housing types in a variety of sustainable locations to meet local needs and market demand.	The Council has recently completed a Housing Market and Needs Study which will inform requirements for affordable housing. Additional work on strategic market assessment will assess the nature or extent of housing demand. Reference to this study commissioned by the ten Greater Manchester authorities can be found within the Issues and Options report and the outcome will inform future policy development on these issues. The Core Strategy will address the issues of quality and mix of housing, together with types and tenure.
1025	272	Sue Walters Thompson Carter Jonas	S3	The Core Strategy should set affordable housing targets and thresholds, as well as include a Housing Trajectory and strategy for the distribution of supply that is realistic and achievable	The Council has recently completed a Housing Market and Needs Study which will inform requirements for affordable housing. Additional work on strategic market assessment will assess the nature or extent of housing demand. Reference to this study commissioned by the ten Greater Manchester authorities can be found within the Issues and Options report and the outcome will inform future policy development on these issues. Securing resources for affordable housing is addressed through options for development management policies. The Core Strategy will address the issues of quality and mix of housing, together with types and tenure.

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1025	273	Sue Walters Thompson Carter Jonas	EC2	The Core Strategy should address the housing needs of rural areas particularly in terms of providing open market housing as well as affordable or local need housing. The issues at this stage do not place sufficient emphasis on the more peripheral and rural parts of the district. It is our view that limited growth in villages and expansion of settlements in some urban fringe locations will help to maintain more sustainable communities in the future by spreading demand and pressure on infrastructure and services.	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. Housing needs will be examined to ensure that these are met in appropriate ways.
1025	274	Sue Walters Thompson Carter Jonas	EC2	Inter-relationship between housing and economic growth should be mentioned. the importance of providing a range of good quality housing to meet the needs of future workforces and senior executives in order to attract inward investment and economic growth.	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. The Core Strategy will only show broad locations for housing development and identify strategic sites critical to delivery of the housing supply. It will need to address issues of quality, mix, type and tenure to support Bolton's economic and housing strategies. The identification of specific sites will be an issue for the Allocations Development Plan Document.
1025	275	Sue Walters Thompson Carter Jonas	EC1	The Core Strategy should encourage rural employment initiatives and the diversification of rural employment activity.	The quantity of future employment development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements at the GM level. Specific site allocation will be through the Site Allocations Development Plan Document.
1025	276	Sue Walters Thompson Carter Jonas	EC1	Land previously used for mineral extraction provides a valid source of land that can be put to more beneficial	The re-allocation of specific sites for alternative uses will be considered through

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				use than at present given much of the land has no productive value in current conditions.	the Allocations Development Plan Document.
1025	277	Sue Walters Thompson Carter Jonas	EC2	Need to balance urban/rural development dimension. The Council should consider categorising land into the following: urban inner, urban fringe and rural depending on location, use (past and present) and physical characteristics	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. Specific site allocation will be through the Site Allocations Development Plan Document.
1025	278	Sue Walters Thompson Carter Jonas	G1	Core Strategy should encourage innovative solutions to maximise the development of under-used land in urban, edge of settlement and rural locations. Release of some of these lands may provide more sustainable options than sites in inner urban areas.	The quantity of future development is addressed in the issues and options paper and spatial options set out various approaches to meeting requirements. The choice of spatial option will influence not only the location of new development but the balance of brownfield and greenfield sites. Whichever option or combination is selected at least 80% of new housing must be developed on brownfield sites to comply with the Regional Spatial Strategy.
1025	279	Sue Walters Thompson Carter Jonas	G5	Core Strategy should consider review of Green Belt boundaries.	Under three of the four strategic options for the location of future development the Green Belt will remain unchanged.
1025	280	Sue Walters Thompson Carter Jonas	N/A	Do not support two of the Community Strategy themes, Information and Communication and Prevention and Intervention. The link between these themes and spatial planning is tenuous and should therefore not be included in the Core Strategy	The Sustainable Community Strategy has been updated and adopted in 2007. This identifies six goals which are reiterated in the spatial vision for the Core Strategy. The Core Strategy Issues and Options paper outlines in much more detail how these will be achieved spatially.
1025	281	Sue Walters Thompson Carter Jonas	S5	Disagree with community objective 'Lifelong learning and developing potential' or 'investing in our future- children and young people' because these are not relevant to	The Sustainable Community Strategy has a key theme of Achieving Bolton and this has spatial implications through providing new

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				spatial planning. Also find the objective, 'Improving safety, reducing crime and tackling drugs' inappropriate or outside the realms of planning policy.	buildings and improved services and ensuring everyone has access to education and training. It also has a theme of Safe Bolton and the Core Strategy can assist in reducing crime and the fear of crime through development management policies which ensure neighbourhoods are attractive and well designed.
1025	282	Sue Walters Thompson Carter Jonas	G1	<p>The Core Strategy should:</p> <ul style="list-style-type: none"> Target resources through Action Area Plans. Ensure a balanced approach toward distribution of development, which will include allocations for development in these areas. Relax policy criteria for the redevelopment of unused and under-utilised employment land in sustainable locations. Ensure housing development sites provide a range of dwelling types and, where appropriate, include a range of tenures to meet market demand and local needs. Reuse previously developed land or under-utilised land where it can be put to more beneficial use. Recognise and address cross-boundary issues. 	The spatial options consider the possible distribution of development in the Borough bearing in mind the target set in RSS for 80% of housing development to be on previously developed land. Action Area Plans may be considered if appropriate to circumstances. An employment land study is being undertaken to establish the supply and demand for employment land. It is already national planning policy to consider alternative uses for unused and under-utilised employment land. The Core Strategy is looking to deliver a range of dwellings by type and tenure to meet needs coming out of the recent Housing Market and Needs Study and work to be completed on Strategic Housing Market Assessment. Cross boundary issues will be fully considered, not least as this forms a key test of soundness of the Core Strategy.
1025	283	Sue Walters Thompson Carter Jonas	G2	<p>The Core Strategy should:</p> <ul style="list-style-type: none"> Ensure allocation of a plentiful supply of good quality employment sites in strategically accessible locations to encourage economic growth and inward investment. Encourage rural employment uses and farm diversification in accordance with PPS7. 	The two main aims of the Sustainable Community Strategy are to narrow the gap between the most and least well off and to ensure economic prosperity. These are supported by six priority themes Prosperous Bolton being one of them. The Core Strategy specifically aims to provide

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				Respond to the needs of educational institutions and PCTs to ensure retention and future development of skilled workforce.	the right quantity of land for economic uses in the right locations and the matching of jobs and investment to those most in need. It looks to maximise opportunities of inward investment and support for growth sectors. The Core Strategy supports education and skills through its Achieving Bolton theme.
1025	284	Sue Walters Thompson Carter Jonas	G3	<p>The Core Strategy should:</p> <p>Direct land allocations to sustainable locations close to good transport links and/ or community and shopping facilities, and on the edge of existing settlements</p> <p>Spread development across the district so as not to over burden any one area and to encourage a more comprehensive public transport network to develop.</p> <p>Encourage mixed use development on larger sites.</p> <p>Encourage good design of buildings that are both welcoming and accessible to all.</p>	The options for the overall location of new development are set out in the spatial options and these reflect the objectives of the Greater Manchester Local Transport Plan. Transport and access arrangements including by public transport, cycling and walking as well as by car and parking standards are being addressed through transport and access development management options. Design issues are being considered through development management policies for the built environment.
1025	285	Sue Walters Thompson Carter Jonas	G6	<p>The Core Strategy should:</p> <p>Include policies and proposals that reflect the strategies of the emerging RSS.</p> <p>Include policies and proposals that reflect the role of Manchester as a City Region.</p> <p>Include Key Diagram and policies that reflect the pull and push factors faced by Bolton.</p> <p>Encourage close working with neighbouring authorities on cross-boundary issues, such as through the Strategic Housing Market Assessments.</p>	The Core Strategy has to accord with national guidance and other strategies including the Regional Spatial Strategy. For it to be found sound Bolton's role in the subregion and the interactions with other strategies and plans of surrounding areas has to be understood and taken into account. The Core Strategy Issues and Options Paper does include diagrams providing some context. Close working is already happening on strategic flood risk assessment and minerals and waste. Strategic Housing Market assessment will also necessitate wider working.

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response
1025	286	Sue Walters Thompson Carter Jonas	G8	<p>The Core Strategy should:</p> <ul style="list-style-type: none"> Identify boundaries for specific geographical areas. Identify the development issues and priorities for these areas. Set out the Vision and objectives for each area. 	The Issues and Options Paper sets out a description for each of the Area Forum areas and also sets out the main issues that arise for each area.
1025	287	Sue Walters Thompson Carter Jonas	S3	<p>The Core Strategy should:</p> <ul style="list-style-type: none"> Facilitate housing of sufficient scale and type where it is needed and to satisfy market demand. Set realistic and achievable affordable housing threshold and targets across the Borough. Include a policy permitting the development of affordable housing on rural exception sites. 	The Council has recently completed a Housing Market and Needs Study which will inform requirements for affordable housing. Additional work on strategic market assessment will assess the nature or extent of housing demand. Reference to this study commissioned by the ten Greater Manchester authorities can be found within the Issues and Options report and the outcome will inform future policy development on these issues. Securing resources for affordable housing is addressed through options for development management policies. The Core Strategy will address the issues of quality and mix of housing, together with types and tenure.
1025	288	Sue Walters Thompson Carter Jonas	S4	<p>The Core Strategy should:</p> <ul style="list-style-type: none"> Protect only those existing sport and recreation facilities that are well used and meet the needs of the community in accordance with PPG17. Allocate new sites for recreational use in areas of identified shortage. 	The Council has commissioned an Open Space Assessment and this is shortly to be published. This will provide crucial information on the quantity and quality of open space in the Borough by type and how this is used and valued by the public. Land allocation will be through the Site Allocations DPD.
1025	289	Sue Walters Thompson Carter Jonas	EC1	<p>The Core Strategy should:</p> <ul style="list-style-type: none"> Reflect the Economic Development Strategy. Ensure a sufficient supply of good quality employment sites in accessible and sustainable 	The quantity of future employment development is addressed in the issues and options paper and spatial options set out various approaches to meeting the

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response
				<p>locations.</p> <p>Advocate a review of all current employment allocations to ensure they are deliverable.</p> <p>Advocate a flexible approach to the redevelopment of existing and redundant employment sites to allow businesses to fund relocations to more suitable locations/premises and to respond to changes in the economy.</p> <p>Support new growth sectors and changes in the economic base of the district.</p>	Regional Spatial Strategy requirements at the GM level. Specific site allocation will be through the Site Allocations Development Plan Document.
1025	290	Sue Walters Thompson Carter Jonas	EC2	<p>Ensure an adequate supply of housing land to meet market demands.</p> <p>Ensure a realistic distribution of housing land throughout the Borough.</p> <p>Advocate a review of existing allocations to ensure that all sites are deliverable.</p> <p>Provide a variety of sites in terms of greenfield/brownfield land, size and location to ensure a steady supply of land can be maintained.</p> <p>Ensure that the issues relating to rural housing are not overlooked and that appropriate housing in rural areas is supported.</p>	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. Specific site allocation will be through the Site Allocations Development Plan Document. The exact split of new housing to be developed on brownfield or greenfield land will depend on the spatial option pursued and sites identified. Housing needs will be examined to ensure that needs are met in appropriate ways.
1025	291	Sue Walters Thompson Carter Jonas	EC4	<p>The Core Strategy should:</p> <p>Ensure that provision is made for appropriate level of mineral extraction.</p> <p>Reflect any minerals areas of search.</p> <p>Put former extraction sites to beneficial use, including for built development where appropriate.</p>	The maintenance of a supply of minerals is discussed against the four spatial options and provision will have to comply with national and regional policy. The re-allocation of specific sites for alternative uses will be considered through the Allocations Development Plan Document as will any allocations of areas of search or specific allocations for minerals. Evidence is being gathered at the Greater Manchester level on mineral resources.

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response
1025	292	Sue Walters Thompson Carter Jonas	EC5	<p>The Core Strategy should:</p> <p>Focus the distribution of development to accessible and sustainable locations close to key public transport routes and/or community facilities and services.</p> <p>Reflect policies and proposals contained in the Greater Manchester Transport Plan.</p>	The options for the overall location of new development are set out in the spatial options and these reflect the objectives of the Greater Manchester Local Transport Plan. Transport and access arrangements including by public transport, cycling and walking as well as by car and parking standards are being addressed through transport and access development management options.
1025	293	Sue Walters Thompson Carter Jonas	EN8	<p>The Core Strategy should:</p> <p>Encourage redevelopment of derelict and contaminated land, including former mineral extraction sites.</p> <p>Encourage close working with Communities England and use of public and private monies to fund redevelopment schemes.</p> <p>Support innovative solutions for redevelopment of sites of former mineral workings.</p> <p>Advocate a flexible approach towards negotiating planning gain on these sites to take on board increased costs and facilitate development.</p>	Development management options for incompatible uses will take into account the issue of contaminated or derelict land. The re-allocation of specific sites for alternative uses will be considered through the Allocations Development Plan Document.
1026	117	MCP Planning on behalf of Bolton Hospitals NHS Trust (1)	EC2	The Council will need to identify additional housing land, including land at Fall Birch. Site identified - Fall Birch Hospital	The Core Strategy will only show broad locations for housing development and identify strategic sites critical to delivery of the housing supply. The identification of specific sites will be an issue for the Allocations Development Plan Document.
1026	118	MCP Planning on behalf of Bolton Hospitals NHS Trust (1)	EC2	The DPD should be flexible enough to allow for unidentified sites within the Royal Bolton Hospital site to be granted planning permission for housing e.g. the site that has just received permission adjacent to Clare Court.	The Core Strategy will only show broad locations for housing development and identify strategic sites critical to delivery of the housing supply. The identification of specific sites will be an issue for the Allocations Development Plan Document as

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response
					will appropriate policies to assess proposals for windfalls (unidentified sites).
1026	119	MCP Planning on behalf of Bolton Hospitals NHS Trust (1)	EC2	The LDF should allow for other non-health uses within the Royal Bolton Hospital site.	The identification of specific sites will be an issue for the Allocations Development Plan Document.
1027	122	United Cooperatives		The Council should have regard to, and make appropriate provision for local shopping facilities. These should be located on main roads within or bordering a housing area. Convenience stores have a catchment area of half a mile and need a floorspace for a range of goods of at least 200 square metres. They need pull in customer parking. It is preferable to locate these with one or two other units, use varying dependant on the area but often including a food takeaway and/or video store.	A retail study is being commissioned and this will inform the need for new floorspace. Sites could then be allocated in line with government advice if required.
1028	123	Paul Holt	EC2	Land at Moss Road, Farnworth should be allocated for housing development and deallocated as protected employment land - Site identified - Moss Road, Farnworth (Kearsley)	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. The Core Strategy will only show broad locations for housing development and identify strategic sites critical to delivery of the housing supply. The identification of specific sites will be an issue for the Allocations Development Plan Document.
1029	124	REDD	EC1	1. There should be no loss of currently protected employment land. Site Identified -Town Centre sites (non-specified)	The quantity of future employment development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements at the GM level. Specific site allocation will be through the Site Allocations Development

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					Plan Document.
1029	125	REDD	EC2	2. Policies should ensure that mixed use permissions should not be allowed to become exclusively housing. - Site identified sites (non-specified)	The quantity of future economic and housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. Policies in the Allocations Development Plan Document may address concerns about the loss of employment land and the development of a mitigation fund is being pursued as an option for development management policies in the Core Strategy.
1029	126	REDD	EC2	3. The most appropriate sites for housing in the Town Centre should be identified. Site identified - sites (non-specified)	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. The Core Strategy will only show broad locations for housing development and identify strategic sites critical to delivery of the housing supply. The identification of specific sites will be an issue for the Allocations Development Plan Document.
1030	127	J.P Donelon Business Enterprises	EC2	Land at Hall Lane, Little Lever and Bowness Road, Little Lever should be identified for housing and would allow for proper recreational use of part of the site. Sites identified - Hall Lane, Little Lever and Bowness Road, Little Lever.	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. The Core Strategy will only show broad locations for housing development and identify strategic sites critical to delivery of the housing supply. The identification of specific sites will be an issue for the Allocations Development Plan

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					Document.
1030	202	J.P Donelon Business Enterprises	N/A	Agrees with the range of issues covered in the Core Strategy	Support noted.
1030	203	J.P Donelon Business Enterprises	N/A	Agrees with the themes and objectives reflecting those in the Community Strategy	The Sustainable Community Strategy has been updated and adopted in 2007. This identifies six goals which are reiterated in the spatial vision for the Core Strategy. The Core Strategy Issues and Options paper outlines in much more detail how these will be achieved spatially.
1030	204	J.P Donelon Business Enterprises	N/A	The evidence base outlined contains enough evidence to inform the preparation of the core strategy.	Support noted.
1031	128	Steve Lomas	EC2	Land at 53 Regent Road should be identified for housing.	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. The Core Strategy will only show broad locations for housing development and identify strategic sites critical to delivery of the housing supply. The identification of specific sites will be an issue for the Allocations Development Plan Document.
1032	129	North West Regional Assembly	G6	1. As part of evidence gathering, sub-regional housing market assessments should be carried out.	Reference is made in the Issues and Options paper to work at the Greater Manchester level on housing and Bolton's own intention to prepare a strategic housing market assessment. This will draw on existing work carried out through Bolton's Housing Needs Survey and the GM Making Housing Count project. This will need to consider the nature of the wider housing market in which Bolton sits.

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1032	130	North West Regional Assembly	N/A	2. The needs of older people should be taken into account.	The consequences of an ageing population will need to be considered through a number of areas of the Core Strategy including health, safety, accessibility to facilities and services, housing provision and design issues. The needs of older people have also been addressed through evidence gathering in the Housing Needs and Market Analysis.
1032	131	North West Regional Assembly	N/A	3. The DPD should conform to the Regional Spatial Strategy.	The Core Strategy and subsequent LDF documents have to be in general conformity with RSS. Close attention has been paid to the content of emerging RSS. The timetabling of LDF documents has been closely linked to the RSS timetable to minimize risk.
1033	132	Brian Legan on behalf of Armstrongs Environmental Services	EC2	Land at Armstrongs. (Horwich Loco Works) should be identified for housing development. Site identified - Armstrongs.	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. The Core Strategy will only show broad locations for housing development and identify strategic sites critical to delivery of the housing supply. This site has been proposed by the landowner as a strategic site and it will need to be considered, dependant on spatial option pursued.
1034	133	Ken Rowland	EC2	Land at Baker Street, Kearsley should be identified for housing development and omitted from the Green Belt - Site identified - Baker Street, Kearsley.	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. The Core Strategy will only show broad locations for housing

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					development and identify strategic sites critical to delivery of the housing supply. The identification of specific sites will be an issue for the Allocations Development Plan Document and will depend on the spatial option pursued.
1035	134	T Miller	EC2	Land to the rear of 263 Leigh Road, Westhoughton, should be allocated as housing land - Site identified - Rear of 263 Leigh Road	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. The Core Strategy will only show broad locations for housing development and identify strategic sites critical to delivery of the housing supply. The identification of specific sites will be an issue for the Allocations Development Plan Document.
1036	135	King Sturge on behalf of Bluemantle	EC2	Sufficient allocation is made at the Loco Works to enable the construction of 1600 dwellings, either new build or in the refurbished sheds. Site identified - Horwich Loco Works.	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. The Core Strategy will only show broad locations for housing development and identify strategic sites critical to delivery of the housing supply. This site has been proposed by the landowner as a strategic site and it will need to be considered, dependant on spatial option pursued.
1037	449	Paul Shuker White Young Green		Land at the Stag's Head public house on Junction Road, Deane, Bolton is surplus to requirements and is suitable for development. The site should be considered for residential development in the emerging Housing Development Plan Document.	The Core Strategy will only show broad locations for housing development and identify strategic sites critical to delivery of the housing supply. The identification of specific sites will be an issue for the

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					Allocations Development Plan Document.
1038	141	Rachael Pierce Sanderson Weatherall on behalf of Royal Mail Property Holdings	N/A	No views at this stage, but wishes to be kept informed of the process.	Respondent to be kept informed of progress on the Core Strategy.
1039	142	Derek Gradwell	N/A	No comment but seeks clarification on the adoption process and the Inspector's binding report.	Respondent to be kept informed as the Core Strategy progresses and details of the system to be explained.
1040	143	Broadway Malyan on behalf of an unnamed client	EC2	1. An urban capacity study and a housing needs assessment are required. Site identified - Ditcher's Farm, Wingates.	The Council has recently completed a housing market and needs survey. Work is to commence on the strategic housing land assessment required under PPS3. Protected Open Land is being considered for development under spatial options 3 and 4.
1040	144	Broadway Malyan on behalf of an unnamed client	EC2	2. Land at Wingates should be developed for housing - Site identified - Ditcher's Farm, Wingates.	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. The Core Strategy will only show broad locations for housing development and identify strategic sites critical to delivery of the housing supply. The identification of specific sites will be an issue for the Allocations Development Plan Document.
1041	145	Strategic Housing Unit	S3	1. There is a range of evidence to be taken into account including the housing needs / stock survey.	A housing need and private sector stock condition survey have been completed to inform housing work within the LDF.
1041	146	Strategic Housing Unit	N/A	2. There should be a wide ranging assessment of all spatial planning aspects.	The Core Strategy will set out the long-term spatial vision for Bolton and the strategic policies and proposals to deliver that vision. It will reflect the spatial aspects of the work

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					of the Council and its partners and will need to consider a wide range of spatial planning matters.
1041	147	Strategic Housing Unit	N/A	3. Other land uses should be taken into account.	The Core Strategy will set out the long-term spatial vision for Bolton and the strategic policies and proposals to deliver that vision. It will reflect the spatial aspects of the work of the Council and its partners and will therefore cover a wide range of land uses. Sites will be identified through the Allocations Development Plan Document.
1041	148	Strategic Housing Unit	EC2	4. There should be flexibility about where housing should be built in the Borough.	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. The Core Strategy will only show broad locations for housing development and identify strategic sites critical to delivery of the housing supply. The identification of specific sites will be an issue for the Allocations Development Plan Document.
1041	149	Strategic Housing Unit	EC5	5. Restrictions could apply where there is insufficient infrastructure.	The Core Strategy's development management policies will set down the Council's approach on planning contributions. Options are being considered around the development thresholds for which contributions are payable and the range of infrastructure that can be sought. Any policy will have to conform with national guidance. The Local Development Scheme already includes a commitment to produce an SPD on this topic.

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1041	150	Strategic Housing Unit	EC2	6. The 80% brownfield threshold should not be increased.	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. The choice of spatial option could influence the target for brownfield development, although the 80% specified within the Regional Spatial Strategy must be met.
1041	151	Strategic Housing Unit	G8	7. There should be higher densities in the Town Centre.	Density is one component in achieving a high quality of design and visual quality. It is considered through options for development management policies.
1041	152	Strategic Housing Unit	G1	8. Planning policy should underpin the delivery of mixed communities.	It is national strategic housing policy to support the delivery of mixed communities. The Core Strategy will support this through ensuring the delivery of sufficient houses in appropriate locations and address the issues of quality and mix of housing, together with types and tenure.
1041	153	Strategic Housing Unit	S3	9 The affordability threshold should be lowered.	The Core Strategy's development management policies will set down the Council's approach on planning contributions. Options are being considered around the development thresholds for which contributions are payable and the range of infrastructure that can be sought. Any policy will have to conform with national guidance which sets the national indicative minimum site size threshold as 15 dwellings. The Local Development Scheme already includes a commitment to produce an SPD on this topic.

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1041	154	Strategic Housing Unit	EC2	10. Policies should aim to achieve an appropriate mix.	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. The Core Strategy will only show broad locations for housing development and identify strategic sites critical to delivery of the housing supply. It will need to address issues of quality, mix, type and tenure to support Bolton's economic and housing strategies. The identification of specific sites will be an issue for the Allocations Development Plan Document.
1041	155	Strategic Housing Unit	EN5	11. Design briefs should specify the Very Good Ecohomes standard.	The Council's draft Sustainable Design and Construction Supplementary Planning Document already seeks to require development to meet environmental standards including Ecohomes. This SPD will also apply in areas where development briefs are to be prepared. Proposed development management options within the Core Strategy will cover similar issues and contain strengthened policies.
1042	156	GL Hearn	EC2	Lee Hall, Westhoughton should be identified as a housing site - Site identified Lee Hall.	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. Protected Open Land is being considered for development under spatial options 3 and 4.
1044	159	Bluemantle	EC2	Land at Waterside Business Park, Smiths Road should be identified as a possible housing site - Site identified - Waterside Business Park, Smiths Road, Little Lever	The Core Strategy will only show broad locations for housing development and identify strategic sites critical to delivery of

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					the housing supply. The identification of specific sites will be an issue for the Allocations Development Plan Document.
1045	160	Harcourt Developments and Persimmon Homes	EC2	The existing RSS required the provision of 530 dwellings per annum, the emerging RSS seeks a requirement of only 511. The requirement for Bolton should be raised to be comparable to Wigan. Suggested 900 dwellings per annum.	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. RSS will set the final Bolton's housing requirement figure for the Core Strategy. RSS is likely to be adopted in early 2008.
1045	161	Harcourt Developments and Persimmon Homes		Need to develop an evidence base to assess the realistic supply from existing permissions, and from unidentified sources to ensure that an appropriate balance of employment and housing land is maintained, in the context of an accelerated economic growth.	A considerable evidence base is being developed to support decisions taken in developing the Core Strategy. This will include key studies including a housing market and needs study, a strategic housing market assessment, strategic housing land availability study and an employment land study.
1045	162	Harcourt Developments and Persimmon Homes	EC2	From the 900 dpa suggested figure there will be a need to find up to 10,797 additional dwellings. Need to locate one or more strategic urban expansion sites to satisfy the requirements up to 2021 - Site identified - Lee Hall	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. Protected Open Land is being considered for development under spatial options 3 and 4.
1045	163	Harcourt Developments and Persimmon Homes	S3	Carry out a housing market assessment on a sub regional basis to establish the need for affordable housing in a particular area	The Council has recently completed a Housing Market and Needs Study which will inform requirements for affordable housing. Additional work on strategic market assessment will assess the nature or extent of housing demand. Reference to this study commissioned by the ten Greater Manchester authorities can be found within

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response
					the Issues and Options report and the outcome will inform future policy development on these issues.
1046	164	Edna Corkill	G1	A cleaner one. Rivers and there paths free of rubbish. Spare land free of rubbish. Parks free from dog dirt. Fly tipping is a real menace on any bit of spare land. Also new back walls and front one's. We seem to have been forgotten while the rest of my area has had the benefit of new walls, some new roofs	The spatial vision now contains the updated theme of Cleaner, Green Bolton. This does include the improvement of the physical environment of less attractive areas. Support for recycling and the better use of resources can be found within development management options which may assist in reducing the production of waste. A number of the issues raised are not directly related to the Core Strategy but perhaps more to Council service provision.
1047	165	McMinin	S4	Litter free, more going on for children and teenagers (swimming baths, skating rink, cinema, most families have to budget so they need something local that is affordable. Clean, to feel safe (police on the beat) Family orientated not just shops and pubs.	The Core Strategy can address some aspects of these matters including directing provision of recreation facilities to accessible locations and safety from crime through ensuring that development takes place to produce safe and accessible environments. It cannot directly influence the numbers of police on the beat.
1048	166	John K Simpson	EC2	Bolton OK - Little Lever - no more houses. Little Lever needs a food growing plot like Hall l'th' Wood and other parts of Bolton	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. Specific site allocation will be through the Site Allocations Development Plan Document. This could identify land for a range of uses for both built and open uses.
1049	167	F Bates	G3	Mistakes must be rectified, rail station moved to Great Moor St area where once, one was. Then bus, rail, market are together. This is the core of the town. Please	Supplementary Planning Guidance is being prepared to guide development in the Trinity area including the interchange area.

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				make it that people can move more from one to another without hassle and confusion. My area is Daubhill. There should be on St Helen Road a more variety of shops, now it is dull like tv repeats. Shop keepers should be compelled to wash down and sweep pavements outside their business as once they did as normal practice. Good Luck!	This will incorporate the consolidation of rail and bus facilities in the Town Centre. Through the Core Strategy the Council is likely to retain the retail hierarchy and its policy approach to all shopping areas in the Borough.
1050	168	R Compton	G3	A greener more cyclist and pedestrian friendly Bolton. Green corridors and less ad hoc building. No additional building unless all major arteries are improved to handle the additional traffic. Off road parking, parking for public transport stops - Stations, park and ride, cyclist and pedestrian corridors, parks and playing fields	The options for the overall location of new development are set out in the spatial options and these reflect the objectives of the Greater Manchester Local Transport Plan. Transport and access arrangements including by public transport, cycling and walking as well as by car and parking standards are being addressed through transport and access development management options. The Allocations Development Plan Document will address issues such as the cycle network and protection of open space.
1051	169	R Thorley	EN2	A cleaner and greener Bolton - No litter, the gum on the pavement, no dog faeces. As previous - plus Hall Lee Bank Park and the area known as the Bank cleaned up and made safe to walk in. Youths to be discouraged from grouping in residential areas drinking. I would like to see owners of derelict properties held accountable for the repair of said properties. the rear of the shops on Market Street, Westhoughton, which back on to the car park need to be tidied up. The overfull bin and waste food and litter are a health/safety issues. More dog wardens enforcing the dog fouling law/policing. Schools to take more seriously the educating of children in cleaner greener habits.	The spatial vision now contains the updated theme of Cleaner, Green Bolton. This does include the improvement of the physical environment of less attractive areas. A number of the issues raised are not directly related to the Core Strategy but perhaps more to Council service provision.
1052	170	Estelle Toke	G5	It would enhance the town somewhat to have some sort	This is a detailed matter, more

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response
				of covered way or precinct from Moor Lane Bus Station to the centre of Bolton - It may not seem far, but it is in wet and windy weather especially for elderly and infirm people.	appropriately considered as part of route specific considerations that could be addressed through the Allocations Development Plan Document.
1053	171	Carole Knowles	EN2/G 5	Still being able to see the Town Hall clock wherever you are in town. Not high rise buildings which will spoil the look of Bolton on approach. Rumworth Lodge area still a sanctuary for wildlife, and a green lung for this side of town.	The Council already has an approach to design within Bolton Town Centre set out in its Building Bolton supplementary planning guidance. The Core Strategy through its options for development management policies for the built environment will consider local distinctiveness and good design including heights of buildings. The Core Strategy will set out the strategic approach to biodiversity and the protection of individual sites such as Rumworth Lodge would be through the Allocations Development Plan Document.
1054	172	V.A. Thornley	S4	Could you please designate a piece of land for a swimming pool/leisure centre. Could we please have less curry houses and hot food take aways. Could we please have more green space and more community drop in centres. In view of the fact that the wishes of Bolton people were ignored with the description of the Market Hall am I wasting my time filling in this form?	Allocation of sites for specific uses will be through the Allocations Development Plan Document. This will include the protection of open space and could include community types uses if needs are identified. The Council has set out its processes for consultation in the Statement of Community Involvement and compliance with this and how the Council has taken responses into account is tested when Development Plan Documents reach the examination stage.
1055	173	Linda Legg	S4	I would like a swimming baths. Cleaner Streets, safer roads when crossing them. Better pavements to walk on (less broken limbs). Cleaner no litter on the streets. No dog fouling. Nicer park areas more money spent on cleaning them up. Queens Park and Moss Bank Park could have sports facilities, swimming baths etc, creating	The spatial vision now contains the updated theme of Cleaner, Green Bolton based on the Sustainable Community Strategy. The spatial implications of this include provision of high quality parks and open spaces. Site specific proposals could be included as part

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response
				more jobs. Moss Bank Park could have better food facilities, the cafe is poor. Better/cleaner toilet facilities. Maybe better security around the park to stop vandalism. A lot of families do use these parks. I think it would pay-off to up date them. Again a sports complex for either parks. Also I think it would help if money was spent on Queens Park as it is in the middle of Bolton and its a shame to see this park go to ruin - it shows Bolton up, it looks un-cared for. Both parks are not too far for families to travel to. I think a lot more people would use them if both where up-dated.	of the Allocations Development Plan Document. The Council has commissioned an Open Space Assessment and this is shortly to be published. This will provide crucial information on the quantity and quality of open space in the Borough by type and how this is used and valued by the public. Its findings will assist not just the Core Strategy preparation but assist in setting the strategy for spending on open space and parks.
1056	174	G Jackson	G5/S4	clean environment - litter collection, more tree planting - see environment around roads surrounding Chorley/Preston. Far better road surfacing on major roads leading into town. Proper care for paths - Moss Bank. Hulton Park, etc - flower boarders - properly cared for. No more supermarkets. Horwich Town Centre needs financial support to improve appearance of shops in Lee Lane, Winterhey Lane - points as above also apply.	The spatial vision now contains the updated theme of Cleaner, Green Bolton. A number of the issues raised are not directly related to the Core Strategy but perhaps more to Council service provision. The need for new retail provision will be assessed through the retail study being commissioned.
1057	175	S Sexton	S3	The sort which provides a high standard of affordable housing for all British residents, including that for senior citizens. Litter and yob free with sufficient police foot patrols to eradicate those elements that supply, deal in and use banned substances (drugs).	The Council has recently completed a Housing Market and Needs Study which will inform requirements for affordable housing. Additional work on strategic market assessment will assess the nature or extent of housing demand. Reference to this study commissioned by the ten Greater Manchester authorities can be found within the Issues and Options report and the outcome will inform future policy development on these issues. Securing resources for affordable housing is addressed through options for development management policies. The Core Strategy will address the issues of quality and mix of

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response
					housing, together with types and tenure. The Sustainable Community Strategy has a key theme of Safe Bolton and the Core Strategy can assist in reducing crime and the fear of crime through development management policies which ensure neighbourhoods are attractive and well designed.
1058	176	S Lomax	G8	We all voted to keep the Market Hall as it was and not to be turned into a clone of every other town. At one time each town had its own character, somewhere different to visit but now each one is a clone of the Trafford Centre The only difference being parking is free there. Like Bolton used to be, keeping tradition. No clone towns, free parking	Creating a transformed and vibrant Town Centre is a spatial implication of the Prosperous Bolton theme within the Core Strategy Spatial Vision and is drawn from the Bolton Sustainable Community Strategy. The quantity of retail development is addressed in options for retailing and the role of Bolton Town Centre emphasised as a key site in spatial options. Site specific proposals could be allocated in the Allocations Development Plan Document.
1059	177	Anon. Anon.	G1	Clean, tidy and safe. Zero tolerance on prostitutes. Clean up Shiffnall Street. Residential. Clean up the flats at the top of Bromwich Street. Remove the drug addicts/prostitutes. Stop short term renting.	The Sustainable Community Strategy has a key theme of Safe Bolton and the Core Strategy can assist in reducing crime and the fear of crime through development management policies which ensure neighbourhoods are attractive and well designed.
1060	178	Julia Simpkins	S4	I would like to see things to do returning to the town centre, especially for young people. A swimming pool, bowling alley, skating rink etc. I would happily lose the lap dancing clubs. I would like to see a network of youth clubs. I would like the towns parks to be looked after. I would like the amphitheatre in Queens Park to be used.	Creating a transformed and vibrant Town Centre is a spatial implication of the Prosperous Bolton theme within the Core Strategy Spatial Vision and is drawn from the Bolton Sustainable Community Strategy. The quantity of retail development is addressed in options for

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					retailing and the role of Bolton Town Centre emphasised as a key site in spatial options. Site specific proposals for new community uses could be allocated in the Allocations Development Plan Document.
1061	179	Gerard Scotland	G5/EN 1	A cleaner greener one. What happened to the proposed extension of Queens Park to link with the town centre? That would be worth while. Definitely no further development on our greenfields. As above, with pure air quality and provision for cyclists on every road. All ours and the world's problems are simply caused by over population.	The spatial vision now contains the updated theme of Cleaner, Green Bolton. The spatial implications of this include provision of high quality parks and open spaces. Site specific proposals such as the extension of Queens Park could be included as part of the Allocations Development Plan Document as could the cycle network. The importance of the link between the Town Centre and Queens Park is highlighted in the King Street Development Brief.
1062	180	F Rodrigues	G3	Improvements in public transport. Fee's paid to Transport Authority for any car over 1100cc engine size. Provision of major bus routes. Free of large engine vehicles.	The options for the overall location of new development are set out in the spatial options and these reflect the objectives of the Greater Manchester Local Transport Plan. Transport and access arrangements including by public transport, cycling and walking as well as by car and parking standards are being addressed through transport and access development management options.
1062	184	F Rodrigues	EN5/G 4	Energy efficiencies e.g. solar panels on all houses, re-use of rain water. Maintain gardens. New thoughts regarding the collection of recycled paper.	The Council's draft Sustainable Design and Construction Supplementary Planning Document already addresses the issues of use of renewable energy and water use. Proposed development management options within the Core Strategy will cover similar issues and contain strengthened polices. Recycling is also being addressed

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					through development management options for sustainable design and construction.
1063	181	I.S. Wheelton	S4/EN 2	Fewer chain stores, take notice of voters petitions, provide free parking, a more civilised town on evening weekends, drug free, have a booze zone in one area. Keep old buildings, historic buildings have been bulldozed, e.g. the commercial hotel was where mothercare is now, Keep open spaces, do not formalise them, quality footpaths like the new Tonge moor footpaths, Don't over develop affetside, the new large building is a blot on the landscape.	The Core Strategy does address issues of quality of the built environment, safety from crime, protection of the historic environment and parking through its development management options. Protection of specific open spaces will be through the Allocations Development Plan Document.
1064	182	JMP	G3/G5 /EC2	Traditional character but smartening up of "eye sore" areas. Building only on brownfield sites. Building of flats. More high street retailers (John Lewis), Co-ordinated bus services. Improvement of railway station facilities. Clearer streets of broken glass. Improvements in road safety for bicycle users. No building in the Green Belt.	The location of new development is addressed through the spatial options. The choices made around these may affect the quantity of development on brownfield land and whether Green Belt land is released. Bringing about environmental improvement, provision of a range of housing, safety and the creation of a transformed and vibrant Town Centre are all covered within the Core Strategy.
1065	183	Davina Polding	S4	The town centre needs a face lift - starting to look jaded and out dated. Will be helped by newer shops in Market Place - but not attractive enough to visit for 'middle-aged' in the evening - lacks cosmopolitan edge of Manchester, and the leisure facilities are inadequate Bromley Cross needs to retain its Community feel and small businesses must survive to meet needs of families locally. The library and area is rather grim, what about a library/internet café to bring young and old alike together socially.	Creating a transformed and vibrant Town Centre is a spatial implication of the Prosperous Bolton theme within the Core Strategy Spatial Vision and is drawn from the Bolton Sustainable Community Strategy. The quantity of retail development is addressed in options for retailing and the role of Bolton Town Centre emphasised as a key site in spatial options. Site specific proposals for new community uses could be allocated in the Allocations Development Plan Document.
1066	185	Justin Cove	EC1	Reference should be made to North West Regional	These reports should be considered as part

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		DTZ		Assembly's 'Employment Land Study' (April 2005) and 'Assessment of Employment Land in Greater Manchester' (October 2006) in the evidence base	of the evidence base for employment.
1066	186	Justin Cove DTZ	N/A	Agree with range of issues covered in Core Strategy	Comments noted.
1066	187	Justin Cove DTZ	N/A	Themes and objectives of Community Strategy should be used for Core Strategy.	The Sustainable Community Strategy has been updated and adopted in 2007. This identifies six goals which are reiterated in the spatial vision for the Core Strategy. The Core Strategy Issues and Options paper outlines in much more detail how these will be achieved spatially.
1066	188	Justin Cove DTZ	G6	The Core Strategy should consider the potential role it can play in the growth of the regional economy	The two main aims of the Sustainable community Strategy are to narrow the gap between the most and least well off and to ensure economic prosperity. These are supported by six priority themes Prosperous Bolton being one of them. The Core Strategy specifically aims to provide the right quantity of land for economic uses in the right locations and the matching of jobs and investment to those most in need. It looks to maximise opportunities of inward investment and support for growth sectors. In doing these the role of Bolton economically within Greater Manchester and the North West will be considered.
1066	189	Justin Cove DTZ	G5	Green belt allocations should be reconsidered to allow for greater flexibility in achieving economic growth.	Under three of the four strategic options for the location of future development the Green Belt will remain unchanged. The identification of specific sites or re-allocation will be an issue for the Allocations Development Plan Document.

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1066	297	Andrew Johnson DTZ	N/A	Agree that the evidence contained in Appendix 2 and 3 is sufficient to inform the preparation of the Core Strategy.	No response necessary.
1066	298	Andrew Johnson DTZ	EC2	<p>Agree with the range of issues included in the Core Strategy. However, it could also include guidance on the density and mix (I.e. type, tenure and size) requirements of potential developments.</p> <p>A phasing policy for the release of residential land in Bolton. This should include a method for monitoring residential completions/permissions in order to comply with PPS3 and ensure that the Core Strategy is sound.</p>	The quantity of future housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. The Core Strategy will need to address issues of quality and mix. Density is addressed through development management options. Specific site allocation will be through the Site Allocations Development Plan Document. The Core Strategy will be the means of setting out the approach for housing development, and of planning, monitoring and managing a 5-year supply of deliverable sites in line with the new PPS3.
1066	299	Andrew Johnson DTZ	N/A	Agree that the themes and objectives of the Community Strategy used in para 3.3 should be used for the Core Strategy.	The Sustainable Community Strategy has been updated and adopted in 2007. This identifies six goals which are reiterated in the spatial vision for the Core Strategy. The Core Strategy Issues and Options paper outlines in much more detail how these will be achieved spatially.
1066	300	Andrew Johnson DTZ	EC2	Housing requirements should be clearly stated in the Core Strategy. The CS should include a residential provision policy that clearly explains the housing targets for Bolton, providing guidance on the number of new homes required during the plan period, as well as information on housing completions and extant permissions.	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. RSS will set the final Bolton's housing requirement figure for the Core Strategy. RSS is likely to be adopted in early 2008. The Core Strategy

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				The CS should provide broad locations for new housing provision e.g. Ditcher's Farm.	will only show broad locations for housing development and identify strategic sites critical to delivery of the housing supply. Protected Open Land is being considered for development under spatial options 3 and 4.
1066	301	Andrew Johnson DTZ	S3	<p>Any policy should show flexibility to take account of the changing market, so that housing completions do not fall behind actual demand. The policy should provide the necessary housing needs assessment to justify the requirement for any affordable housing.</p> <p>Specific affordable housing targets should be introduced for individual sites or geographical areas, allowing the Council to direct affordable housing to areas where it is most needed</p>	The Council has recently completed a Housing Market and Needs Study which will inform requirements for affordable housing. Additional work on strategic market assessment will assess the nature or extent of housing demand. Reference to this study commissioned by the ten Greater Manchester authorities can be found within the Issues and Options report and the outcome will inform future policy development on these issues. Securing resources for affordable housing is addressed through options for development management policies. The Core Strategy will address the issues of quality and mix of housing, together with types and tenure.
1066	302	Andrew Johnson DTZ	G8	<p>Base policies around the nine area forums for Bolton therefore enabling the Council to prepare policies that are clearly focused upon the needs of an area and could help to promote local distinctiveness.</p> <p>Land at Ditcher's farm should be made available as the site is sustainable and deliverable and would meet all the necessary criteria outlined in PPS3.</p>	Bolton has been divided up into the nine area forums for Bolton in recognition that different parts of the Borough have distinct characteristics and issues that the Core Strategy should address. The Council can then derive policies that are clearly focused upon the needs of an area and would also help to promote local distinctiveness. Protected Open Land is being considered for development under spatial options 3 and 4.
1067	190	Helen M Ireland	N/A	The evidence base should contain greater detail on open	The Council has commissioned an Open

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				space.	Space Assessment and this is shortly to be published. This will provide crucial information on the quantity and quality of open space in the Borough by type and how this is used and valued by the public.
1068	191	Leah Coburn British Waterways	G5/S4 /EN1/ EN2/E N8	LAs should adopt a corridor wide approach to inland waterways to address their multifunctional nature with respect to leisure and tourism, regeneration, cultural heritage, the environment and sustainable transport. The Key Issues Report should make reference to the potential contribution of the existing Manchester, Bolton and Bury Canal and should include regeneration.	Plans for the restoration of this canal will be taken into account through Core Strategy preparation and detailed identification and protection of this route would be through the Allocations DPD. This could take into account the multifunctional purposes it could perform.
1068	192	Leah Coburn British Waterways	N/A	The Manchester, Bolton and Bury Canal should be included in the Leverhulme area description.	It was not intended that these area descriptions were all embracing. However plans for the restoration of this canal will be taken into account through Core Strategy preparation and detailed identification and protection of this route would be through the Allocations DPD.
1068	193	Leah Coburn British Waterways	EN1	The length of the Manchester, Bolton and Bury canal should be mapped in the Core Strategy.	The detailed identification of this route would be in the Allocations DPD.
1069	194	Louise H Morrissey Peel Land and Property	G1	Supports the recognition of 'Regeneration and combating social exclusion', 'Improving the economy' and 'Improving accessibility' as generic underlying issues	Support noted.
1069	195	Louise H Morrissey Peel Land and Property	G1	Delivering levels of employment and housing land and mixed use development across the District which meets the needs of the community and the market will be central to the success of the core strategy. Peel support the principles of 'Providing enough land and buildings for employment related uses', 'Providing enough land for new housing' and 'Ensuring that the Borough contributes	The quantity of future development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. The maintenance of a supply of minerals is discussed against the four spatial options and provision will

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				to the supply of minerals as appropriate.	have to comply with national and regional policy. Evidence is being gathered at the Greater Manchester level on mineral resources.
1070	196	Carole Crawley	G1	More training opportunities for Farnworth, to allow local people to work at the hospital rather than relying on people travelling from further afield.	The two main aims of the Sustainable Community Strategy are to narrow the gap between the most and least well off and to ensure economic prosperity. These are supported by six priority themes Prosperous Bolton being one of them. The Core Strategy specifically aims to provide the right quantity of land for economic uses in the right locations and the matching of jobs and investment to those most in need. It looks to maximise opportunities of inward investment and support for growth sectors.
1070	197	Carole Crawley	EN7	Consider development of new incinerator to take strain off Raikes Lane and also reduce air pollution in the area.	A Greater Manchester Joint Waste Development Plan Document is being prepared by the ten GM authorities. Work on this will identify the need for new facilities and allocate sites as necessary.
1070	198	Carole Crawley	G1	Disagrees with themes and objectives for the Core Strategy. Feels there is a strong north - south divide within the borough. In terms of regeneration and combating social exclusion, people should be spread across the whole of the Borough and not just concentrated in one area.	The Issues and Options Paper sets out four spatial options and the choice of which option or options will affect how future development and hence people will be distributed across Bolton.
1070	199	Carole Crawley	EN1	Green spaces/green corridors in built up areas should be protected	Providing high quality parks and open spaces is set out as a spatial implication under the Cleaner, Green Bolton priority theme. The Council has commissioned an Open Space Assessment and this is shortly to be published. This will provide crucial information on the quantity and quality of

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					open space in the Borough by type and how this is used and valued by the public. Individual sites will be protected through the Allocations DPD.
1070	200	Carole Crawley	EC2	Housing should only be developed on brownfield sites.	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. The choice of spatial option could influence the target for brownfield development, although the 80% specified within the Regional Spatial Strategy must be met.
1070	201	Carole Crawley	EC1	Re-use Mill sites for employment uses, e.g. offices. Middlebrook and Horwich are over supplied.	The quantity of future employment development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements at the GM level. Specific site allocation will be through the Site Allocations Development Plan Document.
1071	205	Development Planning Partnership	N/A	More information required within the evidence base relating to issues of retail, leisure and employment provision to inform the exact role and function of Bolton's town and district centres.	A retail study is being commissioned and this will inform decisions about the future role of these centres including the need for new floorspace. Sites could then be allocated in line with government advice if required.
1071	206	Development Planning Partnership	G1	Retail provision for all centres within the Borough must be addressed to realise a successful regeneration strategy for the Borough.	A retail study is being commissioned and this will inform decisions about the future role of these centres including the need for new floorspace. Sites could then be allocated in line with government advice if required. Options for levels of new floorspace in Bolton Town Centre and the

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					four other town centres have been included in the Issues and Options paper. These are seen as key areas and locations in the spatial options.
1072	242	Teresa Hughes Greater Manchester Ecology Unit	EN1	GMEU welcomes the links to the Community Strategy and the priority area of Enhancing Local Living and the Local Environment as one of this priority area targets is to maintain and enhance the quality of the District's Sites of Biological Importance.	The Sustainable Community Strategy has been updated and adopted in 2007. This identifies six goals which are reiterated in the spatial vision for the Core Strategy. The Core Strategy Issues and Options paper outlines in much more detail how these will be achieved spatially. Protecting and promoting biodiversity is set out as a spatial implication under the Cleaner, Green Bolton priority theme.
1072	243	Teresa Hughes Greater Manchester Ecology Unit	EN1	Support the scope of the Core Strategy in identifying the wider issues of EN1 protecting and promoting Bolton's biodiversity, which includes the wider countryside and protected species. In addition, other issues which contribute to making the Borough a safe and healthy place to live, will also contribute to the maintenance of the natural environment.	The Core Strategy will need to set out the strategic approach to biodiversity in the Borough including the development management options. The Allocations Development Plan Document will identify specific sites for protection.
1072	244	Teresa Hughes Greater Manchester Ecology Unit	G4	Support the links made in the Issues Report to the UDP's objective of sustainable development and the themes of Environmental Protection	The themes and objectives have changed with the new Sustainable Community Strategy. Sustainable development and the use of resources now fit within the Cleaner, Greener Bolton theme underlying the spatial vision.
1072	245	Teresa Hughes Greater Manchester Ecology Unit	EN1	Support reference made to Bolton Biodiversity Action Plan. Suggest reference is also made to the sub-regional Greater Manchester Biodiversity Action Plan which places the biodiversity resource of Bolton in the county context.	The Core Strategy should make reference to the Greater Manchester Biodiversity Action Plan.
1072	246	Teresa Hughes	EN1	County's Annual SBI Review should be included in	The Greater Manchester Annual SBI review

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		Greater Manchester Ecology Unit		Appendix 3 Evidence Base. This document provides AGMA with a county overview of the status of the SBIs which can place the statistics Bolton already uses in the county context.	should be used in preparing the Core Strategy and in monitoring its outcomes.
1073	295	Jane Hawkes Greater Manchester Waste Disposal Authority	EN5	<p>The GMWDA welcomes the continuation into the Core Strategy of the previous UDP objectives to</p> <p>Reduce the use of, and reliance upon, non-renewable fuels; and</p> <p>Reduce the quantities of waste for disposal</p> <p>These contribute well to the implementation of national, regional and local strategies for waste and resource management.</p>	The themes and objectives have changed with the new Sustainable Community Strategy. A further opportunity for comment will arise through the Issues and Options Stage consultation. These issues are picked up in the new Cleaner, Greener Bolton theme drawn from the new Sustainable Community Strategy and are also addressed through development management options and the draft Sustainable Design and Construction Supplementary Planning Document.
1073	296	Jane Hawkes Greater Manchester Waste Disposal Authority	EC3	Appendix 2 makes no reference to waste strategies (such as the National Waste Strategy and Greater Manchester Municipal Waste Management Strategy).	The Core Strategy will need to consider relevant strategies for waste along with progress on the Greater Manchester Joint Waste Development Plan Document.
1074	303	David Percival Salford City Council	G3	Need to effectively manage the capacity of the sub-region's motorway network, so that congestion on it does not act as a brake on the new development that is required in the northern parts of the Manchester City Region. This applies not only to the M61 within Bolton, but also the impacts of development within Bolton on the sub-region's other motorways, particularly the M60.	Transport Assessment will be carried out to inform the Core Strategy and subsequent Allocations DPD. This will need to consider information on traffic flows, congestion within and outside Bolton.
1074	304	David Percival Salford City Council	EN4	Need to take an integrated approach to the management of the Croal-Irwell valley, having full regard to the emerging River Irwell Catchment Flood Management Plan. It is important that the speed and quantity of surface water run-off in Bolton is minimised as much as possible, in order to reduce the risk of flooding further downstream from the River Irwell within Salford. This	A joint strategic flood risk assessment is being carried out by all ten Greater Manchester authorities and its results will be an evidence base for the Core Strategy and also inform the Site Allocations Development Plan Document. The Council's draft Sustainable Design and

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				may require measures both to control the design and location of new development (including the use of sustainable drainage systems), and to encourage tree planting and other land management techniques that can slow the run-off of water and increase the permeability and storage capacity of the ground.	Construction Supplementary Planning Document already addresses the issues of use of water resources and provision of sustainable urban drainage systems in the management of run-off. Proposed development management options within the Core Strategy will cover similar issues and contain strengthened policies.
1074	305	David Percival Salford City Council	G6	The objective of securing the restoration of the Manchester, Bolton and Bury Canal. This could have major benefits for the north-west part of the Manchester City Region, in terms of expanding recreation opportunities and improving environmental quality.	Plans for the restoration of this canal will be taken into account through Core Strategy preparation and detailed identification and protection of this route would be through the Allocations DPD. This could take into account the multifunctional purposes it could perform.
1074	306	David Percival Salford City Council	S1	The objective of bringing forward the Croal-Irwell Valley Regional Park (which also has a strong link to the restoration of the Manchester, Bolton and Bury Canal). This would assist in transforming perceptions of the northern part of the Manchester City Region, making it more attractive to potential visitors, investors, businesses and residents. It would also help to promote healthier lifestyles in areas where poor health is a significant problem.	The Regional Spatial Strategy and the Greater Manchester Sub-regional Statement support the development of regional parks including the Croal Irwell Valley linked with the objective of green infrastructure provision. The Core Strategy does already consider this as an environmental issues and in evaluating the spatial options. The Core Strategy will need to address the requirements of Regional and sub-regional policy. Plans for the restoration of the Manchester, Bolton and Bury Canal will be taken into account through Core Strategy preparation and detailed identification and protection of this route would be through the Allocations Development Plan Document.
1074	307	David Percival Salford City Council	G5	The importance of protecting and enhancing the strategic role of the Green Infrastructure shared by both	Promoting and safeguarding green infrastructure is identified as a specific

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				Bolton and Salford, and surrounding areas, particularly in terms of its landscape value, recreation potential, biodiversity importance, and capacity to reduce flood risk.	environmental issue and implications for green infrastructure have been considered in developing the four spatial options.
1074	308	David Percival Salford City Council	EC1	The role of the borough of Bolton as an important source of employment opportunities for the north-west of Salford, and especially the Little Hulton area which suffers from high levels of deprivation and worklessness. Farnworth and Bolton Town Centre are particularly important in this regard	The quantity of future employment development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements at the GM level. Regeneration forms a key element of certain spatial options. Specific site allocation will be through the Site Allocations Development Plan Document.
1074	309	David Percival Salford City Council	EC1	The future role of the Cutacre site, both in terms of its employment and environmental functions, and how any development will benefit surrounding communities. It is recognised that core strategies should not include site allocations, but the strategic significance of the Cutacre site makes it important that its future function is considered through Bolton's Core Strategy.	The quantity of future employment development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements at the GM level. Specific site allocation will be through the Site Allocations Development Plan Document. The potential of Cutacre as a strategic site will need to be considered through the Core Strategy.
1075	319	Rose Freeman Theatre Trust	S4	Should include culture as the third bullet point.	The provision of cultural opportunities for everyone is seen as a spatial implication of the strong and confident Bolton theme within the spatial vision. Sites could be identified for specific facilities if necessary within the Allocations DPD.
1075	320	Rose Freeman Theatre Trust		There should be a section on developer contributions. This may provide the basis of an SPD	The Core Strategy's development management policies will set down the Council's approach on planning contributions. Options are being considered around the development

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					thresholds for which contributions are payable and the range of infrastructure that can be sought. Any policy will have to conform with national guidance. The Local Development Scheme already includes a commitment to produce an SPD on this topic.
1076	321	Henry Peterson Sport England (NW Region)	S4	Appendix 2 should include Game Plan - a government long term vision to 2020 to increase levels of sport and activity particularly amongst disadvantaged groups. Whole Sports Plans North West Plan for Physical Activity 2004-2008	The spatial implications of these documents will be taken into account in developing further the Core Strategy approach to recreation under the Healthy Bolton theme drawn from the Sustainable Community Strategy.
1076	322	Henry Peterson Sport England (NW Region)	S4	Appendix 3 should include reference to Sport England Active places Active design Active people to help support the soundness of the plan.	The spatial implications of these documents will be taken into account in developing further the Core Strategy approach to recreation under the Healthy Bolton theme drawn from the Sustainable Community Strategy.
1076	323	Henry Peterson Sport England (NW Region)	N/A	Agree with the range of issues covered in the Core Strategy	Note support.
1076	324	Henry Peterson Sport England (NW Region)	N/A	Agree that the objectives used for the Community Strategy can be used for the Core Strategy	The Sustainable Community Strategy has been updated and adopted in 2007. This identifies six goals which are reiterated in the spatial vision for the Core Strategy. The Core Strategy Issues and Options paper outlines in much more detail how these will be achieved spatially.

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1076	325	Henry Peterson Sport England (NW Region)	G3	Make sporting facilities accessible by a network of pedestrian/cycle routes and public transport.	The options for the overall location of new development are set out in the spatial options and these reflect the objectives of the Greater Manchester Local Transport Plan. Transport and access arrangements including by public transport, cycling and walking as well as by car and parking standards are being addressed through transport and access development management options.
1076	326	Henry Peterson Sport England (NW Region)	S1	Specific policies on sport/sport provision is required and should be an indicator in the Annual Monitoring Report	One spatial implication of the Healthy Bolton theme within the Spatial Vision is to increase physical activities and sports participation by ensuring that everyone has access to good sporting and recreational facilities. The spatial options will determine the location of new development including recreational provision. An open space assessment is shortly to be published and this will form a valuable evidence base on the quantity and quality of open space across the Borough. Policies through the Core Strategy and subsequent Allocations Development Plan Document will be developed building on its conclusions. The AMR is being reviewed together with development of appropriate indicators to monitor the Core Strategy.
1076	327	Henry Peterson Sport England (NW Region)	S4	By addressing the results of the programmed open space assessment which should accord with PPG17 guidance and take on broad Sport England data bases Active Places/Active Design/Active People.	The Council has commissioned an Open Space Assessment and this is shortly to be published. This will provide crucial information on the quantity and quality of open space in the Borough by type and how this is used and valued by the public.

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1077	328	Judith Nelson English Heritage	EN2	The historic environment should be included as an issues to be included within the Core Strategy	Conserving Bolton's built heritage is a spatial implication of the Cleaner, Greener theme incorporated in the Core Strategy from the Sustainable Community Strategy. Development Management Options for policies on the built environment consider conservation of listed buildings, conservation areas, historic parks and gardens, and archaeology.
1077	329	Judith Nelson English Heritage	EN2	Section 3B only considers factual information about Bolton, concentrating solely upon the designated aspects of the area's historic environment. Conservation area appraisals could provide more information.	Conserving Bolton's built heritage is a spatial implication of the Cleaner, Greener theme incorporated in the Core Strategy from the Sustainable Community Strategy. Development Management Options for policies on the built environment consider conservation of listed buildings, conservation areas, historic parks and gardens, and archaeology. Conservation area appraisals will be a useful source of information for more detailed area specific working.
1077	330	Judith Nelson English Heritage	EN2	The Vision should cover matters including; Safeguarding and sustaining the environmental assets of the area Protecting and enhancing historic character Reinforcing local distinctiveness Understanding the capacity of the environment to accommodate change Taking an integrated approach to sustainability Ensuring development and change respects and builds upon the historic character of the area.	Conserving Bolton's built heritage and living within environmental limits are spatial implications listed under the Cleaner, Greener theme incorporated in the Core Strategy Vision from the Sustainable Community Strategy. Development Management Options for policies address issues of conservation, character and local distinctiveness, and other environmental matters.
1077	331	Judith Nelson English Heritage	EN2	Spatial objectives should cover the need to	Conserving Bolton's built heritage and living within environmental limits are spatial

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				<p>Preserve, enhance and manage the character and appearance of archaeological sites, historic buildings, conservation areas, historic parks and gardens and other architectural and historically important features and areas, and their settings</p> <p>Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place</p> <p>Identify, assess and incorporate the physical, social, economic and environmental value of the historic environment in the regeneration of Bolton.</p> <p>Improve and broaden access to, and understanding of local heritage, historic sites areas and buildings</p> <p>Protect, manage and, where necessary, improve local environmental quality</p> <p>To achieve high quality and sustainable design for buildings, spaces and the public realm sensitive to the locality</p>	<p>implications listed under the Cleaner, Greener theme incorporated in the Core Strategy Vision from the Sustainable Community Strategy. Development Management Options for policies address issues of conservation, character and local distinctiveness, and other environmental matters including sustainable design and construction.</p>
1077	332	Judith Nelson English Heritage	EN3	<p>There should be strategic policies covering:</p> <p>Preserving and enhancing the historic environment</p> <p>Understanding and respecting the local context</p> <p>Identifying and reinforcing local distinctiveness</p> <p>Heritage led regeneration</p> <p>Promoting good design</p>	<p>Conserving Bolton's built heritage and living within environmental limits are spatial implications listed under the Cleaner, Greener theme incorporated in the Core Strategy Vision from the Sustainable Community Strategy. Development Management Options for policies address issues of design, conservation, character and local distinctiveness.</p>
1078	333	Nick Sandford Woodland Trust	S1	<p>Core Strategy should promote access to woodland and woodland creation to rectify any identified shortfalls in access. Woodland provides many benefits including those to improved health.</p> <p>The Woodland Trust Access Standards recommends</p>	<p>The Core Strategy theme of Cleaner, Greener Bolton recognises the links between provision of open space and high quality parks and health and the protection and promotion of biodiversity. Through development management policies there may be scope for increasing woodland</p>

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				<p>1. That no person should live more than 500m from at least one area of accessible woodland of no less than 2ha in size</p> <p>2. That there should also be at least one area of accessible woodland of no less than 20ha within 4km (8km round-trip) of people's homes</p>	provision and access to it through planning contributions as well as via policies for sustainable design and considerate construction. Protection of individual sites or routes such as green corridors would be through the Allocations Development Plan Document.
1078	334	Nick Sandford Woodland Trust	EN1	The Core Strategy should contain specific reference to the need to protect ancient woodland and ancient/veteran trees. This approach is supported by PPS9 para 10. and Agenda for Growth (the North West Regional Forestry Framework).	The Core Strategy will need to set out the strategic approach to biodiversity in the Borough including the development management options. The Allocations Development Plan Document will identify specific sites for protection.
1078	335	Nick Sandford Woodland Trust	G4	Would like to see many of the targets relating to Co2 in the Sustainable Design and Construction SPD reflected in the Core Strategy. The CS needs to also deal with the need for measures to enable wildlife to adapt to the impact of climate change. Guidance given in ODPM: 'The Planning Response to Climate Change: Advice on Better Practice' (2004) document gives sound guidance to be followed. Local Authorities should identify areas for new habitat creation to make semi-natural habitats more sustainable in the face of climate change	The Council's draft Sustainable Design and Construction Supplementary Planning Document already addresses the Co2 issue and the use of renewable energy. Proposed development management options within the Core Strategy will cover similar issues and contain strengthened policies. The Core Strategy will need to set out the strategic approach to biodiversity in the Borough including the development management options. The Allocations Development Plan Document will identify specific sites for protection.
1079	340	Peacock & Smith	G8	The Core Strategy should set out a clear retail hierarchy for Bolton including the function and role of each of the centres and how they contribute to the overall spatial strategy.	The Core Strategy already sets out the key role of Bolton and the other town centres through its spatial options. More detailed work will consider the current retail hierarchy and the role and function of these and lower order centres in line with advice in Planning Policy Statement 6 Planning for Town Centres.

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1079	341	Peacock & Smith	G8	Core Strategy should deal with the need for new floorspace for retail, leisure and other main town centre uses, taking account of both qualitative and quantitative considerations, which should be informed by an up to date retail study. The LDF should then allocate new sites for a range of retail developments/formats in line with PPS6.	A retail study is being commissioned and this will inform the need for new floorspace. Sites could then be allocated in line with government advice if required.
1080	351	Bill Moran		Promote the evening economy in a continental style.	Creating a transformed and vibrant Town Centre is a spatial implication of the Prosperous Bolton theme within the Core Strategy Spatial Vision and is drawn from the Bolton Sustainable Community Strategy. There are significant opportunities within Bolton Town Centre for future development of a range of uses and Bolton Town Centre is emphasised as a key strategic site in the spatial options.
1080	352	Bill Moran	G8	Promote Town Centre living.	Creating a transformed and vibrant Town Centre is a spatial implication of the Prosperous Bolton theme within the Core Strategy Spatial Vision and is drawn from the Bolton Sustainable Community Strategy. There are already significant housing opportunities within Bolton Town Centre and Bolton Town Centre is emphasised as a key strategic site for new housing in the spatial options.
1081	353	Susan Haworth	G3	Reduce car use in central areas. Improve taxi service.	The Core Strategy can influence car use through the choice of spatial options and therefore the general location of new development and also through development management policies which seek to ensure that individual development are accessible by all types of transport including public

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					transport, cycling and walking as well as by car.
1082	354	V Patel	G1	Promote easier access to schools for ethnic minorities.	The Sustainable Community Strategy has a key theme of Achieving Bolton and this has spatial implications through providing new buildings and improved services and ensuring everyone has access to education and training.
1083	355	Philip Nicholls	G3	Improve cyclist provision.	Transport and access arrangements including by public transport, cycling and walking as well as by car and parking standards are being addressed through transport and access development management options. Cycling provision through planning contributions is being investigated through development management options for planning obligations. The cycle network would be shown on the Allocations Development Plan Document.
1083	356	Philip Nicholls	S3	Create more affordable housing.	The Council has recently completed a Housing Market and Needs Study which will inform requirements for affordable housing. Additional work on strategic market assessment will assess the nature or extent of housing demand. Reference to this study commissioned by the ten Greater Manchester authorities can be found within the Issues and Options report and the outcome will inform future policy development on these issues. Securing resources for affordable housing is addressed through options for development management policies. The Core Strategy

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					will address the issues of quality and mix of housing, together with types and tenure.
1083	357	Philip Nicholls	S4	Improve community provision - Football pitches, community centre etc.	The Council has commissioned an Open Space Assessment and this is shortly to be published. This will provide crucial information on the quantity and quality of open space in the Borough by type and how this is used and valued by the public. Policies will build on this evidence base to protect and enhance recreational provision through the Core Strategy and LDF. Sites could be identified to meet community needs through the Allocations Development Plan Document.
1084	358	M Parry	G1	Improve parenting via parent teaching.	Not an issue of direct relevance to the Core Strategy, although access to education and provision of facilities are matters for the Core Strategy to consider.
1084	359	M Parry	G1	Improve youth services.	Not an issue of direct relevance to the Core Strategy, although access to education and provision of facilities are matters for the Core Strategy to consider.
1084	360	M Parry	G3	More people walking and cycling and improvements in bus services. Less free car parking	The options for the overall location of new development are set out in the spatial options and these reflect the objectives of the Greater Manchester Local Transport Plan. Transport and access arrangements including by public transport, cycling and walking as well as by car and parking standards are being addressed through transport and access development management options.
1084	361	M Parry	S4	Improve community offer including cafes, trees, etc.	The scope for further community benefits

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					arising from development is being explored through options on planning contributions. The national context for these is set out in circular 5/05.
1085	362	M Longworth	S4	Improvement in Community facilities e.g. play areas, more green spaces, better health centre, youth club	Providing high quality parks and open spaces is set out as a spatial implication under the Cleaner, Green Bolton priority theme. The Council has commissioned an Open Space Assessment and this is shortly to be published. This will provide crucial information on the quantity and quality of open space in the Borough by type and how this is used and valued by the public. Individual sites will be protected through the Allocations DPD or sites identified to meet community needs.
1086	363	D Heald	S4	A cleaner Bolton Improvements in community facilities (children's centres) Improve parks facilities and maintenance.	The Cleaner, Greener Bolton theme within the Spatial Vision addresses several of these issues and has as one spatial implication the improvement of parks. Sites can be protected or provided through the Allocations Development Plan Document.
1087	367	Simon Artiss David Wilson Homes	EC2	The Core Strategy should not ignore the Barker Report into housing (2005) and the planning system (2007). We note that Appendix 3 has no statistical and spatial evidence base to inform housing policy, such as Central Government's Interim Household Projections to 2021 which, for Bolton, state a requirement of 18,000 new households to 2021.	Reference is now made to sources of evidence about future population and household growth in the Borough, including projection work carried out on behalf of the Association of Greater Manchester Authorities and government projections from Communities and Local Government. Core Strategy development will take into account changes to the planning system and guidance as appropriate.
1087	368	Simon Artiss David Wilson Homes		Disagree with range of issues covered. Paragraph 4.1 should include a bullet point making clear that the Core	The Core Strategy and subsequent LDF documents will have to be generally in

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				Strategy is required to accord with the RSS (eg. How can the Core Strategy meet the aims and objectives of the RSS?). We do not consider that Section 4 satisfactorily addresses the housing needs of the Borough. General Underlying Issues should include: - Ensuring delivery of housing targets as defined in the RSS, - Increasing the quality, range and choice of housing in the Borough, - Improving the affordability of housing in the Borough. Specifically, EC2 'Providing enough land for new housing' has just 2 bullet points, which we support, but could be expanded upon.	conformity with RSS. RSS is a key part of the sound evidence base required for the Core Strategy and this is set out in the Issues and Options Paper section 2 on the evidence base. The requirement for housing, including consideration of quality and mix, and the range of types and tenures needed to support Bolton's economic and housing strategies are addressed in options for housing. Specific requirements for affordable housing provision through planning obligations is addressed through options for development management policies.
1087	369	Simon Artiss David Wilson Homes	N/A	Disagree with objectives raised in Key Issues Report. Paragraph 3.3 simply summarises the themes and priority areas (not objectives) of the Community Strategy, whereas Appendices 2 and 3 refer to a wide range of relevant documents, many of which have themes and objectives which carry equal weight to those in the Community Strategy. Whilst the latter is material, so are all of the others. We therefore recommend the following: For clarification, Paragraph 3.3 is limited, and the themes and objectives of the Core Strategy must include all material documents, as listed in the Appendices, - Some of these are set out in Section 5 of the Key Issues Report, including those of the UDP, - All themes and objectives must embrace those issues set out in Section 4, - Themes/Objectives should include: Improved economic performance through the plan period (to close the gap with the national average), as set out in the Northern Way Strategy / RSS, Delivering the housing objectives of RSS, - The 4 themes set out in Para. 3.3 are extremely vague and relatively meaningless, in planning terms; there is a strong social aspect to the	The Sustainable Community Strategy has been updated and adopted in 2007. This identifies six goals which are reiterated in the spatial vision for the Core Strategy. The Core Strategy Issues and Options paper outlines in much more detail how these will be achieved spatially.

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				Community Strategy but the Core Strategy is a land-use planning document and therefore the themes and objectives must relate to land use planning, first and foremost.	
1087	370	Simon Artiss David Wilson Homes	G1	The Core Strategy must support investment in the Borough, both employment and housing, in order to achieve regeneration. Regeneration can be achieved through the redevelopment of brownfield land and buildings. Some greenfield development can also contribute towards the regeneration objectives of the Borough.	Regeneration forms a key feature of the spatial vision set out in the Core Strategy and the balance between new development and regeneration will depend on spatial option chosen. The extent of greenfield development will depend on the spatial option pursued.
1087	371	Simon Artiss David Wilson Homes	S3	As recognised in the Barker Review, the under-supply of new housing has a significant impact upon affordability of housing. The Core Strategy must support new housing development in line with RSS in order to meet the housing needs of the Borough. Affordable housing should include discounted market value which achieves the removal of people from Council waiting lists as properties are comparatively more affordable, thereby achieving this objective. The Council will work with developers with a view to securing much needed investment to deliver the regeneration and affordability objectives.	The Council has recently completed a Housing Market and Needs Study which will inform requirements for affordable housing. Additional work on strategic market assessment will assess the nature or extent of housing demand. Reference to this study commissioned by the ten Greater Manchester authorities can be found within the Issues and Options report and the outcome will inform future policy development on these issues. Securing resources for affordable housing is addressed through options for development management policies. The Core Strategy will address the issues of quality and mix of housing, together with types and tenure.
1087	372	Simon Artiss David Wilson Homes	EC2	The current draft RSS requires 9,200 new dwellings (net) in the period 2003-2021, with at least 80% on previously developed land. The Core Strategy must meet RSS requirements (once finalised) and must avoid obstacles to the realisation of this. The Council will seek the identification of suitable sites through appropriate allocations, which will be reviewed on a regular basis,	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. RSS will set the final Bolton's housing requirement figure for the Core Strategy. RSS is likely to be

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				plus an allowance for windfalls. The Council will consider the use of its CPO powers in order to enable development. Greenfield allocations / windfalls may be appropriate provided that they are sustainable, meeting the requirements of RSS. Failure to deliver sufficient new housing is considered unacceptable in the Core Strategy.	adopted in early 2008. The Core Strategy will only show broad locations for housing development and identify strategic sites critical to delivery of the housing supply. The identification of specific sites will be an issue for the Allocations Development Plan Document.
1088	376	John Tudor Ladybridge Residents Assoc.	N/A	Agree that the evidence base contains the correct evidence to support the development of the Core Strategy	No response necessary.
1088	377	John Tudor Ladybridge Residents Assoc.	EN3	Agree with the range of issues covered in the Key issues Report. Specific issues relating to extensive building of apartments, removal of trees. Altering the character of areas by the demolition of properties and replacement by apartments. Extensive remodelling of properties which alter the character of areas.	The Core Strategy development management policies for the built environment will aim to ensure that development achieves good design and that local distinctiveness is reflected.
1088	378	John Tudor Ladybridge Residents Assoc.	G1	Disagree with themes and objectives identified in the Key Issues Report. Too much settlement in provided accommodation in the Borough of asylum seekers will lead to problems of inequality when local requirements for accommodation seem to be secondary. The settlement in accommodation provided in estates, by known prolific criminals whilst giving inclusion creates local problems.	The allocation of accommodation mentioned here is not directly related to the Core Strategy. However the Core Strategy will need to provide a range of different types and tenures of housing to meet the needs of all those living in the Borough.
1088	379	John Tudor Ladybridge Residents Assoc.	G1	You will not regenerate an area unless you can engage the people living in that area. There must be some incentive for the tenants to improve their area also.	The new post 2004 planning system increases scope for community engagement, Bolton's Statement of Community Involvement sets out how this will be carried out. One test of soundness is whether the Council has complied with this in preparing Development Plan Documents such as the Core Strategy and

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					also how it has responded to consultation.
1088	380	John Tudor Ladybridge Residents Assoc.	G6	The access to the M6 from Bolton should be re-examined to give a much quicker access to main north/south links. Areas such as Daisy Hill be relieved of traffic. Much better transport links should be implemented with some trains to Manchester at times with 120/140 per cent capacity. This is not acceptable in terms of safety alone.	The broad implications for major transport infrastructure have been considered in developing spatial options. The location of development under option 2 makes the best use of existing infrastructure both road and public transport. Other options may require significant new access infrastructure. Transport assessment will be carried out to look at existing transport problems and to guide and test the locations of new developments for effects on transport networks.
1088	381	John Tudor Ladybridge Residents Assoc.	G4	Trains through the area should be electrified reducing diesel CO2. Waste collections should be improved to obviate journeys to waste disposal sites and increase the range of items collected for disposal i.e. polystyrene, plastic sheeting, cardboard etc.	The Core Strategy cannot directly influence the fuel used by transport providers. It will however through its development management policies address the need for sustainable waste management and recycling in new developments.
1089	382	Charles Flynn	S5	Less antisocial behaviour. More Community facilities	The Sustainable Community Strategy has a key theme of Safe Bolton and the Core Strategy can assist in reducing crime and the fear of crime through development management policies which ensure neighbourhoods are attractive and well designed. Sites for community facilities could be allocated through the Allocations DPD where needs are identified.
1090	383	I.M. Lowe		A sensible, viable, vibrant, attractive Town Centre with many small businesses and not crowded with national stores but having a character of its own.	Creating a transformed and vibrant Town Centre is a spatial implication of the Prosperous Bolton theme within the Core Strategy Spatial Vision and is drawn from the Bolton Sustainable Community Strategy. The quantity of retail

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					development is addressed in options for retailing and the role of Bolton Town Centre emphasised as a key site in spatial options.
1090	384	I.M. Lowe	EN1	Retain green spaces.	Providing high quality parks and open spaces is set out as a spatial implication under the Cleaner, Green Bolton priority theme. The Council has commissioned an Open Space Assessment and this is shortly to be published. This will provide crucial information on the quantity and quality of open space in the Borough by type and how this is used and valued by the public. Individual sites will be protected through the Allocations DPD.
1090	385	I.M. Lowe	S3	Construction of new terraced housing, but general containment of housing development overall.	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. The Core Strategy will only show broad locations for housing development and identify strategic sites critical to delivery of the housing supply. It will need to address issues of quality, mix, type and tenure to support Bolton's economic and housing strategies, including the meeting of local housing needs. Specific site allocation will be through the Site Allocations Development Plan Document.
1091	386	Wendy Adamson		A prosperous and vibrant town, good for jobs	The two main aims of the Sustainable community Strategy are to narrow the gap between the most and least well off and to ensure economic prosperity. These are supported by six priority themes

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					Prosperous Bolton being one of them. The Core Strategy specifically aims to provide the right quantity of land for economic uses in the right locations and the matching of jobs and investment to those most in need. It looks to maximise opportunities of inward investment and support for growth sectors.
1091	387	Wendy Adamson		Good shopping centre	Creating a transformed and vibrant Town Centre is a spatial implication of the Prosperous Bolton theme within the Core Strategy Spatial Vision and is drawn from the Bolton Sustainable Community Strategy. The quantity of retail development is addressed in options for retailing and the role of Bolton Town Centre emphasised as a key site in spatial options.
1091	388	Wendy Adamson		Improved road systems to cope with housing developments.	The options for the overall location of new development are set out in the spatial options and these reflect the objectives of the Greater Manchester Local Transport Plan. Transport and access arrangements including by public transport, cycling and walking as well as by car and parking standards are being addressed through transport and access development management options.
1091	389	Wendy Adamson		Green spaces, do not allow developers to build in all spaces e.g. gardens, plots	Providing high quality parks and open spaces is set out as a spatial implication under the Cleaner, Green Bolton priority theme. The Council has commissioned an Open Space Assessment and this is shortly to be published. This will provide crucial information on the quantity and quality of open space in the Borough by type and

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					how this is used and valued by the public. Individual sites will be protected through the Allocations DPD. Development management options for the built environment address good design and local distinctiveness.
1091	390	Wendy Adamson		Safe - improve police action and numbers.	The Sustainable Community Strategy has a key theme of Safe Bolton and the Core Strategy can assist in reducing crime and the fear of crime through development management policies which ensure neighbourhoods are attractive and well designed.
1091	391	Wendy Adamson		Democracy in local planning issues. We should say what we want and not be over ridden by the planning inspectorate	The new post 2004 planning system increases scope for community engagement, Bolton's Statement of Community Involvement sets out how this will be carried out. One test of soundness is whether the Council has complied with this in preparing Development Plan Documents such as the Core Strategy.
1091	392	Wendy Adamson		Stop the continual building in garden plots etc, 'give us room to breath'.	Options for development management policies for the built environment focus on good design, local distinctiveness and high quality visual appearance. One possible approach could be the identification of character areas within the urban area. This could be refined through a supplementary planning document.
1091	393	Wendy Adamson		Improve road access to Bolton - Over last 20 years there has been hundreds of houses built but no more roads	The options for the overall location of new development are set out in the spatial options and these reflect the objectives of the Greater Manchester Local Transport Plan. Transport and access arrangements

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					including by public transport, cycling and walking as well as by car and parking standards are being addressed through transport and access development management options.
1091	394	Wendy Adamson		Provide more parking for station users - stop parking in local streets	Parking issues are considered in the Core Strategy options for development management policies on transport and access. New station car parks could be allocated in the Allocations Development Plan Document.
1091	395	Wendy Adamson		Keep control of youth gangs and their menace - provide community centres	The Sustainable Community Strategy has a key theme of Safe Bolton and the Core Strategy can assist in reducing crime and the fear of crime through development management policies which ensure neighbourhoods are attractive and well designed. The Allocations DPD can allocate sites for community uses where needed.
1091	396	Wendy Adamson		Maintain the green belt.	Under three of the four strategic options for the location of future development the Green Belt will remain unchanged.
1092	397	Maya Ali		Address issue of teenage pregnancy rates.	This is not of direct relevance to the Core Strategy although issues of access to education and health and the provision of facilities are matters for the Core Strategy to consider.
1092	398	Maya Ali		Improve employment opportunities within the Borough working closely with businesses and employees.	The two main aims of the Sustainable community Strategy are to narrow the gap between the most and least well off and to ensure economic prosperity. These are supported by six priority themes

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					Prosperous Bolton being one of them. The Core Strategy specifically aims to provide the right quantity of land for economic uses in the right locations and the matching of jobs and investment to those most in need. It looks to maximise opportunities of inward investment and support for growth sectors.
1093	399	Yvonne Simons		Improve road safety for pedestrians.	This will be addressed through development management policies.
1093	400	Yvonne Simons		Safer Bolton - reduction in crime	The Sustainable Community Strategy has a key theme of Safe Bolton and the Core Strategy can assist in reducing crime and the fear of crime through development management policies which ensure neighbourhoods are attractive and well designed.
1094	401	Gary Smith		Greater amounts recreational play provision.	Providing high quality parks and open spaces is set out as a spatial implication under the Cleaner, Green Bolton priority theme. The Council has commissioned an Open Space Assessment and this is shortly to be published. This will provide crucial information on the quantity and quality of open space in the Borough by type and how this is used and valued by the public. Individual sites will be protected through the Allocations DPD.
1094	402	Gary Smith		Greater community spirit, cafes, more doctors and health care provision.	The requirements for additional health care provision is being considered through liaison with appropriate service providers as the Core Strategy is developed. Sites could be allocated through the Allocations Development Plan Document. Planning contributions already provide for some

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					health related development under Planning Control Policy Note 1 Health, Well Being and Quality of Life and options for development management policies may extend the range of planning obligations to meet a wider range of infrastructure needs.
1095	403	Yusuf Ali		Improvements in race relations.	The Core Strategy has little direct effect on race relations although the strong and confident theme within the Spatial Vision recognises that Bolton's vibrant, harmonious communities will be the cornerstone for future growth and growth within Bolton. The widespread consultation required for the Core Strategy and subsequent LDF documents will ensure that these meet the needs of all communities in the borough.
1095	404	Yusuf Ali		Improvements to Castle Street area - prostitution, crime, litter etc.	The Sustainable Community Strategy has a key theme of Safe Bolton and the Core Strategy can assist in reducing crime and the fear of crime through development management policies which ensure neighbourhoods are attractive and well designed.
1096	405	P.H Calderbank		Improvements in litter problem across the Borough	This is not of direct relevance to the Core Strategy.
1097	406	Grundy	N/A	Triangle of land at the junction of Smithills Croft Road, adjoining Barrow Bridge Road/Chimney and Croft Cottage to be considered for change from Green Belt. The site is considered brownfield having been part of the old bleach work site.	Under three of the four strategic options for the location of future development the Green Belt will remain unchanged. The Core Strategy will only show broad locations for housing development and identify strategic sites critical to delivery of the housing supply. The identification of specific sites or re-allocation will be an

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					issue for the Allocations Development Plan Document and will depend on the spatial option pursued.
1098	407	Mike Baker GL Hearn		<p>Appendix 2 - Other Local Planning Authority's Local Development Plan Documents. (Local Strategy 12). Details of which Authorities' DPD would be drawn upon and in what way.</p> <p>Appendix 3 - Statistical & Spatial Evidence Base. A study should be made of the supply of and requirement for employment land in the borough up to 2021 (in addition to the Industrial Land Resource).</p> <p>Transport Assessment should be undertaken of rail corridor improvement plans and commuter use/demand for rail services and public transport in Bolton, including Westhoughton.</p> <p>Initial work should be undertaken collaboratively with stakeholders on a Strategic Housing Land Availability Assessment (as practice guidance is now in place). House-builders & Estate Agents should be consulted on the types of market housing which are currently in demand. This can be supported by an analysis of the types of market housing which have been approved recently.</p> <p>Work listed for a SHLAA (as listed in Annex C - PPS3) can be undertaken by preparing a Capacity Assessment of urban & greenfield land which would establish the amount of housing development which can be undertaken on sites.</p>	Appropriate studies will be carried out to ensure that the Core Strategy is based on sound evidence. An employment land study is underway and a housing land availability assessment is due to start, although final government guidance has not yet been published. A strategic housing land assessment will be produced building on Bolton's recent Housing Market and Needs Study and other work at the GM level.
1098	408	Mike Baker GL Hearn		Unclear how the General Underlying Issues will be presented in the Core Strategy. G1-G5 should form part of the vision for the borough. These should be	The Sustainable Community Strategy has been updated and adopted in 2007. This identifies six goals which are reiterated in

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				<p>supplemented by a further issue which would concern Meeting the housing Needs and Demands of a Growing Population.</p> <p>G7 is a requirement of the Core Strategy, therefore would not seem to be an underlying issue.</p> <p>G6 & G8 are Underlying Issues although it may be difficult to translate the detailed issues relating to the latter into specific planning policies.</p> <p>An issue for Westhoughton should be releasing Protected Open Land and greenfield land in order to assist with meeting the borough's housing requirements.</p> <p>S1, S2 & S5 do not have a spatial planning dimension and are suggested to be excluded.</p> <p>EC1 should refer to the need to retain existing employment land & buildings in employment use as well as providing for new economic development.</p> <p>Issue EC2 - Providing Enough Land for New Housing, should refer to delivering new housing to meet the borough's requirements. This would reflect the fact that delivery is the key aim of PPS3.</p>	<p>the spatial vision for the Core Strategy. The Core Strategy Issues and Options paper outlines in much more detail how these will be achieved spatially and these reflect the issues set out in the scope of the Core Strategy.</p> <p>S1, S2 and S5 which relate to health, education, safety and crime can have spatial planning outcomes through the provision of accessible facilities and through well designed environments.</p> <p>Providing sufficient land for housing and employment uses of appropriate type and in suitable locations is a key role of the Core Strategy. Options for the scale of development are set out together with spatial options which include release of Protected Open Land including land in Westhoughton. An Employment land study is being prepared as part of the evidence base for the Core Strategy. This will look at both the demand for employment land and its supply. Any employment land option pursued will need to be realistic when assessed against this background evidence. The appropriate balance between new employment land and protection of existing employment uses will be considered in this context, sites being identified within the Allocations Development Plan Document. Options for an employment related fund from planning obligations may be considered to mitigate loss of employment land.</p>

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1098	409	Mike Baker GL Hearn		It must be recognised that not all of the four key themes and nine priority areas of the Community Strategy have a spatial planning link.	The Sustainable Community Strategy has been updated and adopted in 2007. This identifies six goals which are reiterated in the spatial vision for the Core Strategy. The Core Strategy Issues and Options paper outlines in much more detail how these will be achieved spatially.
1098	410	Mike Baker GL Hearn		<p>EC1 -Should be extended to acknowledge the need to retain existing land and buildings in employment use as well as provide new employment land. Relevant factors are:</p> <p>The Council's Industrial Development Resource Study (April 2006) which shows there is a current shortage of employment land. The immediately available sites total an area of 18.1 hectares, or less than 2 years supply. All sites in the medium and long term categories are constrained by a range of contamination, access and ownership issues which will take time & resources to resolve. Loss of existing employment land to other uses would only exacerbate this shortage.</p> <p>The unemployment rate is above the national average.</p> <p>The borough's population is set to increase by an average gain of 1,176 people per year (11% over next 25 years), therefore a large and growing requirement for jobs in existing and new employment areas.</p> <p>There has been a loss of a number of existing employment uses over the last 5 years, especially due to residential use.</p> <p>The Core Strategy can best address this issue by ensuring that there is a policy presumption against the</p>	Economic prosperity and the narrowing of the gap between most and least well off are at the heart of the Community Strategy. This is taken forward in the Prosperous Bolton theme. An employment land study is being prepared as part of the evidence base for the Core Strategy. This will look at both the demand for employment land and its supply. Any employment land option pursued will need to be realistic when assessed against this background evidence. The appropriate balance between new employment land and protection of existing employment uses will be considered in this context, sites being identified within the Allocations Development Plan Document. Options for an employment related fund from planning obligations may be considered to mitigate loss of employment land.

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response
				loss of existing employment uses.	
1098	411	Mike Baker GL Hearn		<p>EC2 - The issue is to ensure that there is enough deliverable land to meet the borough's requirements to 2021. From a policy perspective, this can be best achieved by identifying the total number of dwellings which should be broken down into requirements for each of the three 5 year periods.</p> <p>A Housing Trajectory should be prepared to identify the sites/broad locations which will enable housing requirements to be met. This should be based upon the outcome of the Strategic Housing Land Availability Assessment. These locations can then be identified as specific deliverable sites for the first 5 years followed by sites which are developable over the following 5 years and sites or broad locations to provide for future growth between years 11-15.</p> <p>Policies should also be included to achieve a minimum density of 30 dwellings per hectare & to make provision for affordable housing. In the latter case, any requirements should be based on the outcome of the Strategic Housing Market Assessment.</p>	The quantity of future housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. Density is addressed through development management options. Specific site allocation will be through the Site Allocations Development Plan Document. Securing resources for affordable housing is addressed through options for development management policies. The Core Strategy will address the issues of quality and mix of housing, together with types and tenure. A strategic housing market assessment will be prepared.
1098	412	Mike Baker GL Hearn		<p>EC5 - The Core Strategy needs to assess both public & private forms of transport.</p> <p>The District needs to work alongside other adjoining authorities, organisations & agencies to ensure the deliverability of appropriate road, rail & other suitable forms of transport.</p> <p>A policy needs to be provided to show a commitment by the Council to safeguard the route of a by-pass (route A5225) to the east of Westhoughton. The route has previously been safeguarded by the Council and is being</p>	Throughout Core Strategy production the Council will liaise with infrastructure provider to ensure that this will be provided at appropriate times. Development management options for planning contributions already cover provision for off-site access arrangements and transport of all types. The safeguarding of A5225 will be considered alongside spatial options and if required would need to be identified through the Allocations Development Plan Document.

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response
				progressed in the adjoining borough of Wigan, with the construction of the Gibfield Park Highway.	
1099	413	Public Comments Crompton & Halliwell Area Forum		Concerns at the development of the Market Place and loss of the Market Hall despite much opposition against the proposals	Comments relate to recent planning decisions not Core Strategy work.
1099	414	Public Comments Crompton & Halliwell Area Forum		Too many residential developments in the Town Centre with investors buying properties and renting them out	The Core Strategy will address the issues of quality and mix of housing, together with types and tenure.
1099	415	Public Comments Crompton & Halliwell Area Forum		A balanced mix of housing to meet need and demand was required	The Core Strategy will address the issues of quality and mix of housing, together with types and tenure. It will take into account the recent Housing Needs and Market Study and forthcoming Strategic Housing Market Assessment.
1099	416	Public Comments Crompton & Halliwell Area Forum		Need for more manufacturing sites in the Borough.	The two main aims of the Sustainable community Strategy are to narrow the gap between the most and least well off and to ensure economic prosperity. These are supported by six priority themes Prosperous Bolton being one of them. The Core Strategy specifically aims to provide the right quantity of land for economic uses in the right locations and the matching of jobs and investment to those most in need. It looks to maximise opportunities of inward investment and support for growth sectors.
1100	417	Public Comments Leverhulme Area Forum		Future regeneration of Bolton Town Centre.	Creating a transformed and vibrant Town Centre is a spatial implication of the Prosperous Bolton theme within the Core Strategy Spatial Vision and is drawn from the Bolton Sustainable Community Strategy. The quantity of retail development is addressed in options for

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response
					retailing and the role of Bolton Town Centre emphasised as a key site in spatial options.
1100	418	Public Comments Leverhulme Area Forum		The need for decent youth facilities across the Borough.	Sites could be provided through the Allocations Development Plan Document where needs are identified.
1100	419	Public Comments Leverhulme Area Forum		Regenerating the canal system around the area	Plans for the restoration of this canal will be taken into account through Core Strategy preparation and detailed identification and protection of this route would be through the Allocations DPD.
1101	420	Public Comments Heaton, Lostock & Hulton		Concerns about protecting greenbelt	Under three of the four strategic options for the location of future development the Green Belt will remain unchanged.
1101	421	Public Comments Heaton, Lostock & Hulton		Concerns at developments within gardens adversely affecting wildlife.	Options for development management policies for the built environment focus on good design, local distinctiveness and high quality visual appearance. One possible approach could be the identification of character areas within the urban area. This could be refined through a supplementary planning document. The strategic approach to biodiversity would also be addressed in these policies.
1101	422	Public Comments Heaton, Lostock & Hulton		Concerns at demolition of older, large residential houses to build flats/apartments	Options for development management policies for the built environment focus on good design, local distinctiveness and high quality visual appearance. One possible approach could be the identification of character areas within the urban area. This could be refined through a supplementary planning document.
1101	423	Public Comments Heaton, Lostock &		The large number of flats being built in the Town Centre.	Creating a transformed and vibrant Town Centre is a spatial implication of the

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response
		Hulton			Prosperous Bolton theme within the Core Strategy Spatial Vision and is drawn from the Bolton Sustainable Community Strategy. There are already significant housing opportunities within Bolton Town Centre and Bolton Town Centre is emphasised as a key strategic site for new housing in the spatial options. The Core Strategy will address issues of housing type and mix to ensure that needs are met in an appropriate way.
1101	424	Public Comments Heaton, Lostock & Hulton		The development of Chorley New Road with minimal upgrade to the transport infrastructure in particular, the lack of trains.	Transport issues are addressed in a variety of places in the issues and options paper. The options for the overall location of new development are set out in the spatial options and these reflect the objectives of the Greater Manchester Local Transport Plan. Transport and access arrangements including by public transport, cycling and walking as well as by car and parking standards are being addressed through transport and access development management options. Route specific policies including Chorley New Road may be considered as part of the Allocations Development Plan Document.
1101	425	Public Comments Heaton, Lostock & Hulton		The lack of authority available to planners to reject developments and the amount of restrictions placed on planners.	The preparation of the Core Strategy and LDF does take place within a framework set out by Central Government.
1102	426	Public Comments South Turton Area Forum		Traffic congestion on roads such as Blackburn Road, Darwen Road and Turton Road.	Transport issues are addressed in a variety of places in the issues and options paper. The options for the overall location of new development are set out in the spatial options and these reflect the objectives of

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response
					the Greater Manchester Local Transport Plan. Transport and access arrangements including by public transport, cycling and walking as well as by car and parking standards are being addressed through transport and access development management options. Route specific policies may be considered as part of the Allocations Development Plan Document.
1102	427	Public Comments South Turton Area Forum		Potential traffic from extra housing proposals in the area, particularly within the Bromley Cross area.	The options for the overall location of new development are set out in the spatial options and these reflect the objectives of the Greater Manchester Local Transport Plan. Transport and access arrangements including by public transport, cycling and walking as well as by car and parking standards are being addressed through transport and access development management options.
1102	428	Public Comments South Turton Area Forum		Local facilities coming under increased pressure due to increased housing.	Current planning policies consider the capacity of infrastructure when new housing is proposed and the Council does currently require financial contributions for some types of development. The Core Strategy's development management policies will set down the Council's future approach on planning contributions. Options are being considered around the development thresholds for which contributions are payable and the range of infrastructure that can be sought. Any policy will have to conform with national guidance. The Local Development Scheme already includes a commitment to produce an SPD on this topic.

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response
1102	429	Public Comments South Turton Area Forum		The need for policies such as this to be in plain English in order that local residents could understand the policy.	This comment will be noted as future planning documents are prepared. A simplified version of the Issues and Options paper is being prepared to encourage greater public involvement. The Statement of Community Involvement sets out a commitment to engage directly with the wider community using a range of appropriate consultation methods.
1102	430	Public Comments South Turton Area Forum		The pressure from the national government upon planners to build extra housing.	The Core Strategy has to be prepared in the light of national, regional and local guidance and policy. Specifically it needs to follow national planning policies set out in Planning Policy Statement 3 on Housing. The housing provision figures are set out in the Regional Spatial Strategy and its emerging review due to be approved early in 2008.
1103	431	Public Comments Westhoughton & Chew Moor Area Forum		Concern was expressed that the protection of green belt land was only till 2012.	Under three of the four strategic options for the location of future development the Green Belt will remain unchanged.
1103	432	Public Comments Westhoughton & Chew Moor Area Forum		Did the proposed Sainsbury's development conform with the Unitary Development Plan?	This comment relates to planning application matters not of relevance to developing the Core Strategy.
1103	433	Public Comments Westhoughton & Chew Moor Area Forum		Who are the Bolton Family.	This term describes the Council, its partners, stakeholders and customers who are committed to work in partnership to make Bolton a better place. The branding which accompanies this idea contains the following values: Open: friendly, welcoming, inclusive; Colourful: distinctive, interesting, lots of character and Sound: decent, reliable, trustworthy. Bolton Family is what brings these values together –

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response
					it articulates Bolton's inclusivity, its friendliness, its diversity and its commitment to working in partnership to make Bolton a better place.
1103	434	Public Comments Westhoughton & Chew Moor Area Forum		Consultation had been taking place since 1972 regarding the future of Westhoughton, however, the views of residents had never been taken into consideration	The new post 2004 planning system increases scope for community engagement, Bolton's Statement of Community Involvement sets out how this will be carried out. One test of soundness is whether the Council has complied with this in preparing Development Plan Documents such as the Core Strategy and also how it has responded to consultation.
1103	435	Public Comments Westhoughton & Chew Moor Area Forum		There were not enough services to meet demand which had occurred due to recent housing developments.	The Council through consultation with the public and service providers will establish where needs exist and how the Core Strategy and LDF can best seek to ensure provision, for example by identifying land in the Allocations Development Plan Document for health, education and other community facilities. Development management options for infrastructure provision through planning contributions are also being considered as part of the Core Strategy
1103	436	Public Comments Westhoughton & Chew Moor Area Forum		Reference was made to the Westhoughton Masterplan 1972 and concern was expressed regarding the extensive use of e-government.	The 1972 Master Plan was superseded by the UDP. The Council will consult with its stakeholders and community in line with techniques set out in the Statement of Community Involvement. While the internet and email provide major opportunities for the Council to share information and gauge opinion and for many residents to respond, the opportunity will remain for more

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response
					traditional means of correspondence.
1103	437	Public Comments Westhoughton & Chew Moor Area Forum		The social life in Westhoughton was very poor and there was a lack of recreational facilities.	The Council has commissioned an Open Space Assessment and this is shortly to be published. This will provide crucial information on the quantity and quality of open space in the Borough by type and how this is used and valued by the public. Policies will build on this evidence base to protect and enhance recreational provision through the Core Strategy and LDF. Sites could be identified to meet community needs through the Allocations Development Plan Document.
1103	438	Public Comments Westhoughton & Chew Moor Area Forum		Concern was expressed regarding Victoria Street and, in particular, the four cottages which were situated on part of the road which was unadopted and therefore had not been tarmaced.	Site specific issues not of direct relevance to the Core Strategy.
1103	439	Public Comments Westhoughton & Chew Moor Area Forum		Problems with the hammerhead which had been created and severe problems with anti-social behaviour.	This comment related to an existing situation that is outside the scope of the Core Strategy to resolve. However the Sustainable Community Strategy has a key theme of Safe Bolton and the Core Strategy can assist in reducing crime and the fear of crime through development management policies which ensure neighbourhoods are attractive and well designed.
1103	440	Public Comments Westhoughton & Chew Moor Area Forum		What plans were in place for the redevelopment of Westhoughton Town Centre?	Existing UDP policies aim at strengthening the vitality and viability of the Town Centres and Westhoughton is shown as a Town Centre on the Proposals Map. The Core Strategy recognises the role of the major centres including Westhoughton through its spatial options and options for additional floorspace for retailing are being explored.

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response
					A retail study is being carried out to assess scope for future retail floorspace. Detailed allocations will be through the Allocations Development Plan Document.
1103	441	Public Comments Westhoughton & Chew Moor Area Forum		Concern was expressed regarding the lack of consultation on the proposed development at Tempest Road	Comments relate to recent planning applications, not of relevance to Core Strategy process.
1103	442	Public Comments Westhoughton & Chew Moor Area Forum		There was a need for long term planning, especially, in light of the fact that pressure was increasing on landowners to sell pieces of land for residential development.	The Core Strategy will set out a long term spatial vision for the Borough to 2021 and the strategic policies and proposals to deliver that vision. It will set out broad locations for development although individual sites will be identified in a subsequent Allocations Development Plan Document. It will integrate traditional land use planning with other policies and programmes that influence the nature of places and how they function.
1103	443	Public Comments Westhoughton & Chew Moor Area Forum		There was no monitor or plan management arrangements in Westhoughton.	The Core Strategy will be the means of setting out the approach for housing development, and of planning, monitoring and managing a 5-year supply of deliverable sites in line with the new PPS3.
1103	444	Public Comments Westhoughton & Chew Moor Area Forum		What did the term 'sustainable' mean?	A widely-used and accepted international definition of sustainable development is: 'development which meets the needs of the present without compromising the ability of future generations to meet their own needs'. For policies to be sustainable, they must respect five principles which are living within environmental limits and achieving a just society, through development of a sustainable economy, good governance,

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response
					and sound science.
1103	445	Public Comments Westhoughton & Chew Moor Area Forum		Reference was made to the housing land availability report and the argument for new development versus regeneration	The Housing Land Availability Report forms part of the evidence base for the Core Strategy. Regeneration forms a key feature of the spatial vision set out in the Core Strategy and the balance between new development and regeneration will depend on spatial option chosen.
1103	446	Public Comments Westhoughton & Chew Moor Area Forum		Concern was raised again regarding names and addresses of objectors to planning applications being put on the internet	This is not of direct relevance to the Core Strategy. Planning Control advice is that signatures are not placed on documents but names and addresses are published on the internet as documents are made available.
1104	447	David Butcher		<p>Bolton in 2021 should be a place where all current local problems are resolved.</p> <p>Educate the public as to the duties & responsibilities of the Council & Council activities are clearly explained & costed to the satisfaction of enquiries.</p> <p>Where bad behaviour of all sorts is eliminated & where good behaviour is encouraged.</p>	Front loading of consultation and the exploration of issues and options for the Core Strategy allows problems and opportunities to be identified and addressed where they relate to spatial planning matters. The Sustainable Community Strategy has a key theme of Safe Bolton and the Core Strategy can assist in reducing crime and the fear of crime through development management policies which ensure neighbourhoods are attractive and well designed.
1104	448	David Butcher		<p>My part of the borough should be well maintained in terms of highway maintenance, sweeping & drainage, including public spaces & private property, especially stone walls.</p> <p>Privately owned space where eyesores should be tackled.</p> <p>Well utilised - Public spaces etc, events, local groups.</p>	Improving open spaces and the physical environment are spatial implications of the Cleaner, Greener Bolton theme in the Spatial Vision. Issues of maintenance, anti-social behaviour and service value for money are not matters which the Core Strategy can directly address.

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response
				<p>Well policed - anti-social behaviour, litter, dog fouling.</p> <p>On the whole, present services are good, but are we getting value for money? I look forward to more care for current assets rather than innovations.</p>	
1105	450	Stephen Garside		Land off New Chapel Lane, Horwich should be removed from the Green Belt and allocated for affordable housing development. The remaining Green Belt land would be protected and planted with trees and made publicly available.	Under three of the four strategic options for the location of future development the Green Belt will remain unchanged. The Core Strategy will only show broad locations for housing development and identify strategic sites critical to delivery of the housing supply. The identification of specific sites or re-allocation will be an issue for the Allocations Development Plan Document and will depend on the spatial option pursued.
1106	451	A & R Partington		Land at Gibb Farm, Moss Lane, Horwich should be allocated for mixed use including business and residential development. The area is well located for business uses not dependent on good highway access and the proximity of the railway station makes this a good location. Housing alongside business development will create a campus type development which will help replace the loss of traditional jobs in the area.	Protected Open Land is being considered for development under spatial options 3 and 4. The Core Strategy will only show broad locations for development and identify strategic sites critical to delivery. The identification of specific sites or re-allocation will be an issue for the Allocations Development Plan Document and will depend on the spatial option pursued.
1107	452	Bhailok Fielding Solicitors		Land to the west of Lostock Lane, Lostock, Bolton should be made available for housing.	Under three of the four strategic options for the location of future development the Green Belt will remain unchanged. The Core Strategy will only show broad locations for housing development and identify strategic sites critical to delivery of the housing supply. The identification of specific sites or re-allocation will be an

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response
					issue for the Allocations Development Plan Document and will depend on the spatial option pursued.
1108	453	RPS		Land at Dobb Brow, Westthoughton (known also as Bowlands Hey) has good potential for future residential or mixed use development, particularly when considered with land abutting to the east and west. The larger site is well suited for a sustainable mixed use urban village comprising a mix of homes (including affordable), employment, support facilities and high quality landscaping and public open space. It should be allocated as a sustainable urban extension to met future housing land supply requirements without prejudicing the development of suitable brownfield/windfall sites.	The quantity of housing development is addressed in the issues and options paper and spatial options set out various approaches to meeting the Regional Spatial Strategy requirements. Protected Open Land is being considered for development under spatial options 3 and 4.

Appendix 2: Issues & Options Analysis

Local Development Framework

Council response to comments made on
Bolton's Core Strategy Issues and Options

Shaping the future of Bolton



Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
01/00001	IO.001	Nigel Blandford Redrose Forest	Q1 - Spatial Vision	Yes. Generally agree but more emphasis should be placed on providing a spatial framework for Green Infrastructure. See RSS policy	Include a policy specifically on green infrastructure in Chapter 7, implementing the objectives
01/00001	IO.002	Nigel Blandford Redrose Forest	Q4 - Overall Spatial Options	No preference as long as the final option comes with a Green Infrastructure Plan. If option 4 is chosen then any loss of open space needs to be offset by providing high quality multi functional public greenspace which provides connectivity to surrounding green infrastructure network.	Green infrastructure is addressed in Chapter 8 on implementing the objectives.
01/00001	IO.003	Nigel Blandford Redrose Forest	Q5 - Built Environment	Yes. There should be some mention of Green Infrastructure	Green infrastructure is covered in Chapter 7 on implementing the objectives.
01/00001	IO.004	Nigel Blandford Redrose Forest	Q6 - Built Environment	Option BE1(b) preferred	The Council's preferred approach on policies for the built environment are contained in Chapter 8 on development management.
01/00001	IO.005	Nigel Blandford Redrose Forest	Q7 - Sustainable Design & Considerate Construction	Option BE4 B preferred	The Council's preferred approach is to support Option BE4 C, as set out in Chapter 8
01/00001	IO.006	Nigel Blandford Redrose Forest	Q8 - Conservation	Option BE5 B preferred	The Council's Preferred Approach on the built environment is set out in

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					Chapter 8
01/00001	IO.007	Nigel Blandford Redrose Forest	Q9 - Thresholds	Option PC1 C preferred	The Preferred Option is PC1 A for the reasons set out in Chapter 8 on Development Management
01/00001	IO.008	Nigel Blandford Redrose Forest	Q10 - Types of Infrastructure	Option PC2 B preferred and to include Green Infrastructure which goes beyond the simple definition of open space.	Development management options for planning contributions are set out in Chapter 8 and include elements of green infrastructure.
01/00001	IO.009	Nigel Blandford Redrose Forest	Q11 - Incompatible Uses	Yes. In light of recent events maybe flood risk should be highlighted as a potential incompatible use with things like vital utilities infrastructure. In addition consideration might be given to a more positive "Compatible uses".	Flood risk is considered in the use considerations section in Chapter 8 on Development Management.
01/00001	IO.010	Nigel Blandford Redrose Forest	Q12 - Transport & Access	Yes. Thought should also be given to multi model routes. For example the Manchester Bolton and Bury Canal towpath could be used at present with some improvements as a traffic free cycle route into the Regional Centre and with full restoration the canal may be able to take some freight as well as providing a key Green Infrastructure component.	Identify the Manchester, Bolton and Bury Canal as a tourism opportunity and the Croal Irwell Valley as a strategic element in green infrastructure
01/00001	IO.011	Nigel Blandford Redrose Forest	Q13 - Parking Standards	Option TA1C preferred. This option is chosen in order to give a higher quality of parking provision. This is particularly relevant where future surface parking in a warmer wetter	The Council's preferred option is to use parking standards as set out in the Regional Spatial

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
				climate would need the provision of shade (trees) and SUDs to prevent flooding. The provision seems almost exclusively bias towards cars and a minimum standard for secure cycle parking and shower/changing facilities should be included here.	Strategy supplemented by local standards for specific uses. Cycle parking standards are included in the preferred option.
01/00002	IO.012	Michael Hodge Greater Manchester Police	Q5 - Built Environment	Thank you for consulting us and we are pleased to see the numerous references to crime and crime reduction within all the options. However, we feel the document could benefit by making reference to the Greater Manchester Police Architectural Liaison Unit and Secured by Design, a suggested phrase to include at some point might be "developers should contact the Greater Manchester Police Architectural Liaison Unit as projects should be designed to the principles of Crime Prevention Through Environmental Design (CPTED) and seek to achieve the Secured by Design Award".	This is too detailed a point to be included in the Core Strategy.
01/00003	IO.013	Phil Ashcroft Bolton Council	General comments	Further to a meeting earlier in August with Carol Sutton, I would like to express my objection to the expansion of development at Cutacre. Although I am of the view that we do need commercial development sites within the town, I was elected by the residents of Hulton Ward and will protect their interests in the ward.	The Council's preferred option includes Green Belt changes in the Over Hulton area for the reasons set out in Chapter 6c on the M61 corridor.
01/00004	IO.014	Alan Walsh Bolton Council	General comments	As a Councillor for Hulton Ward can you note my objections as follows. With reference to	The Council's preferred option includes Green

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
				possible industrial expanded development at Cutacre (option 4 page 18 of summary) The proposal is not small scale, falls in Green Belt and I see no exceptional circumstances I see only disbenefits for the residents of Over Hulton, as traffic will expand beyond the capacity of the roads, there will be loss of open space and recreational area. The development would effectively join Salford with Bolton in built environment terms.	Belt changes in the Over Hulton area for the reasons set out in Chapter 6c on the M61 corridor.
01/00005	IO.015	Carolyn Wilson Mobile Operators Association	General comments	<p>It is noted that the Council's Core Strategy does not contain any reference to telecommunications development. On this basis we would suggest that within the Local Development Framework there should be a concise and flexible telecommunications policy contained within one of the Council's statutory Local Development Document. We would suggest a policy which reads;</p> <p>Proposals for telecommunications development will be permitted provided that the following criteria are met: - (i) the siting and appearance of the proposed apparatus and associated structures should seek to minimise impact on the visual amenity, character or appearance of the surrounding area; (ii) if on a building, apparatus and associated structures should be sited and designed in order to seek to minimise impact to the external appearance of the host building; (iii) if proposing a new</p>	The Core Strategy's development management policies, together with national planning policy guidance 8 on telecommunications, can provide adequate guidance. A specific policy on telecommunications is not required.

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
				<p>mast, it should be demonstrated that the applicant has explored the possibility of erecting apparatus on existing buildings, masts or other structures. Such evidence should accompany any application made to the (local) planning authority. (iv) If proposing development in a sensitive area, the development should not have an unacceptable effect on areas of ecological interest, areas of landscape importance, archaeological sites, conservation areas or buildings of architectural or historic interest. When considering applications for telecommunications development, the (local) planning authority will have regard to the operational requirements of telecommunications networks and the technical limitations of the technology. We would suggest that this policy be a stand alone policy within one of the main LDDs, with any back ground information, such as electromagnetic fields (EMFs) and public health, being contained within a separate LDD or what is currently termed Supplementary Planning Guidance (SPG). Modern telecommunications systems have grown rapidly in recent years with more than two thirds of the population now owning a mobile phone. Mobile communications are now considered an integral part of the success of most business operations and individual lifestyles. With new services such as the advanced third generation (3G) services,</p>	

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
				<p>demand for new telecommunications infrastructure is continuing to grow. The Council are keen to facilitate this expansion whilst at the same time minimising any environmental impacts. It is our policy to reduce the proliferation of new masts by encouraging mast sharing and location on existing tall structures and buildings. Further information on telecommunications can be found in Local Development Document We are suggesting that a clear and flexible telecommunications policy be introduced in one of the main LDDs. This should be introduced by a short paragraph outlining the development pressures and the Councils policy aims.</p>	
01/00006	IO.016	Neil Pike Neil Pike Architecture Limited	General comments	<p>Rock House, Rock Terrace (Off Smith Lane), Dunscar. The Protected Open Land boundary crosses the garden of the above property. This is an error and should be rectified. Therefore this is treated as support for Core Strategy Spatial Options three and four which could lead to a review of Protected Open Land.</p> <p>Land at Suckling Calf Farm, Bottom o'th' Moor. We consider the land as being suitable for infill development, especially since there is such pressure on Local Authorities to release land for housing. The land should be reclassified from Protected Open Land and therefore support Core Strategy Spatial Options three</p>	The Council's preferred spatial option is not to allow development on Protected Open Land for the reasons set out in Chapter 4a.

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
				and four which could allow development on Protected Open Land.	
01/00007	IO.017	Paul Rimmer Resident	Q4 - Overall Spatial Options	Land at junction of Cox Green Road and Blackburn Road, Egerton. This area of land should be removed from the Green Belt. Support is therefore for Core Strategy Spatial Option four which could allow development within the Green Belt. Not all brownfield sites are suitable for development and not all Green Belt is idyllic countryside so a common sense approach is required.	The Council's preferred overall spatial option does include changes to Green Belt boundaries, but not at this location.
01/00008	IO.018	Chris Findley Salford City Council	General comments	Support should be given to the objective of bringing forward the Croal-Irwell Valley Regional Park. This would assist in transforming perceptions of the Manchester City Region, making it more attractive to potential visitors, investors, businesses and residents. It would also help promote healthier lifestyles in areas where poor health is a significant problem.	The Croal Irwell Valley is identified as strategic green infrastructure in Chapter 7 on implementing the objectives.
01/00008	IO.019	Chris Findley Salford City Council	Green Issues	The recognition of the importance of green infrastructure in all four options is welcomed. We would however support reference to the cross boundary importance of green infrastructure, in particular, the importance of protecting and enhancing the strategic role of the network of green spaces shared by both Salford and Bolton. We would raise concern if the promotion of built development on parts of the green infrastructure network or on	Chapter 7 on implementing the objectives, refers to the significance of cross boundary green infrastructure

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
				Protected Open Land were not portrayed as an opportunity only where appropriate and reasonable alternatives are not available.	
01/00008	IO.020	Chris Findley Salford City Council	Housing	Further detail will be required with the preferred options document in respect of mix, type and tenure of housing in broad locations of the Borough. Until such information is set out the city council is unable to make an informed judgment on the suitability of Bolton's proposals for its future housing supply.	The Strategic Housing Market Assessments address housing mix and tenure and the Council's preferred approach is set down in Chapter 8 implementing the objectives
01/00008	IO.021	Chris Findley Salford City Council	Employment Land	Salford City Council welcomes the support given in Options 1, 3 and 4 to the protection of existing employment areas within the borough from non-employment development where they provide a valuable source of employment.	The protection of existing employment areas is addressed in Chapter 7 on implementing the objectives.
01/00008	IO.022	Chris Findley Salford City Council	Overall Spatial Options	If an opportunistic approach to development were taken forward to the preferred options Salford would welcome a commitment to ensure development is located in the most accessible locations. Salford welcomes the recognition of the potential of the Cutacre site in Bolton. However, consideration should only be given to the use of the Green Belt if there are no alternative sites available elsewhere in Greater Manchester that could accommodate the type of development envisaged and there is no net reduction in Green Belt. The restoration of the Manchester. Bolton and Burv	The requirement for Cutacre as employment land is addressed in Chapter 6c on the M61 corridor. The protection of the Canal is considered in Chapter 7 on implementing objectives

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
				Canal should be supported in the spatial options. This could have major benefits for the north-west in terms of expanding recreation opportunities and improving environmental quality.	
01/00008	IO.023	Chris Findley Salford City Council	Q4 - Overall Spatial Options	From an environmental point of view the council is largely supportive of Spatial Option 2	The Council's preferred spatial option consists of a combination of Option 2 together with release of Green Belt land at Cutacre.
01/00008	IO.024	Chris Findley Salford City Council	The Built Environment	The protection of existing environmental assets is supported. However the city council would encourage the inclusion of what measures are intended to 'promote' biodiversity. The commitment to tackling climate change (including the importance given to addressing flood risk) is welcomed. However, little comment is made with regard to the areas for potential adaptation to inevitable climate change impacts. As such the inclusion of adaptation measures such as the following would be supported: The uptake of an integrated approach to the management of the Irwell Valley. It is considered important that the speed and volume of surface water run-off is minimised as much as possible within Bolton in order to reduce the risk of flooding further down the River Irwell within Salford. This may require measures both to control the design and location of new development, and to	Issues of climate change, including flood risk, are included in Chapter 7 on implementing objectives

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
				encourage tree planting and other land management techniques that can slow the run-off of water and increase the permeability of the ground. Maximization of green spaces to reduce the effect of the 'urban heat island' phenomenon and improve air quality. Salford welcomes the reference to waste in all four options. The need to plan effectively for increases in future waste levels, particularly sewage waste should be carried forward to the preferred options.	
01/00008	IO.025	Chris Findley Salford City Council	Q9 - Thresholds	Support is given to options PC1A and PC1C regarding lowering thresholds to either 15 dwellings/ 0.4ha or 1 dwelling/0.1ha	The Council's preferred approach is to use threshold of 15 dwellings or 0.4ha for seeking planning contributions
01/00008	IO.026	Chris Findley Salford City Council	Transport & Access	In addition, we would support the inclusion of an assurance that the road network would be managed in a way that undue pressure does not occur.	The issue of pressure on the road network as a result of new development is considered through the need for Transport Assessments in Chapter 8d on transport and access
01/00009	IO.027	Christine Morris Westhoughton Town Council	General comments	During the initial discussion, the Town Council requested the following additions to the bullet points on page 9: 1. The protection of all green sites/green space in Westhoughton, and the	1. The preferred spatial option continues to protect Lee Hall, Ditchers Farm and

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
				retention of the protection of Lee Hall, Ditchers Farm and Bowlands Hey, which are currently protected sites. 2. The continued protection of the Green Belt and vigorous opposition to any alteration/changes to the Green Belt Policy. 3. Westhoughton Town Centre: add 'and becomes a vibrant and viable Town Centre with a greater variety of shops, with Bolton Council/Town Council having a level of control over the types of businesses opening in the Town Centre. 4. Promote Westhoughton as a nice place to live and provide the infrastructure to support the growing community, Health Centre, doctors, dentists, opticians, outreach library etc. 5. Maintain the character of the town. 6. Encourage more use of public transport.	Bowlands Hey from development. 2. The preferred spatial option keeps the existing Green Belt boundary in Westhoughton 3. Westhoughton town centre is one of three smaller town centres in the Borough identified as focus for improvement and development. The councils can only directly influence the types of business in the town centre where businesses require planning permission or they own land and buildings. 4,5 The vision for the whole of Westhoughton is contained in Chapter 6d on the outer areas 6. The preferred spatial option of concentrating development in the existing urban areas encourages more use of public transport.
01/00009	IO.028	Christine Morris Westhoughton Town	General Underlying Issues	REGENERATION The Town Council believes that it is important for Bolton Council to	The preferred spatial option of concentrating

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		Council		regenerate derelict properties and to utilise the 5,000 empty properties in the borough.	most development in the existing urban area, especially in regeneration areas will encourage the re-use of derelict property.
01/00009	IO.029	Christine Morris Westhoughton Town Council	Specific Social Issues	1.Re: Maintaining a good quality visual environment: there are now too many houses to maintain a good quality visual environment. Last year double the housing quota was built in Bolton and if this continues, the full quota will be built in 5 years.2. Ensuring that the economic success of the M61 corridor is continued in a sustainable way: if Route A5225 is built as previously proposed, there will be development on either side of this Bye-Pass.	1. The approach to overall housing provision and the way it is monitored and implemented is included in Chapter 7 on implementing the objectives 2. Chapter 6c sets out how economic development along the M61 corridor will be sustainable. The preferred spatial option does not support development along the line of the former A5225 at Bowlands Hey.
01/00009	IO.030	Christine Morris Westhoughton Town Council	Specific Economic Issues	7. The Town Council believes that the 'Enterprise Zone' should be near to the Town Centre.	The Council's preferred options do not include an 'Enterprise Zone' but Westhoughton town centre is identified as a location for improvement and development.

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01/00009	IO.031	Christine Morris Westhoughton Town Council	Specific Environmental Issues	10. The Town Council believes that Westhoughton should not become over developed and there should be more public open space and play areas.	Preferred options Chapter 6d on the outer areas stresses the importance of retaining the existing character of areas. The retention of recreational areas is addressed in Chapter 7 on implementing the objectives
01/00009	IO.032	Christine Morris Westhoughton Town Council	Healthy Bolton	5. COMMUNITIES & HEALTH The Town Council believes that health care provision in Westhoughton should not suffer because of a concentration of health care resources in deprived areas. Westhoughton requires a fair share of health resources, specifically the provision of a new Health Centre and the provision of additional NHS dentists.	The preferred spatial option allows for community infrastructure such as health care resources in Westhoughton.
01/00009	IO.033	Christine Morris Westhoughton Town Council	Achieving Bolton	8. The Town Council believes that the re-building and extension of facilities at Westhoughton High School should be a priority.	Chapter 7 on implementing the objectives supports the renewal of secondary school facilities across the Borough.
01/00009	IO.034	Christine Morris Westhoughton Town Council	Housing	9. The Town Council believes that new housing developments in Westhoughton should be built on brown field sites and NOT on green field sites. Westhoughton cannot cope with any more house building without the provision of additional doctors and dentists.	The preferred spatial option precludes the development of greenfield sites in Westhoughton outside the existing urban area.

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					Within the urban area housing development will be concentrated in the town centre and at Washacre, but this does not entirely rule out the development of greenfield sites.
01/00009	IO.035	Christine Morris Westhoughton Town Council	Q7 - Sustainable Design & Construction	The Town Council believes that there should be national planning guidance and local planning policies, which should be enforced.	The preferred approach on sustainable design and construction is set out in Chapter 8 on development management.
01/00009	IO.036	Christine Morris Westhoughton Town Council	Q10 - Types of Infrastructure	The Town Council believes that Westhoughton 106 contributions should be used for the benefit of Westhoughton and should not be used elsewhere in the borough. INFRASTRUCTURE OPTIONS The Town Council favours Option PC2 B.	The Council's preferred approach on planning contributions is to expand the range of infrastructure covered in line with option PC2 B. But it does not specify that contributions as a result of planning permissions in Westhoughton will be spent there.
01/00009	IO.037	Christine Morris Westhoughton Town Council	Transport & Access	Bolton Council and the G.M.P.T.E. to be more accountable and to have more control over bus services, with the provision of a good quality, reliable and inexpensive service, with all buses	These issues are not within the remit of the Core Strategy

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				passing through Market Street, Westhoughton and the restoration of bus services 547 and 559 along the A58 corridor to Wigan. 4. Bolton Council to resolve the issue with the owner of the Mill Street Car Park, Westhoughton and to arrange for the car park to be re-opened in order to provide additional parking in the Westhoughton Town Centre.	
01/00010	IO.038	Ruth Bronley National Offenders Management Service (NOMS)	General comments	While there are no specific proposals for new prison development in your area at present nor specific sites identified, in line with Government guidance NOMS requests that you consider the inclusion of a criteria based policy to deal with a firm prison proposal should it arise during the plan period.	This issue, should it ever arise, is addressed by the general approach and policies of the Core Strategy and a specific policy is unnecessary.
01/00011	IO.039	Lisa Roberts ASDA	Q3 - Retail Development	ASDA would suggest a more general policy which directs growth to areas where demand and capacity exists, therefore not limiting such growth to town centres but perhaps prioritising town centres where sites or opportunities exist. The Council could provide additional criteria with regards to proposals outside of such centres, in order to ensure overarching objectives are met, while providing for additional flexibility for the location of growth. ASDA considers improvements to the retail offer and the expansion of retail facilities as important objectives for the area, falling under the Community Strategy priority theme of Prosperous Bolton. ASDA therefore supports the general objective of ensuring town centres	The Council's preferred option is to increase the quantity of retail floorspace, concentrating mostly in Bolton town centre, and the Retail and Leisure Study supports this approach.

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				meet their potential, and the enhancement of Bolton town centre. ASDA currently operates stores in the Bolton area. ASDA would like the Council to ensure that any proposed policies relating to the location of future retail growth would protect the function and viability of these facilities. It is noted the existing Bolton Retail Study will soon be reviewed to inform the development of the LDF documents. ASDA supports the review of this evidence base, and would like to express its interest in the study's methodology and findings in order that proper consideration can be given to all parties' future development aspirations and needs. ASDA would like to express general support for policy option RFB. This policy would provide flexibility with regards to the location of retail growth in order to meet demand	
01/00012	IO.040	A G Fox Resident	Q4 - Overall Spatial Options	Overall, stringent environmental safeguards on development need to be made and I feel Option 2 is the most easily sold plan of action	The preferred spatial option is to follow Option 2, but with a change to Green Belt boundaries at Cutacre.
01/00012	IO.041	A.G Fox Resident	Spatial Vision with Spatial Objectives	Cut out the political clap trap & use less consultant speak. My first comment is philosophical in nature, in that I had not realised local government reports had taken on such a tenor of socialist political philosophy. For example, in Spatial Vision section 5.1 the 'Strategy' - 'aims to narrow the gap between the most and least well off'. It also expects to	The Core Strategy will be a spatial representation of the Sustainable Community Strategy and so it is bound to reflect the latter document's aims of narrowing the gap and

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				'narrow health inequalities'. To my mind such ambitions fall well without the purview of what purports to be a Technical document. I believe the document would benefit from a review to remove what at best is contentious opinion, at worst political propaganda	narrowing health inequalities.
01/00012	IO.042	A.G Fox Resident	Cleaner, Greener Bolton	Have reasonable expectations of what the Strategy may accomplish and public tolerate My second concerns levels of expectations. Expecting to change attitudes to social issues is the weakness of all top-down imperatives, and is why many attempts to change behaviour patterns fail, and quite frankly one wonders whether local government should pursue such roles. The Government may take upon itself such huge ambition as to save the world from Global Warming but at the elevation Bolton stands above sea level it would perhaps be more prudent for our local authority to take a somewhat measured, or may even say a dilatory stance, to large expenditures on attempting to reduce 'Carbon Footprint'	1. The implementation of the Core Strategy is addressed in each policy chapter of the Preferred Options. 2. The Council has a statutory duty to address climate change issues in its planning policies.
01/00012	IO.043	A.G Fox Resident	Housing	Learn from mistakes. Ban barracks & spread the housing load preferably using brown field It would have been useful if the document had a historic perspective. A review of what has worked in planning/development sense and what has not. Town planning has over the past 50 years been relatively successful in Bolton which is what has contributed to it being a desirable place to live. The principle errors are	The Council has addressed issues of using brownfield land for housing in Chapter 7 on Implementing the Objectives setting a minimum of 80%. It addresses design issues in Chapter 8 on

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				sadly those of omission. In a similar sense I see the tragedy of the 'flats' appearing all over again, - did we learn nothing from the mistakes of the 60s? The construction on St. John's Road, Lostock and Manchester Road are redolent with memories of barracks, indeed almost soviet in appearance, and although these are 'private' developments they will in short time create a corrosive and depressing environment as previous experience has shown.	Development Management Options.
01/00012	IO.044	A.G Fox Resident	Employment Land	Re-appraise the major sites and look to place employment in areas where it is most needed In looking toward future business and industry, one inevitably concludes that Bolton like Britain itself will no longer be a place of mass employment in manufacturing. Rather the service, entertainment, construction, and media sectors will play a major role. This must influence the direction Bolton takes with education. I suspect that the single most important thing Bolton could do to enhance its attractiveness as a place to live would be to introduce selection into secondary education. In terms of space for development the document highlights major sites contiguous with the M61. None of these sites unfortunately appear to be in the areas of greatest need. To use them would actually exacerbate the disparity noted in the report between the Towns areas. Why are there no major sites	The overall quantity and location of employment sites is addressed in Chapter 7 on Implementing the Objectives. The approach is to concentrate office development in the Town centre and at Horwich Loco Works and manufacturing and distribution along the M61 corridor where it is known there is demand, and where transport links to deprived communities can be made.

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				identified in Brightmet or Tonge?	
01/00012	IO.045	A.G Fox Resident	Overall Spatial Options	<p>Cutacre: The residents of Over Hulton, having fought a long and arduous campaign against the open cast mining, are particularly concerned about the future development of the site. It is known that the owner UK Coal wishes to expand the area of industrial development granted by the Planning Inspector. Indeed UK Coal wishes to develop the entire site east of Back Lane. If this development is wholly industrial/business in nature, I believe the locals would accept it with the following provisos. Access to the site would be from the Watergate roundabout in the north with a new road extending in southerly direction across a new railway bridge and linking with the A577 in Tyldesley, and so via existing roads to the A580 and Manchester. Development east of this road would be allowed provided it was non residential. Such a road has obvious benefits for the site but it would also reduce traffic flows on the A579 Newbrook Road, a largely residential arterial road and also on the A6. It would also provide some relief to the M61-M60 junction. The site west of Back Lane, would remain Green Belt, and indeed large parts of it are being mounded and forested under the current restoration plan. This area of land must be protected. It is surprising in this context that development of Hulton Park land and estate, a similar large site in Over Hulton/Westhoughton</p>	The Preferred Option is to identify Cutacre as a strategic employment site with access to the north, but not to the south.

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				has not been considered in the report.	
01/00012	IO.046	A.G Fox Resident	Transport & Access	Development must be geared to infrastructure provision. Embrace the car An inability to recognise the liberation that cars provided to all sectors of society and therefore to work with the car rather than constantly against it has made a number of areas within the town congested. There are numerous examples where development has taken place with little or no consideration as to the traffic implications. I firmly believe that whilst the Council can create and influence environment it is not the vehicle to dictate how lives must be lived.	The need for infrastructure to support development is addressed in Chapter 9 on the Infrastructure Plan. The need to take traffic implications into account for individual developments is addressed in Chapter 8 on Development Management.
01/00013	IO.047	Rose Freeman The Theatres Trust	Q9 - Thresholds	We also would expect there to be an overarching policy on developer contributions as it is important that the need for developer contributions for the infrastructure of community and cultural activities is identified and you may want to broaden this out in the form of a supplementary planning document which would develop detailed policies setting out what achievements are expected from section 106 agreements and address cultural provision. Investing time and resources in such a document will set down clearly what is required of the developer and other funding partners.	The Preferred Option includes a possible policy on developer contributions; this includes community provision, but not cultural provision because there is no evidence for it.
01/00013	IO.048	Rose Freeman The Theatres Trust	General comments	Due to the specific nature of the Trust's remit we are concerned with the protection and	Cultural activities are addressed in Chapter 7

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				<p>promotion of theatres and expect therefore to see policies dealing with cultural facilities.</p> <p>There is no mention of cultural activities in this Core Strategy Issues document. In the Main Issues on page 9 the provision of cultural facilities is mentioned with regard to developer contributions. And on page 131 under the heading 'Improving our image and strengthening pride in the Borough' item 2c provides a Fair to Weak contribution for Supporting cultural activities and ensuring these are available to all. We therefore suggest that a section of your Core Strategy be devoted to Community and Cultural Facilities and that there should be a policy to promote and protect your existing community, cultural and leisure facilities - without a policy to protect such facilities it could become difficult to retain an essential community asset particularly where land values become higher for an alternative use. This policy should also state that the loss of an existing facility will be resisted unless it can be demonstrated that the facility is no longer needed, or it can be established that the services provided by the facility can be served in an alternative location or manner that is equally accessible by the community. A policy should also allow for the development of new facilities that provide for the health, welfare, social, educational, leisure and cultural needs of the community. Policies</p>	on Implementing the Objectives

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				for your town centres should include cultural as well as leisure facilities. Town centres are the heart of communities and an expression of their culture and identity. They provide a range of functions such as retail, leisure, recreation and culture centred on restaurants, pubs, clubs, theatres, cinemas, concert halls and museums. As such all these elements should play an active role in creating vibrant town centres and a stimulating night-time economy.	
01/00014	IO.049	John E. Booth Resident	Q4 - Overall Spatial Options	The juxtaposition of Cutacre site and the word development will, I believe, cause some degree of concern for residents in this area. It will be ten years or more before the restored site assumes a more mature appearance but nevertheless local residents have accepted the restoration and landscaping plan for Cutacre. I believe any fresh plan for the Cutacre restoration or different "development" would be strongly opposed by Over Hulton, Little Hulton and Atherton residents. Of course if the development meant scrapping the agreed industrial site and substituting a green open space this would be welcomed. I would be interested to know if, indeed, fresh plans for this site have been considered. The residents of Over Hulton and Little Hulton do not want another "Birtenshaw" fiasco. A neighbours suggestions include a multi-storey car park on land over the rail track, i.e. bounded by Great Moor St, Newport St, Trinity St and	The Preferred Options identify Cutacre as a strategic employment site for the reasons contained in Chapter 6 on the M61 corridor. Other areas of Green Belt will be protected from development. The Preferred Options for car parks in Bolton town centre are contained in Chapter 6 on the town centre but they do not include a multi-storey car park in that location. There is no proposal for the Council to purchase Hulton Park.

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				Bradshawgate with direct access to the railway station for pedestrians. Also Hulton Park should be purchased by Bolton Council and a new park similar to Moss Bank Park created for the south and west side of the town. The Green Belt should be protected from all development at all cost.	
01/00015	IO.050	Dave Arstall GONW	Spatial Vision with Spatial Objectives	This section is entitled 'A Spatial Vision with Spatial Objectives'. For clarity it would be helpful as the Core Strategy is developed further to distinguish clearly which parts of this section are intended to constitute the Plan objectives.	The vision and objectives have been refined and are now contained in Chapter 3
01/00015	IO.051	Dave Arstall GONW	Overall Options - housing	The Core Strategy will need to meet the requirements set out in paragraphs 29-30 of PPS3 in relation to affordable housing.	The preferred requirements for affordable housing are set out in Chapter 8 on development management
01/00015	IO.052	Dave Arstall GONW	Q2 - Employment Land	With regard to the RSS Panel's recommendation for employment land provision in Greater Manchester, it will be important for your Council's proposals for the amount of land to be provided in Bolton to be informed by joint working with other AGMA authorities.	The Preferred Option on employment land takes into account the Regional Spatial Strategy and the Employment Land Review as set out in Chapter 4 on choosing options.
01/00015	IO.053	Dave Arstall GONW	Development Management	As the Plan progresses you will need to be able to demonstrate that development	Proposed development management policies

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			Options	management policies which are included are genuinely required and add a specific local dimension, rather than simply repeating national policy. Finally, we suggest that you liaise with GMGU concerning the coverage of minerals and waste issues in the Core Strategy.	are locally specific and are set out in chapter 8. The Geological Unit have been involved in the Preferred Options for minerals and waste.
01/00016	IO.054	Stephen Hedley Natural England	General comments	Habitats Regulations Assessment: I understand from my telephone conversation with Nicola Farrell earlier this week that the council is aware that the Core Strategy must be screened in relation to the Habitats Regulations. As discussed, the council will need to undertake a screening in relation to the Habitats Regulations to determine whether an Appropriate Assessment is required. This screening is necessary even though there are no European designated sites within the borough, since possible impacts on sites outside the borough also need to be considered. In addition, the screening needs to consider not just the potential impacts of this plan but also any cumulative or in-combination effects when taking account of other plans and projects, including those in relevant authorities beyond the borough boundary. We would expect this screening to be undertaken at each relevant stage in the preparation of the Core Strategy.	Appropriate Assessment is covered in the appendix on Sustainability Appraisal.
01/00016	IO.055	Stephen Hedley Natural England	Green Issues	Section 1: Introduction We welcome the prominence given to 'green issues' (page 6)	No response required

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				amongst the main issues arising from the earlier public consultation. The issues raised in the consultation cover many of our environmental interests, and include the importance of green infrastructure in all forms, green spaces, biodiversity and nature conservation, the conservation and enhancement of the countryside, the promotion of access to woodlands and aspects of sustainable design and construction, amongst others. Clearly these issues reflect the importance attached to the environment in the borough and should help steer the issues and options to be considered. Similarly, in the section 'accessibility' (page 8) the importance of accessibility by public transport and the promotion of a network of walking and cycling routes is recognised, which clearly we welcome.	
01/00016	IO.056	Stephen Hedley Natural England	Evidence Base	Section 2: Evidence Base and Appendix 2 The section gives useful information on the natural environment (page 14), and we welcome the inclusion of the Bolton Biodiversity Action Plan and Bolton's Landscape Character Appraisal amongst the documents listed in Appendix 2. However, we consider that rather more could be said in the main text. In particular, in our view, the distinctive landscape character of the area (based on the landscape character assessment) should be mentioned, as it is elsewhere in the report, and the quality or	Green space and recreation are addressed in Chapter 7 on Implementing the Objectives. Landscape character is addressed in Chapter 8 on Development Management.

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				condition of the landscape. The position on green space within the borough should also be included (in addition to the nature reserves and historic parks already mentioned), as well as information on protected species and accessibility to the countryside	
01/00016	IO.057	Stephen Hedley Natural England	Spatial Portrait	Section 3: Spatial Portrait We are pleased to note the attention given to the borough's landscapes and to sites significant for nature conservation (paragraph 3.10, pages 25 and 26).	No response required.
01/00016	IO.058	Stephen Hedley Natural England	Scope of the Core Strategy	Section 4: Scope of the Core Strategy In the 'general underlying issues' we support the highlighting of issues to do with climate change (G4), improving accessibility (G3) particularly by walking, cycling and public transport, and improving the physical environment (G5).	No response required
01/00016	IO.059	Stephen Hedley Natural England	Specific Environmental Issues	Turning to the specific environmental issues, pages 35 and 36, we strongly support those aims which promote our environmental interests: EN1: Protecting and enhancing Bolton's biodiversity EN2: Protecting and promoting Bolton's visual environment EN3: Promoting good design EN10: Promoting and safeguarding green infrastructure However, we consider that EN1 should refer to the general duty, in national policy, to protect and enhance biodiversity both outside as well as inside the nationally and locally designated areas. In relation to public bodies, as you know, the	Green infrastructure generally, including biodiversity and recreation, is addressed in Chapter 7 on Implementing the Objectives.

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				<p>Natural Environment and Rural Communities Act introduces a specific duty in relation to biodiversity. Similarly, the visual environment (EN2) should embrace landscape and townscape beyond the listed and designated areas, and the text should acknowledge the distinctive landscape character areas in the borough and the need to conserve and enhance them, as indeed it does later in the report. We consider that specific reference should be made to the need to realise the potential of the countryside in and around Bolton's communities. This is of course a major asset for the borough and one which positive policies can help to exploit or realise for, amongst other things, open air recreation, nature conservation and to deliver health and other benefits. The publication by the former Countryside Agency and Groundwork, 'The Countryside In and around Towns ¿ a vision for connecting town and country in the pursuit of sustainable development', available via our web site, sets out a vision for the achievement of positive benefits from the urban fringe. Further guidance on what we consider should be included in Core Strategies is included in 'Environmental Quality in Spatial Planning', published jointly by the (then) Countryside Agency and English Nature (two of our founder bodies), the Environment Agency and English Heritage. This is also available from our web site.</p>	

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01/00016	IO.060	Stephen Hedley Natural England	Spatial Vision with Spatial Objectives	<p>Section 5: A Spatial Vision with Spatial Objectives and Section 6a: Overall Options We would, of course, wish to see a consistently positive approach to the conservation and enhancement of the character and quality of the distinctive landscapes, green spaces, biodiversity and geodiversity of the borough. This is, of course, supported in the report of the Panel in relation to the Regional Spatial Strategy (RSS), which states that 'plans and strategies should define spatial objectives and priorities for conservation, restoration and enhancement as appropriate, and provide area-based guidelines to direct decisions and target resources.' In our view, this should include positive strategies for engaging with partners in the conservation and enhancement of the natural environment as well as implementation through development control. Policy should aim to deliver an increase in the area's biodiversity resources. This is reflected strongly in the RSS Panel's recommendations for Policy EM1(B) of the RSS for the conservation and enhancement of the natural environment, which require a 'step change'. The proposed policy states that 'this should be done through protecting, enhancing, expanding and linking areas for wildlife within and between the locations of highest biodiversity resources, including statutory and local wildlife sites, and encouraging the expansion of the ecological fabric elsewhere'.</p>	Chapter 3 includes objectives on these issues.

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				We do of course strongly support the objective of a 'cleaner, greener Bolton' (page 39 of the Issues and Options Report) and the listed 'spatial implications' or measures set out to achieve it including providing high quality open spaces, making best use of environmental and other resources, improving the physical environment and protecting and promoting biodiversity. Although the list also includes 'conserving Bolton's built heritage', mention should also be made of 'conserving and enhancing the borough's landscapes.	
01/00016	IO.061	Stephen Hedley Natural England	Q4 - Overall Spatial Options	These aims should be fully reflected in all options for the future of the borough. All options should, amongst other things, contribute to improving accessibility by means other than the private car, address climate change, conserve and enhance the physical and visual environment (including landscape), and protect and enhance biodiversity and green infrastructure.	Chapter 3 includes objectives on these issues.
01/00016	IO.062	Stephen Hedley Natural England	Q5 - Built Environment	Question 5: BE1, BE2 (landscape character areas), BE3, BE4 (sustainable design and construction) and BE5 (conservation) should be included as considerations in a policy for the built environment.	These issues are considered in Chapter 8 on Development Management
01/00016	IO.063	Stephen Hedley Natural England	Q6 - Built Environment	Question 6: BE1(b), a policy that would identify character areas within the built-up areas with the policy approach being further refined in a Supplementary Planning Document. BE 2:	These issues are considered in Chapter 8 on Development Management

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				landscape character areas, BE 4: sustainable design and construction, BE 4(iv) Biodiversity should all be included as policies in the Core Strategy.	
01/00016	IO.064	Stephen Hedley Natural England	Q7 - Sustainable Design & Considerate Construction	Question 7: Option BE 4 C, the setting out of a requirement for sustainable design and construction in the Core Strategy, with more detailed requirements in a revised and regularly updated Sustainable Design and Construction SPD	This is the approach taken in Chapter 8 on Development Management
01/00016	IO.065	Stephen Hedley Natural England	Q10 - Types of Infrastructure	We strongly advocate a policy which broadens the range of infrastructure that can be funded or part-funded by developers' contributions. This should of course include open space, but should also include contributions to enhancing landscape and biodiversity, including habitat creation, and improving access to green space and the countryside, including footpath and cycleway access.	Chapter 8 on development management includes a suggested policy on planning contributions, including open space, biodiversity, and improving recreational access.
01/00017	IO.134	J.P. Donelon Business Enterprises	Spatial Vision with Spatial Objectives	I agree with the Spatial Vision set out in section 5	The Council's preferred vision and objectives are set down in Chapter 3.
01/00017	IO.135	J.P. Donelon Business Enterprises	Q2 - Employment Land	I support Option EL B which is for providing an increased rate of development for employment land compared to the last 5 years.	The Employment Land Review has provided quantitative analysis and has informed the preferred option on the amount of employment land.

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01/00017	IO.136	J.P. Donelon Business Enterprises	Q3 - Retail Development	I support Option RF B which supports increasing the quality of retail floorspace in Bolton Town Centre and other town centres where this capacity to do so.	Based on the Retail and Leisure Assessment and other evidence, the Council has chosen to increase the quantity of retail floorspace, concentrating mostly in Bolton town centre.
01/00017	IO.137	J.P. Donelon Business Enterprises	Q4 - Overall Spatial Options	I support Overall Spatial Option 4 which supports dispersed urban development combined with some peripheral development including the Green Belt land.	The Council's preferred spatial option is a combination of options 2 and 4, concentrated urban development with a change to Green belt boundaries around Cutacre to accommodate the necessary amount of employment land.
01/00017	IO.138	J.P. Donelon Business Enterprises	Q5 - Built Environment	I agree with question 5 however full account should be taken of Section 5.12 (Bullet point 4) "Improving the physical environment of less attractive areas".	The Council's preferred option on the built environment is contained in chapter 8 on development management.
01/00017	IO.139	J.P. Donelon Business Enterprises	Q6 - Built Environment	I support Option BE 1(b) which supports a policy that would identify character areas within the built up areas of Bolton with the policy approach being further refined in a SPD	The Council's preferred approach on the built environment is to identify key characteristics about each of the geographical

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					areas in the Core Strategy, and to expand this further in a Supplementary Planning Document i.e. option BE1 (b)
01/00017	IO.140	J.P. Donelon Business Enterprises	Q7 - Sustainable Design & Considerate Construction	I support Option BE4 C which supports setting out a general requirement of sustainable design and construction standards that should be as good as possible, but detailed requirements should be set out in a revised Sustainable Design and Construction SPD, which can be further revised quickly to reflect changing circumstances.	The Council's preferred approach is to support Option BE4 C, as set out in Chapter 8
01/00017	IO.141	J.P. Donelon Business Enterprises	Q8 - Conservation	I support Option BE5 A which focuses conservation considerations in the existing conservation areas and on listed buildings, ancient monuments and historic parks and gardens. Limited extensions to existing conservation areas will be considered.	The Council's Preferred Approach on the built environment is set out in Chapter 8
01/00017	IO.142	J.P. Donelon Business Enterprises	Q9 - Thresholds	I do not support any option. I feel the current policy should be maintained.	The Council's preferred approach is to support Option PC1 A to use a threshold of 15 dwellings and 0.4ha for planning contributions in line with Option PC1 A
01/00017	IO.143	J.P. Donelon Business Enterprises	Q10 - Types of Infrastructure	I support Option PC2 A	The Council's preferred approach is to widen the range of infrastructure

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					sought through planning contributions i.e. Option PC2 B
01/00017	IO.144	J.P. Donelon Business Enterprises	Q11 - Incompatible Uses	I agree with question 11.	The Council's preferred approach on use considerations is set out in Chapter 8 on development management options.
01/00017	IO.145	J.P. Donelon Business Enterprises	Q12 - Transport & Access	I agree with question 12.	The Council's preferred approach to development management policies for transport and access is set out in Chapter 8.
01/00017	IO.146	J.P. Donelon Business Enterprises	Q13 - Parking Standards	I support Option TA1 A which supports the use of maximum parking standards as set down in the draft RSS.	The Council's preferred option is to use parking standards as set out in the Regional Spatial Strategy supplemented by local standards for specific uses.
01/00018	IO.147	Kristian Marsh Highways Agency	Spatial Vision with Spatial Objectives	We generally agree with the spatial vision set out in Section 5. However, it is important to assess the implications on the movement of people that the options in the core strategy are likely to have. Which of the options is likely to have the most impact on reducing the need to travel by private car? Do the major sites identified in paragraph 2.19 run contrav to this	Reducing the need to travel is considered in the Sustainability Appraisal of each option, and this is addressed in Chapter 4

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
				objective? The evidence needed to support any preferred option should include how it how it compared with the other options on this issue.	
01/00018	IO.148	Kristian Marsh Highways Agency	Q2 - Employment Land	I've not indicated any preference for this option on the questionnaire. Clearly what can be delivered in the time period is likely to be a major influence on what rate of provision should apply. Until the further employment land study is completed it would be inappropriate for the Agency to comment on this issue at this time	The Employment Land Review has provided quantitative analysis and has informed the preferred option on the amount of employment land.
01/00018	IO.149	Kristian Marsh Highways Agency	Q3 - Retail Development	As with the rate of employment land provision, a further study into how much retail development is required is to be undertaken. As a result, it would also be inappropriate for the Agency to express a preference to this question at this time. However, we would support encouragement of retail uses in the existing key town centres as appropriate to their scale.	Based on the Retail and Leisure Assessment and other evidence, the Council has chosen to increase the quantity of retail floorspace, concentrating mostly in Bolton town centre.
01/00018	IO.150	Kristian Marsh Highways Agency	Q4 - Overall Spatial Options	The Agency generally supports the approach taken in spatial option 2. However, we would wish to see more detail included on where certain types of development are to be encouraged. In essence the right type of development for certain areas. PPS 13 gives appropriate guidance on developments that are appropriate near to motorways and motorway junctions. Given your desire to	The Council's preferred spatial option is a combination of Options 2 and 4. Where strategic development is proposed close to the M61, it will be subject to an approach that ensures that the effects

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
				increase development along the M61 corridor, significant thought should be given into the type of development that is to be encouraged. Those that are likely to generate significant car borne trips, such as offices, should be steered towards Bolton Town Centre which benefits from a significant public transport hub making it more easily accessible to people within and outside the borough.	on the M61 will be minimised. This is set out in Chapter 6c on the M61 corridor.
01/00018	IO.151	Kristian Marsh Highways Agency	Q5 - Built Environment	We agree with question 5.	The Council's preferred option on the built environment is contained in chapter 8 on development management.
01/00018	IO.152	Kristian Marsh Highways Agency	Q6 - Built Environment	Questions 6, 7, 8 and 9 - The Agency has no particular preference on either option presented. Indeed, it would be inappropriate for us to comment on these issues.	No response required.
01/00018	IO.153	Kristian Marsh Highways Agency	Q10 - Types of Infrastructure	We support Option PC2 A	The Council's preferred approach is to widen the range of infrastructure sought through planning contributions i.e. Option PC2 B
01/00018	IO.154	Kristian Marsh Highways Agency	Q11 - Incompatible Uses	We agree with question 11.	The Council's preferred approach on use considerations is set out in Chapter 8 on development

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					management options.
01/00018	IO.155	Kristian Marsh Highways Agency	Q12 - Transport & Access	Two further considerations should be added: Impact on congestion Impact on Air Quality (from transport)	Congestion impact for major trip generating developments will be considered as part of a Transport Assessment, which is specified in the preferred approach in the Development Management chapter. Air pollution is in the range of issues included in the use considerations section of the Development Management chapter.
01/00018	IO.156	Kristian Marsh Highways Agency	Q13 - Parking Standards	The Agency has no particular preference of option here. We'd be happy to go with either Option TA1A or Option TA1B. TA1B could actually discourage inappropriate development in less accessible areas so this is actually a positive for this option.	No response required.
01/00019	IO.312	David Hardman United Utilities	General comments	United Utilities has no further comments to those we have already made on the Key Issues Report and on the Sustainable Design and Construction Supplementary Planning Document	No response required.
01/00020	IO.066	Hannah Rogers Tesco Stores Ltd	Spatial Vision with Spatial Objectives	Core Strategy Vision: Tesco Stores Limited welcome the 'Vision' of the of Bolton Council, as set out on page 37, which seeks to ensure	Retailing is not specifically mentioned in the objectives in Chapter

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				that, "Bolton in 2007 is a place where everyone has an improved quality of life and the confidence to achieve their ambitions." Improving the quality of life for residents, will involve the promotion of vibrant communities and ensuring that all sectors of the population have access to essential services. In doing so, the Local Authority can strive to promote sustainable patterns of development through the provision of essential facilities where there is demonstrable need. We would therefore recommend that specific reference to the importance of retailing within the vision. A key aim of the vision is the achievement of a prosperous Bolton and specifically the creation of 10,000 new jobs by 2017. It is important to consider that retail in general in the UK is a major employer and independent research has shown that supermarkets can help attract other visitors to an area. Tesco Stores Limited is a major employer and employs 260,000 people across the UK providing skilled employment as well as training schemes. It is therefore important that the Local Authority respects the fact that retail development has an important role to play in maintaining further prosperity.	3, but it is included in the Prosperous Bolton section of Chapter 7 on Implementing the Objectives.
01/00020	IO.067	Hannah Rogers Tesco Stores Ltd	Q3 - Retail Development	Section 6a - Overall Options Retailing Paragraph 6a.18 sets out a retail hierarchy, however the specific role and function of each type of centres is not addressed within the document. We advocate the inclusion of some	An up to date Retail and Leisure Assessment has been prepared and used to inform the development of the

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
				<p>level of detail with regard to the scale of retail development that will be encouraged in each. It must also be recognised that centres change over time and are not static and as such there must be flexibility in the advocated hierarchy for centres to move and change. It would also be worthwhile to address the benefits of new retail provision both within Bolton Town centre and the wider surrounding area, in order to realise a successful regeneration strategy for the Borough. This has been broadly addressed in Section 4 ¿ Scope of the Core Strategy, however it is important that the issue of retail provision is addressed for all areas to ensure the needs of all local people are met as well as creating better sustainable communities in the long term. Paragraph 6a.19 states the findings of the 2001 retail study with regard to there being no identified need for any significant retail development in the town centre or elsewhere in the period up to 2011. This data appears somewhat outdated with regard to the production of retail policies and options, and as such, Tesco support the commissioning of an up to date survey for the purposes of the production of the Core Strategy. Tesco would broadly support the provisions of Option RF B - Increasing the quantity of retail floorspace in Bolton Town Centre, and other Town Centres where there is capacity to do so. This in accordance with the general provisions of planning policy guidance on this matter.</p>	<p>preferred approach on retailing. It has been used to support the preferred option of option RF C to allow for additional floorspace, concentrated in Bolton town centre.</p>

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				However such an approach can be too prescriptive and does not afford developers the flexibility to provide development where it may be needed. In terms of retail development, the key tests contained within PPS6 should be the guide to the location of such development and where a proven need exists, and subject to conformity with other tests in PPS6, the development should be permitted. We therefore feel that this does not comply with national policy guidance and should be amended to state that, "development will be also be permitted in other centres where there is an identified need."	
01/00020	IO.068	Hannah Rogers Tesco Stores Ltd	Q4 - Overall Spatial Options	Tesco would provide support for Overall Spatial Option 4 - Dispersed urban development combined with some peripheral development including green belt land. The Local Planning Authority should also consider retail proposals on greenfield land where a clear need is identified, in accordance with the tests set out in PPS6. This will ensure that residents have access to main food shopping destinations in their local area, thus reducing the need to make unnecessary car borne trips in accordance with the principles of sustainable development.	The Preferred Overall Spatial option does allow for changes to Green Belt boundaries at one location, but not to allow retailing. The preferred approach on retailing, set out in Chapter 7, is to allow some convenience floorspace close to where people live, though this would not necessarily be on greenfield sites.
01/00021	IO.069	Keith Jones GVA Grimley	Q1 - Spatial Vision	We agree with the spatial vision	A revised vision and objectives are contained in Chapter 3.

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01/00021	IO.070	Keith Jones GVA Grimley	Q2 - Employment Land	We do not support any option. The annual rate of employment land allocation should only be made following a full employment land assessment which considers: The demand for each of the different types of employment land; and Land availability, in both qualitative and quantitative terms. Therefore, we believe it is vital for the Council to wait for the Employment Land Study to be completed before making a decision in respect of question 2. Notwithstanding this, we believe strong support should be given to the re-use of previously developed land.	An Employment Land Review has now been carried out and has informed the development of Preferred Options
01/00021	IO.071	Keith Jones GVA Grimley	Q3 - Retail Development	We do not support any option. Retail provision should be distributed to ensure that local needs are met at the local level and that the retail hierarchy isn't overly dominated by larger centres. The Borough-wide strategy for new retail floorspace should only be formulated once the Retail Study is completed	A Retail and Leisure Assessment has now been completed and has informed the development of Preferred Options
01/00021	IO.072	Keith Jones GVA Grimley	Q4 - Overall Spatial Options	We support Overall Spatial Option 2.	The Preferred Overall Spatial Option is set out in Chapter 4 on Choosing the options and in Chapter 5, the Bolton we all want.
01/00021	IO.073	Keith Jones GVA Grimley	Q5 - Built Environment	We agree with question 5.	Development management options for the built environment are set out in Chapter 8.

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01/00021	IO.074	Keith Jones GVA Grimley	Q6 - Built Environment	We support Option BE1 (a).	Development management options for the built environment are set out in Chapter 8.
01/00021	IO.075	Keith Jones GVA Grimley	Q7 - Sustainable Design & Considerate Construction	We support Option BE4 A	Development management options for sustainable design and construction are set out in Chapter 8.
01/00021	IO.076	Keith Jones GVA Grimley	Q8 - Conservation	We support Option BE5 B.	Development management options for the built environment are set out in Chapter 8.
01/00021	IO.077	Keith Jones GVA Grimley	Q10 - Types of Infrastructure	We support Option PC2 A.	Development management options for planning contributions are set out in Chapter 8, but the Preferred option is to broaden the range of infrastructure.
01/00021	IO.078	Keith Jones GVA Grimley	Q11 - Incompatible Uses	We agree with question 11.	Development management options for use considerations are set out in Chapter 8.
01/00021	IO.079	Keith Jones GVA Grimley	Q12 - Transport & Access	We agree with question 12.	Development management options for transport and access are set out in Chapter 8.
01/00021	IO.080	Keith Jones	Q13 - Parking	We support Option TA1 A.	Development

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		GVA Grimley	Standards		management options for transport and access are set out in Chapter 8, and Option TA1 A is preferred subject to some additional local requirements.
01/00022	IO.081	Alison Truman British Waterways	Factual Information	British Waterways remains concerned over the lack of reference to the importance of the Manchester, Bolton and Bury Canal and the potential for the future restoration of the canal including a potential link from Salford and the wider canal network to Bolton Town Centre. In Section 2, under Natural Environment the following point should be added: The currently disused Manchester, Bolton and Bury Canal passes through the Borough, which is a County Wildlife Site and has a number of listed buildings along its length	The Canal is identified as a strategic tourist opportunity in Chapter 7 on Implementing the Objectives.
01/00022	IO.082	Alison Truman British Waterways	Q1 - Spatial Vision	British Waterways recognises the ambitions for the Borough contained within the Spatial Vision. However, the Vision as drafted does not make any reference to the MB&B, its current role or indeed the current role it could play once restoration has been completed. A fully restored MB&B would represent a truly unique multi-functional asset for the Borough. Those functions are set out by central Government in "Waterways for Tomorrow" (DETR, 2000) are: A leisure, recreation and tourism resource; A source of water and an	The Canal is not specifically mentioned in the objectives in Chapter 3, but it is identified as a strategic tourism opportunity in chapter 7 on Implementing the Objectives

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
				<p>integral part of the land drainage system; A catalyst for economic and social regeneration of both urban and rural areas; A sustainable transport route; A freight transport facility; and, An important heritage and ecological resource. The Core Strategy should recognise that a fully restored MB&B could make a major contribution to the wider regeneration and planning aims across the LDF area. The fully restored MB&B could be a unique asset for the Borough and the opportunity to optimise the benefits it could generate should not be overlooked within the Core Strategy. Indeed, British Waterways would request that maximising the social, economic and environmental benefits of this currently under-utilised asset should be addressed as a key issue within the Core Strategy. The aims set out in the document make no mention of the opportunities the Borough offers for leisure, recreation and tourism, nor the associated benefits for the local community both directly and through attracting visitors from outside of the Borough. British Waterways considers that optimising the attractiveness of the Borough to visitors from outside it represents a unique opportunity and the fully restored Manchester, Bolton and Bury Canal can play a key role in realising those benefits. We therefore request that the Spatial Vision should recognise the unique opportunities of the Borough and the Canal can offer as a source of recreation and</p>	

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				leisure to both residents and visitors from elsewhere. The Canal Corridor and its towpaths can also support the Vision's objectives of encouraging more healthy lifestyles. Again, we therefore consider that this should be recognised within the Core Strategy.	
01/00022	IO.083	Alison Truman British Waterways	Q4 - Overall Spatial Options	It should be recognised that as a leisure, recreation and tourism resource the Canal corridor needs enhancement and facilities to support its leisure use. The canal network is not footloose, nor is it entirely located within established centres and supporting facilities need to be provided within waterways corridors. The Core Strategy must therefore acknowledge that canal-related leisure, recreation and tourism development, in some cases in the open countryside, will be necessary in order to realise the economic and social benefits of the canal.	The Canal is identified as a strategic tourist opportunity in Chapter 7 on Implementing the Objectives.
01/00022	IO.084	Alison Truman British Waterways	Q9&10 - Thresholds and Infrastructure	The range of infrastructure covered by planning contributions should be broadened to include contributions to the restoration and maintenance of the Manchester, Bolton and Bury canal and its towpaths. Contributions are more likely to be sought in relation to development proposals falling within the government's definition of major development (10 dwellings etc), on sites adjacent to the waterway or otherwise benefiting from it.	The Canal is listed in the Preferred Approach on planning contributions set out in Chapter 8

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01/00022	IO.085	Alison Truman British Waterways	Q12 - Transport & Access	The Core Strategy should recognise that the Canal Corridor and its towpaths can support the Vision's Objectives of encouraging healthy and sustainable transport routes for boating, walking and cycling.	The Canal is identified as a strategic tourist opportunity in Chapter 7 on Implementing the Objectives.
01/00023	IO.231	Gina Bourne Home Builders Federation	Q4 - Overall Spatial Options	The HBF considers that any option should allow for a flexible consideration of Greenfield land in the Council's housing land supply. Although there is no actual acknowledgement that Greenfield development is both necessary and, in many circumstances, appropriate, PPS3 paragraph 65 suggests that, if performance of housing provision fails to meet trajectories or assumptions, planning authorities might have to update the quantity and mix of different categories of land within their housing land supply. Equal consideration should be given to both Greenfield and brownfield and the merits of each should be taken into consideration i.e. certainty of delivery, sustainability.	The issue of greenfield housing land is addressed in Chapter 7 on Implementing the Objectives, but an overall ceiling on greenfield development is set in the Regional Spatial Strategy.
01/00023	IO.232	Gina Bourne Home Builders Federation	Q5 - Built Environment	The HBF believes that any policies on the built environment should not be too prescriptive. In terms of policy BE4 'Sustainable Design and Construction' any requirements should be covered by the Code for Sustainable Homes as this is a single national standard that the house building industry is working towards. The development industry has signed up to the target of all new homes being built to an agreed zero carbon standard by 2016. In order	The Preferred Option on sustainable design and construction is set out in Chapter 8 on development management options.

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				to achieve this, the industry should be able to rely on a clear national framework and timetable for the necessary changes in building regulations. This approach will enable industry to work with greater confidence and efficiency to find the best means of delivering homes to the new standard in the volumes needed.	
01/00023	IO.233	Gina Bourne Home Builders Federation	Q6 - Built Environment	Supports Option BE 1(a).	The Preferred Option on the built environment is set out in Chapter 8 on Development Management.
01/00023	IO.234	Gina Bourne Home Builders Federation	Q7 - Sustainable Design & Considerate Construction	The HBF believes that the reference to Eco Homes in this policy should be removed, as in accordance with current guidance this has been replaced by the Code for Sustainable Homes. BE4 (v) Carbon and Renewable Energy The HBF objects to the inclusion of the 10% Merton rule in this policy. This fails to take into account the fact that many sustainable design matters will very soon be covered by the Code for Sustainable Homes, and that in order to reduce CO2 emissions, 10% renewables provision on site might not be the most appropriate means of achieving this overall reduction, either technically or financially. The HBF believes that any requirement for renewable energy provision upon new development should be delivered through the higher stages of the Code for Sustainable Homes. As this is a framework	The Preferred Option on sustainable design and construction is set out in Chapter 8 on development management options.

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
				and timescale to which the industry is committed to delivering. The HBF consider that the application of locally based energy performance standards would be unhelpful in facilitating the broader delivery of higher energy performance and consumption standards from new housing.	
01/00023	IO.235	Gina Bourne Home Builders Federation	Q8 - Conservation	Supports BE5 A	The Preferred Option on the built environment is set out in Chapter 8 on Development Management.
01/00023	IO.236	Gina Bourne Home Builders Federation	Q9 - Thresholds	Another Option. The HBF believes that planning contributions should be determined on a site by site basis. The determination of the contributions should be based on the impact the development will have on the local area, to be in accordance with Circular 05/05. With regards affordable housing this should be based on an up to date Strategic Housing Market Assessment carried out with the full cooperation of the house building industry. Therefore, setting arbitrary thresholds is unhelpful. The impact on the viability of residential schemes of S106 Affordable Housing demands should be assessed in the context of other S106 demands and other abnormal costs outside S106 agreements. For example, a growing number of local authorities are requiring a proportion of energy used on developments to be met from renewable	The Preferred Option on planning contributions is set out in Chapter 8 on Development Management. Firm guidelines on planning contributions are necessary to avoid inconsistency and uncertainty.

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				sources. Some are also requiring new dwellings to meet higher levels of the Code for Sustainable Homes. Like S106 demands, all of these requirements add to development costs, have an impact on land values and scheme viability and reduce the scope for meeting S106 and Affordable Housing demands	
01/00023	IO.237	Gina Bourne Home Builders Federation	Q10 - Types of Infrastructure	Support Option PC2 A. The Council should not require contributions which are unrelated to the proposed development. The HBF draws attention to the Circular 05/2005, paragraph B5, which sets out five tests which must be met by all local planning authorities in seeking planning obligations: 'A planning obligation must be: relevant to planning; necessary to make the proposed development acceptable in planning terms; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development; and reasonable in all other respects.' Any obligation must meet these tests. Therefore, in accordance with the comment in response to Question 9 the HBF would like to emphasise that the Council must be realistic.	The Preferred Option on planning contributions is set out in Chapter 8 on Development Management, and do not include any contributions that are unrelated to the development.
01/00023	IO.238	Gina Bourne Home Builders Federation	Q13 - Parking Standards	Support Option TA1 A. The HBF believes that the Council should develop the targets to be in accordance with the Regional Spatial Strategy. Imposing more restrictive targets is unhelpful particularly as latest government policy seems to be shifting away from the application of blanket restrictive parking standards, towards	The preferred option in Chapter 8 on Development Management is to use RSS parking standards, but to augment them with additional standards

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				a more flexible approach taking greater account of local characteristics. The HBF supports a more flexible approach given that every site and locality is different. Whilst some can operate with very little parking provision, others cannot. If a lack of sufficient parking provision arises, the end result is often nearby approach roads being clogged up with parked vehicles. Which apart from being unsightly and inconvenient can also pose access problems.	for some types of land use.
01/00024	IO.224	Bob May Sainsbury's Supermarkets Ltd	Q3 - Retail Development	Support Option RF B	The Preferred Option is RF C to increase the retail floorspace, concentrating mostly in Bolton town centre, for the reasons set out in Chapter 4 on Choosing Options.
01/00024	IO.225	Bob May Sainsbury's Supermarkets Ltd	Q4 - Overall Spatial Options	Support Overall Spatial Option 3	The preferred overall spatial option is for a combination options 2 and 4, but with Green Belt release only at the Cutacre strategic employment site. Option 3 is not supported.
01/00024	IO.226	Bob May Sainsbury's Supermarkets Ltd	Q7 - Sustainable Design & Considerate Construction	Support none of the Options-instead we support the specification of the same level as currently set out in the Sustainable Design and Construction SPD. subject to further	The Preferred Option for sustainable design and construction is set out in Chapter 8 on

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				demonstration by the council that they are viable standards.	Development Management. The preferred approach is option BE4C.
01/00024	IO.227	Bob May Sainsbury's Supermarkets Ltd	Q13 - Parking Standards	Support Option TA1 A	The preferred option in Chapter 8 on Development Management is to use RSS parking standards, but to augment them with additional standards for some types of land use.
01/00025	IO.114	Steven Broomhead North West Regional Development Agency	Spatial Vision with Spatial Objectives	It is not entirely clear from the Issues and Options paper what the spatial vision is. It refers to the Sustainable Community Strategy's Vision and we have assumed that the Council intends to adopt this as the Vision for the LDF Core Strategy although this is not stated explicitly. That said we do not consider the spatial vision to be sufficiently spatial. We are particularly unclear how the LDF Core Strategy might take forward the latter part of the Vision (about it being a place where everyone has the confidence to achieve their ambitions). If the Vision is based around unspecified ambitions, we fail to see how the Council will be able to assess progress toward it. We suggest that the Vision is revised to make it more specific about what Bolton will be like by 2017 and what needs to be done in	The Core Strategy vision and objectives in Chapter 3 have been amended to make them more focussed on spatial issues and on implementation.

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				order to get there.	
01/00025	IO.115	Steven Broomhead North West Regional Development Agency	Q2 - Employment Land	If Bolton is to achieve the growth aspirations outlined in the Issues and Options paper, it may well be necessary to provide for a higher rate of employment development than in the last 5 years (i.e. Option EL B). However, the issue is rather more complex than this, with the nature of future employment development (in terms of job densities) and the quality of employment sites on offer being critical factors. In this respect, the forthcoming employment land review will be a key part of the evidence base for the Core Strategy.	The Employment Land Review has now been completed and has informed the Council's preferred option on the amount of employment land required
01/00025	IO.116	Steven Broomhead North West Regional Development Agency	Q4 - Overall Spatial Options	<p>At this stage it is difficult to express a form view on the spatial options as these have to be considered in the context of the quantum of a development to be accommodated to 2021 and beyond (PPS3 requires continuous delivery of housing for at least 15 years from the date of adoption). In relation to economic development, the apportionment of the RSS employment land figure across Greater Manchester and Bolton's employment land review will be critical in establishing the scale of additional land required.</p> <p>Options 1, 3 and 4 all appear to entail some development of greenfield sites. Options 1 and 3 imply the loss of urban greenspace and therefore potentially conflict with national planning policies as set out in PPG17. Option</p>	The Council's preferred overall spatial option is a combination of Options 2 and 4.

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				<p>4 anticipates some green belt land release and would therefore need to be justified in terms of exceptional circumstances in accordance with PPG2.</p> <p>Option 2 promotes concentrated development within the urban area but, as noted above, it is not known whether there is sufficient capacity within the urban area to accommodate the Borough's development requirements. It may therefore be necessary to accommodate some new development on peripheral open land as suggested under Option 3.</p> <p>Option 3 combines dispersed urban development (as in Option 1) with some peripheral development. Another option that does not feature in the consultation paper would be to combine Options 2 and 3, i.e., urban concentration with some peripheral development. Unlike Option 3 this would afford greater protection to important urban open spaces.</p> <p>We note that all four options have a focus on Bolton town centre, other smaller centres within the Borough and Horwich Loco Works. The town centre focus would clearly be consistent with national policy. It would also offer opportunities to develop the potential of the University of Bolton and the town centre's rich architectural heritage. as identified in our</p>	

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
				<p>consultants study 'Historic Towns and Cities in England's Northwest'.</p> <p>The comprehensive redevelopment of Horwich Loco Works for an employment-led mix of uses would also appear to offer significant potential. The site was identified as having longer-term potential for knowledge-based industries in the Mersey Belt Study, which was carried out on behalf of the NWDA and published in May 2002. The study also acknowledged issues relating to the site's image and sustainability in public transport terms. These matters would need to be addressed through the LDF.</p>	
01/00025	IO.117	Steven Broomhead North West Regional Development Agency	Q9 - Thresholds	<p>The question concerns size thresholds for developments/sites at which the Council's policy on planning contributions would be triggered. Paragraph 6b.24 summarises the various thresholds that are currently applied by the Council in relation to a range of planning issues (e.g. affordable housing, play areas, public art, etc).</p> <p>The Issues and Options paper notes that a change in the affordable housing threshold from 25 dwellings to 15 would bring the policy into line with PPS3. However, no explanation is offered as to why the thresholds for open space and play areas, public art, etc need to be uniformly fixed at the same level or, indeed, why the Council's current thresholds should be</p>	The Council's preferred option, contained in the Development Management chapter, is to set a common threshold of 15 dwellings for all planning contributions.

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				changed. We therefore have no basis on which to express a preference between the options proposed.	
01/00025	IO.118	Steven Broomhead North West Regional Development Agency	Q11 - Incompatible Uses	It may be necessary to consider flood risk as part of the policy on incompatible uses. As you will be aware, PPS25 promotes a sequential approach to flood risk; Annex D, contains a matrix showing flood risk vulnerability and flood zone compatibility. The LDF Core Strategy should reflect the approach set out in PPS25, either as part of a broader policy on incompatible uses or a more specific policy in flood risk.	The Council's preferred option on use considerations in the chapter on Development Management options includes a consideration of flooding issues.
01/00025	IO.119	Steven Broomhead North West Regional Development Agency	Q12 - Transport & Access	It would be helpful for the policy for transport and access to refer additionally to the potential need for travel plans for major traffic generating developments.	Travel plans are included in the preferred approach on development management for transport and access
01/00026	IO.219	John Dunshea BAE Systems	Housing	The RSS for the North West sets maximum housing provision requirements for each district in the North West. The RSS sets Bolton a requirement of 9200 dwellings between 2003 and 2021, with an annual average of 511 dwellings. The RSS also indicates targets for the percentage of these dwellings to be built on previously developed land.	The Preferred Option for the quantity of housing is set out in Chapter 7 on Implementing the Objectives.
01/00026	IO.220	John Dunshea BAE Systems	Employment Land	Bolton is the fastest growing economic centre in the Region, outside Manchester. However, in order for this to continue, and to ensure the	The Preferred Option on employment land and other economic issues is

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				future economic success of Bolton there is a need to address the following: 1. Reducing the increasing number of people commuting outside the Borough in order to access employment; 2. Encourage the development of office, industrial and warehouse development on appropriate sites; 3. Reduce the need to travel to employment by private car; 4. Ensure that there is the right quantity and quality of land and buildings for employment in accessible and sustainable locations for manufacturing, distribution, warehousing and offices; 5. Maximise the options for inward investment. Bolton's Sustainable Community Strategy aims to increase the number of higher value, skilled jobs in the borough. In order to achieve this there needs to be a range of sites available in a range of locations.	set out in Chapter 7 on Implementing the Objectives.
01/00026	IO.221	John Dunshea BAE Systems	Q2 - Employment Land	BAES believe the best option would be to provide an increased rate of employment development compared to the past 5 years. This would allow Bolton's economy to grow further, and would secure Bolton's position as the fastest growing economy in the North West outside Manchester.	The Preferred Option is to plan for a lower level of employment land to be developed, based on the advice of the Employment Land Review and for the reasons set out in Chapter 4 on Choosing Options.
01/00026	IO.222	John Dunshea BAE Systems	Q4 - Overall Spatial Options	BAES consider that the most sustainable option would be Option 2: Concentrated Urban Development. It is believed that concentrating	The preferred overall spatial option is for a combination options 2

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				development along major transport corridor, such as the M61 corridor, would be the most suitable option. With regard to employment development, development in these locations would be highly attractive to the market, as development along major transport corridors would reduce businesses transport costs. This would enable Bolton to attract inward investment, and would assist in securing its major role in the North West economy. With regard to other forms of development, concentrating development along major transport networks would reduce trip lengths and may encourage more people to use public transport instead of private cars. This would in-turn reduce the impact on climate change as exhaust emissions will be significantly reduced. It may also result in a decrease in the number of road accidents that occur in the Borough, making Bolton a safer, and more attractive place to live. Concentrating development in these areas will also reduce the loss of greenspace in urban areas. There would therefore be more space in urban areas for outdoor recreation, improving Bolton's poor health profile, and also creating a more attractive place to live and work.	and 4, but with Green Belt release only at the Cutacre strategic employment site.
01/00026	IO.223	John Dunshea BAE Systems	General comments	In order to ensure flexibility in the planning system BAES would like to make Bolton Council aware of the potential the site bounded by Hall Lane, Lostock Lane and Lvnstock Wav	These site specific issues are too detailed for the Core Strategy and will be addressed in

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				<p>in Lostock has for redevelopment. It is considered that the site would provide an excellent location for mixed use development for the following reasons:</p> <p>1. Development on Previously Developed Land The site is a brownfield site. The Government promotes the use of previously developed land, as it is considered the most sustainable location for development. Development on brownfield sites will meet the need for development, whether it be modern office development or residential development, in Lostock. The RSS for the North West sets a target for 80% of new housing development in Bolton to be built on brownfield land. As this site is a brownfield site, it has the potential to assist in meeting Bolton's brownfield targets.</p> <p>2. Accessibility The site is located close to the M61 Motorway and A6207 Chorley New Road. The site is therefore located in a highly accessible location and well served by the existing road network. The site is also located close to Lostock railway station, and on bus routes along Chorley New Road and Lostock Lane. Users to the site would therefore have a wide choice of ways to travel to and from the site and any development in this location will certainly be sustainable. Being so close to public transport networks would also encourage more people to travel to and from</p>	<p>the Allocations DPD. The site is within the urban area and redevelopment could conform to the overall spatial option, but it would depend on the nature of the redevelopment.</p>

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				<p>the site by public transport. This would have the benefits of reducing the number of private vehicles on the road, in-turn reducing congestion and reducing the impacts on climate change through the reduction of exhaust emissions. Increased public transport use, and decreased private car use may also assist in reducing the high number of road accidents that occur in Bolton, creating a safer place to live.</p> <p>3. Development on Adjacent Sites As stated above a number of development proposals have been granted planning permission on adjacent sites. These include Bolton Wanderers Football Academy development, which comprises of a sports pavilion, changing facilities, playing fields and 55 car parking spaces. There has also been the development of an office and residential complex on an adjacent site. The development consists of the refurbishment of an existing office building, and the erection of 7 office buildings and 72 apartments. A further residential development proposal has also been granted full planning permission on an adjacent site. This development includes 137 apartments, and 164 houses. Due to these development on adjacent sites, the regeneration of this site should be encouraged; otherwise, once BAE and MBDA have vacated, the site will remain vacant and derelict in the middle of a major</p>	

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				<p>high quality development. Development on this site would be highly attractive to the market, due to the high quality nature of the surrounding developments, and good accessibility. The site therefore offers the potential to attract inward investment into the Borough and to meet the need for modern office space.</p> <p>The site is located in Lostock, on the western fringe of the main Bolton built-up area. It is bounded by Hall Lane to the north, Lostock Lane to the west, and Lynstock Way to the south. The site is surplus to BAES' requirements, and is expected to be surplus to MBDA's requirements in approximately 2010 and therefore, the site may become available for redevelopment within the LDF plan period. As such, BAES require flexibility from the planning system in relation to potential redevelopment of their land holdings at the site.</p>	
01/00027	IO.086	Katie Adderley BWEA	General Underlying Issues	The inclusion of generic development control policies on environmental issues, as proposed, are to be encouraged.	The Preferred Approach on Development Management, including environmental issues, is set out in Chapter 8.
01/00027	IO.087	Katie Adderley BWEA	Specific Environmental Issues	BWEA welcomes the Council's acknowledgement of the low level of renewable energy generators within the Borough. and the carbon emissions levels	The Preferred Approach on sustainable design and construction is set out in Chapter 8 on

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				<p>emitted within the Borough.</p> <p>EN5 Maximising the use of Renewable Energy. BWEA welcomes the title of this policy, demonstrating a positive and proactive approach to renewable energy generation and development within the Borough. This is in line with PPS 22, which states that Local Development Documents should contain policies designed to promote and encourage, rather than restrict, the development of renewable energy resources. BWEA also encourages the Council to implement an ambitious target for renewable energy generation within Council buildings, as set out in the Council's Environment Strategy.</p> <p>BWEA emphasises the contribution that medium and small renewable systems can make, and considers that the Council should implement the policy for the mandatory requirement of onsite renewables. Such a policy would require onsite renewables to provide electricity for at least 10% of all new buildings' needs, (including refurbishments), in addition to stringent energy efficiency/building performance requirements. Recent research by the Departments for Communities and Local Government found that around a third of Local Authorities surveyed are introducing such policies within Development Plans. Following this research the Government is now</p>	Development Management.

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				<p>urging all Councils to include such policies in their Local Plans.</p> <p>Most renewable energy technologies have the potential to be applied in an urban context, including solar water heating, photovoltaics, biomass, wind, passive solar design, and energy from waste. The guidance should consider all of these technologies.</p> <p>BWEA therefore recommend making explicit links between policies EN3 and EN5, as the two are fundamentally connected. BWEA recommend the inclusion of references to PPS 22 and the new Planning Policy Statement on Climate Change - Supplement to PPS 1 within these policies.</p> <p>Local Planning Authorities should seek to maximise the contribution from building integrated renewables in their efforts to meet both their regional renewable energy targets, and the national target. The number of planning applications for building integrated renewable schemes is slowly rising in the UK, and to ensure that correct decisions are made and opportunities maximised, clear and detailed guidance for both potential developers and decision makers is paramount.</p> <p>The following wording is highlighted as an example: "all non-residential or mixed use</p>	

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				development above a threshold of 1000 m2 will be expected to provide at least 10% of their energy requirements from on-site renewable energy generation. All residential development of 10 or more units will be expected to provide at least 10% of their energy requirements from on-site renewable energy generation. Policy EN3 promoting good design. BWEA wish to emphasise the contribution that building integrated renewables can make to the built environment and urges the Council to encourage the integration of such technologies at the earliest design stage. BWEA recommend that such a design policy work in conjunction with a Merton style, prescriptive policy on energy efficiency and renewable energy within buildings.	
01/00027	IO.088	Katie Adderley BWEA	Spatial Vision with Spatial Objectives	BWEA welcomes the vision set out in section 5 of this document, and particularly supports the Council's recognition that the Spatial implications of achieving a "cleaner, greener Borough" will require living within environmental limits and reducing harmful emissions.	These issues are included in the Preferred Options objectives.
01/00027	IO.089	Katie Adderley BWEA	Q7 - Sustainable Design & Considerate Construction	BWEA also recommend that the Council provide supplementary guidance on utilising renewable energy technologies-both through new build and through retrofitting to existing buildings-possibly through enhancing the Council's existing Building Bolton SPD.	The Preferred Approach on sustainable design and construction is set out in Chapter 8 on Development Management.

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01/00028	IO.157	Dawn Hewitt Environment Agency	Spatial Vision with Spatial Objectives	We agree to the spatial vision set out in Section 5 and support the inclusion of climate change.	The Council's preferred vision and objectives are set down in Chapter 3.
01/00028	IO.158	Dawn Hewitt Environment Agency	Q7 - Sustainable Design & Considerate Construction	new guidance is constantly emerging therefore we feel that Option BE4 C will allow the update of guidance to be more easily incorporated into new development.	The Council's preferred approach is to support Option BE4 C, as set out in Chapter 8
01/00028	IO.159	Dawn Hewitt Environment Agency	Q10 - Types of Infrastructure	we would like to see the range of infrastructure covered by planning contributions increased to include a contribution to flood defence works, where this has a wider community benefit. We also suggest that open space should include areas of biodiversity value as well as recreational areas.	Flood protection and biodiversity have been included as items for planning contributions in the Council's preferred approach set out in Chapter 8.
01/00028	IO.160	Dawn Hewitt Environment Agency	Q11 - Incompatible Uses	we suggest that within section 6.34, PPS25 on development and flood risk, is included. It states that development should be located away from areas at highest flood risk, and should not increase flood risk elsewhere. Therefore we consider that 6b.35 should include flood risk areas as an issue.	Flood risk is addressed as part of Chapter 8 on Development Management policies, and site specific issues will be considered in the Allocations Development Plan Document.
01/00029	IO.198	Steve Edgeller Tesco	Spatial Vision with Spatial Objectives	We agree with the Spatial Vision.	The Core Strategy's vision and objectives are set out in Chapter 2, and have been revised from those in the Issues and Options Report.
01/00029	IO.199	Steve Edgeller	Q3 - Retail	We support Middlebrook as another town	The Preferred Option is

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		Tesco	Development	centre and a location for further retail floorspace.	to concentrate additional retail floorspace in Bolton town centre and not to identify Middleboro as an additional town centre.
01/00029	IO.200	Steve Edgeller Tesco	Q4 - Overall Spatial Options	We support Overall Spatial Option 3.	The preferred overall spatial option is for a combination options 2 and 4, but with Green Belt release only at the Cutacre strategic employment site. Option 3 is not supported.
01/00029	IO.201	Steve Edgeller Tesco	Q13 - Parking Standards	We support Option TA1 A.	The preferred option in Chapter 8 on Development Management is to use RSS parking standards, but to augment them with additional standards for some types of land use.
01/00030	IO.202	Mike Baker Persimmon Homes and Harcourt Developments	Spatial Vision with Spatial Objectives	We agree with the Spatial Vision	The Core Strategy's vision and objectives are set out in Chapter 2, and have been revised from those in the Issues and Options Report.
01/00030	IO.203	Mike Baker	Q2 - Employment	We favour Option EL B, not least because	The Preferred Option is

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		Persimmon Homes and Harcourt Developments	Land	promoting economic regeneration is the key to achieving the Council's main aims identified in its Community Strategy (2007-2017). The Council has to address quantitative and qualitative issues in respect of employment land. As well as a current shortage of employment land, it needs to be in the right locations in order to be attractive to investors. Moreover, loss of existing employment land in the Bolton urban area to other uses, would only exacerbate this shortage. The Community Strategy aims to increase new jobs by an average of 1,000 per year for the next ten years with private sector investment of £600 million over the next 10 years to 2017. The Council must therefore clearly support this ambition for investment by a bold response in its emerging spatial plans.	to plan for a lower level of employment land to be developed, based on the advice of the Employment Land Review and for the reasons set out in Chapter 4 on Choosing Options.
01/00030	IO.204	Mike Baker Persimmon Homes and Harcourt Developments	Q4 - Overall Spatial Options	We support Overall Spatial Option 3. The spatial profile in the consultation document indicates that Bolton Town Centre is the principal location for employment in the Borough. The need to retain this employment focus, including the retention of employment land uses, coupled with previous high rates of brownfield development, means there is a finite amount of new development that may be achieved in Bolton's urban area. Some greenfield development will be required in the next plan period and dispersed urban development will promote the well-being of	The preferred overall spatial option is for a combination options 2 and 4, but with Green Belt release only at the Cutacre strategic employment site. Option 3 is not supported.

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				<p>different communities across the Borough.</p> <p>Residential development at Westhoughton on Protected Open Land has been previously considered to be suitable, the main issue has been one of timing. Spatial Option 3 is consistent with the Government's general approach to delivering sustainable development as set out in PPS1. Residential development to the east of Westhoughton is available, suitable and achievable and could be included in the Council's housing trajectory in all phases of this next plan period. The deliverability of land to the east of Westhoughton would also assist the Council in respect of soundness test 9. Development would provide a critical mass for the uplift required to the town centre and the sustainable development attributes of land to the east of Westhoughton can be assessed in relation to suitable policy criteria.</p>	
01/00030	IO.205	Mike Baker Persimmon Homes and Harcourt Developments	Q6 - Built Environment	We support Option BE1(a)	The Preferred Option for the built environment is contained in Chapter 8 on Development Management.
01/00030	IO.206	Mike Baker Persimmon Homes and Harcourt Developments	Q12 - Transport & Access	We are in general agreement with the matters listed at question 12 but we also believe there are other considerations that should be included in a general policy for transport and access. which will specifically address the	The Preferred Options on development management for transport and access are set out in Chapter 8.

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				<p>sustainability agenda. Thus, including the following criteria as policy will assist in the selection of the most suitable sites:</p> <ol style="list-style-type: none"> 1. A site will be considered highly accessible - or capable of being made so - if the widest possible choice of transport modes, including rail transport, is available; 2. A site is directly accessible by rail transport and which can be demonstrated to be capable of incorporating park and ride where this meets the wider park and ride strategy for the metropolitan area; 3. In providing highway infrastructure to accommodate the site's own access requirements, alleviation is also provided to existing highway problems (such as congestion or safety issues) or a substantial contribution is made to the betterment of the strategic highway network. 4. In providing highway infrastructure, access to existing public transport services is enhanced, particularly rail stations, for residents in the surrounding area. It would also be appropriate to safeguard by way of a policy, the route of a bypass (route A5225) to the east of Westhoughton. This route is being progressed in the adjoining Borough of Wigan (with the construction of Gibfield Park Highway) and it may practicably be implemented within the Core Strategy's plan period. 	<p>The overall spatial option addresses issues of overall accessibility to public transport. The Preferred Options do not include safeguarding a route for a road to the east of Westhoughton since there is no funding for it.</p>

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01/00031	IO.207	Alan Hubbard National Trust	Spatial Vision with Spatial Objectives	We do not agree with the Spatial Vision set out in section 5. The following changes should be made. 1, Healthy Bolton- should specifically include access to green space and the countryside. 2. Cleaner Greener Bolton- should include the protection and reinforcement of landscape character.	The Core Strategy's vision and objectives are set out in Chapter 2, and have been revised from those in the Issues and Options Report.
01/00031	IO.208	Alan Hubbard National Trust	Q2 - Employment Land	We support Option EL A.	The Preferred Option is to plan for a lower level of employment land to be developed, based on the advice of the Employment Land Review and for the reasons set out in Chapter 4 on Choosing Options.
01/00031	IO.209	Alan Hubbard National Trust	Q4 - Overall Spatial Options	We support Overall Spatial Option 2.	The preferred overall spatial option is for a combination options 2 and 4, but with Green Belt release only at the Cutacre strategic employment site.
01/00031	IO.210	Alan Hubbard National Trust	Q5 - Built Environment	We agree with question 5.	The Preferred Option for the built environment is contained in Chapter 8 on Development Management.
01/00031	IO.211	Alan Hubbard	Q6 - Built	We support Option BE 1(b).	The Preferred Option for

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		National Trust	Environment		the built environment is contained in Chapter 8 on Development Management.
01/00031	IO.212	Alan Hubbard National Trust	Q7 - Sustainable Design & Considerate Construction	We support Option BE4 C.	The Preferred Option for sustainable design and construction is contained in Chapter 8 on Development Management. Option BE4C is supported.
01/00031	IO.213	Alan Hubbard National Trust	Q8 - Conservation	We support a different option. We prefer Option BE5 B but specific considerations of the setting of designated sites and features in accordance with draft RSS and PPGs 15 and 16.	The Preferred Option for the built environment is contained in Chapter 8 on Development Management.
01/00031	IO.214	Alan Hubbard National Trust	Q9 - Thresholds	We support Option PC1 A but would not object to Option PC1 C as an alternative to Option PC1 A.	The Preferred Option for planning contributions is contained in Chapter 8 on Development Management. The favoured option is PC1A.
01/00031	IO.215	Alan Hubbard National Trust	Q10 - Types of Infrastructure	We support Option PC2 B but with specific provision for nature conservation improvements, landscape improvements and investment in heritage assets	The Preferred Option for planning contributions is contained in Chapter 8 on Development Management. The preferred approach is PC2B

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01/00031	IO.216	Alan Hubbard National Trust	Q11 - Incompatible Uses	We agree with question 11	The Preferred Option for use considerations is contained in Chapter 8 on Development Management.
01/00031	IO.217	Alan Hubbard National Trust	Q12 - Transport & Access	We agree with question 12.	The Preferred Option for transport and access is contained in Chapter 8 on Development Management.
01/00031	IO.218	Alan Hubbard National Trust	Q13 - Parking Standards	We support Option TA1 C.	The preferred option in Chapter 8 on Development Management is to use RSS parking standards, but to augment them with additional standards for some types of land use.
01/00032	IO.239	Stuart Booth Network Rail	Q12 - Transport & Access	A consideration in a policy for transport and access not currently included is "developer contributions public transport services and infrastructure".	Developer contributions for transport are addressed in the Preferred Option for planning contributions in Chapter 8 on Development Management.
01/00033	IO.187	David Diggle Bellway Homes (Manchester) Ltd	Spatial Vision with Spatial Objectives	In general, the Spatial Vision and associated priority themes as identified in Section 5 of the document are supported. In particular, it is	A revised vision and objectives are set out in Chapter 3. Policy for the

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				worth emphasising that Bolton is the fastest growing economic centre in the region outside central Manchester and that 10,000 new jobs are envisaged to be created by 2017. This anticipated economic growth will undoubtedly require the provision of new high quality homes. These homes need to be located in accessible and sustainable locations close to job creation and where there is development capacity. They also need to cater for all the needs, including affordable housing, and contribute to the provision of balanced and sustainable communities as envisaged within national guidance contained within PPS1 and PPS3.	location and mix of housing is set out in Chapter 7 on Implementing the Objectives.
01/00033	IO.188	David Diggle Bellway Homes (Manchester) Ltd	Overall Spatial Options	The quantum of housing development required in Bolton will be dictated by the emerging RSS. The draft RSS, anticipated for adoption in early 2008, seeks to deliver an increased level of housing development in line with increased level of economic development envisaged for the north-west through its sister document - the Regional Economic Strategy (RES). As such, the draft RSS proposes significant increases in housing provision across the north-west. In terms of Bolton, the draft RSS proposed that the total maximum provision for Bolton net of clearance, should be 9,200 between 2003 and 2021, at an average annual rate of 511. In its representation to the draft RSS, the Council itself sought a higher level of	The Preferred Spatial Option is for development to be concentrated in the existing urban area, except for the strategic employment site at Cutacre. It does not allow for development on currently protected open land at Bowlands Hey. The Housing Land Availability Assessment shows that there is sufficient land in the urban area for housing.

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				<p>housing provision (11,700 at an average rate of 650). In its response, the panel, who considered this submission, have taken the view that the figure for Bolton should be 10,400 or an average figure of 578. It is likely therefore that the number of new houses required will be in the range of between 10,400 (given that the panel did not support the lower 9,200 figure) and 11,700 from 2003 and 2021. That is a significant increase over the current strategic requirement as stated in the current RSS (RPG13). It is our expectation that such a considerable increase will be endorsed by the Secretary of State.</p> <p>National housing policy, through PPS3, is now predicted upon providing certainty and delivery, providing high quality and housing at the right time and in the right place for communities. As such Local Planning Authorities (LPAs) should identify within their Development Plan Documents broad locations and specific sites that will enable the continuous deliver of housing for at least 15 years from the date of adoption and should identify specific deliverable sites to deliver housing in the first 5 years. In determining how much land is required, LPAs should not include housing sites for which they have granted planning permission unless they can demonstrate, based upon robust evidence, that the sites are deliverable and are likely to</p>	A full justification for the overall spatial option and the approach on housing is set out in Chapter 4 on Choosing Options and Chapter 8 on Implementing the Objectives.

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				<p>contribute to housing delivery at the point envisaged.</p> <p>The most up-to-date housing supply information is set out in the Council's Housing Land Availability Study of 2007. The study shows that since 2003, 2528 dwellings have been built in Bolton (net of clearance) and that there are sites with planning permission for 5429 dwellings. There is a requirement, therefore, to identify housing allocations to deliver the residual strategic housing requirement of between 7872 and 9172 dwellings. In accordance with the provisions of PPS3, the Local Authority should identify a combination of allocations which are deliverable for at least 5 years from point of adoption and broad locations of development.</p> <p>A key issue facing the borough is to ensure that there is sufficient affordable housing to meet the local need. The Council have recently published its Housing Market & Needs Survey 2006. The document, which will become a key part of the Core Strategy's evidence base, identifies that there is an affordable housing need of 435 units per annum; this represents a significant proportion of Bolton's annual housing requirement envisaged in draft RSS. The delivery of that amount of affordable housing to be likely unachievable and not viable, it does nonetheless demonstrate the</p>	

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				<p>scale of the problem, assuming the survey to be correct. Past levels of affordable housing supply have averaged only 130 units per year whilst 5% of housing with planning permission will be developed by a Registered Social Landlord (RSL).</p> <p>It is our view that adopting any one of the specific individual options will not deliver the required policy aspirations/objectives of the Council or accommodate the required level of development, including affordable housing, envisaged for the Borough. Allowing greenfield development within urban areas (option 1) for instance would result in the loss of valuable key recreation areas and green corridors within the urban areas whilst focusing upon key regeneration sites within urban areas (option 2) (e.g. Horwich Loco Works and neighbourhood renewal areas) may require significant lead-in times for their redevelopment due to issues such as land clearance and remediation. Such sites are also likely to be difficult to redevelop in a viable manner thereby threatening the delivery of such sites in the short-medium terms and the amount of affordable housing contributions that could be provided on these sites.</p> <p>In light of the above, it is inevitable that in order to meet the strategic housing requirement for the Borough that some</p>	

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				<p>greenfield land release will be required. It is our view, that the reuse of some greenfield sites on the edge of existing settlements provides a suitable and sustainable option in certain circumstances, particularly where other benefits would accrue, for instance a significant level of affordable housing. The plans should recognise and make allowance for this by adopting a spatial option of identifying urban brownfield sites within urban areas and along transport corridors but also identify sustainable urban extensions to deliver the most sustainable form of development and communities. In other words, it is considered that a combination of spatial options 2 and 3 is the most appropriate spatial option the plan should adopt. This alternative option would still allow for concentrated urban development on key sites within the towns, e.g. Horwich Loco Works, regeneration areas and along key transport corridors to continue the urban renaissance of Bolton. However, given the level of housing provision envisaged for the borough and the significant need to provide more affordable housing, there will be a need to identify at least one additional key strategic greenfield site. Strategic sites should be at locations on the periphery of the urban area which would deliver the most sustainable form of development and communities. It is our view that a strategic site for housing development should be Bowlands Hey, Westhoughton.</p>	

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				<p>In support of Bowlands Hey as a strategic housing site, the following factors are relevant: Westhoughton has long been regarded as a settlement that is able to accommodate significant growth and development. Physical, social, transport and community infrastructure is in place. The Bowlands Hey site in particular has been identified since the early 1970s as suitable for housing development and the principle of residential development of the site has been long established through the development plan process in that it has been formally allocated for residential development in a statutory development plan previously (Bolton UDP 1995). It is an urban extension site, which is highly accessible and would be able to make use of existing infrastructure and facilities. It lies within walking distance to the town centre shops, community facilities, and lies immediately south to the major employment area in the town (i.e. Wingates industrial estate), Public transport accessibility to the site is excellent. Primary vehicular access is immediately available from Fairfield Way which connects Cricketers Way and a secondary access can be achieved via Collingwood Way (the suitability of this access has been established via a previous planning appeal in 1997). It is the most sustainable and accessible location for major development in the town which has long been recognised. The</p>	

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				<p>site contains no areas of special landscape importance and no statutory nature conservation designations covering the site which would act as constraints on development. To date, development of the site has not occurred due to priorities for urban regeneration in the main urban area of Bolton, and the concentration of development in the central band of Westhoughton. These priority objectives are continuing but with diminishing development opportunities. There is now a need for the Bowlands Hey site to be brought forward for development to meet the longer term housing needs for the borough. A comprehensive development of the site is capable of delivering a sustainable mixed housing development with associated recreation, open space and community facilities that is highly accessible and well integrated with the existing physical and social fabric of Westhoughton. The site would be capable of delivering a significant level of affordable housing. There is also specific need for affordable housing required in Westhoughton where brownfield sites within the settlement will not either be viable or provide the levels of affordable housing required to meet the identified need. Brownfield opportunities within the settlements are diminishing.</p> <p>The document identifies two other sites in</p>	

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				<p>Westhoughton which are considered to be potential strategic sites; Ditchers Farm and Lee Hall. It is our view that these sites are inferior to Bowlands Hey. These sites are less favourably located in terms of their relationship with the centre of Westhoughton and their accessibility by public transport. In terms of sustainability objectives, the Bowlands Hey site is far superior. Their distance from Westhoughton town centre may also necessitate the provision of additional community facilities including shopping which could compete rather than utilise and enhance shopping provision within the town.</p> <p>Lee Hall also has higher nature conservation interests than the Bowlands Hey site as well as containing and being adjacent to an SBI centred on Hall Lee Park. Whilst Lee Hall has no particular landscape quality, it is of intrinsic value for its relationship to the open countryside to the south and west. It also plays an important role in providing visual separation between Westhoughton and Atherton, Leigh and the Manchester conurbation. Development of the site could not be visually contained without the need for significant new landscape structure planting. The Bowlands Hey site, on the other hand, plays no such role. It is a natural extension of the built up area of Westhoughton, well contained by railway lines to the north and the lie of the land which</p>	

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				<p>visually contains the site. The qualities of this site as a natural urban extension have previously been acknowledged.</p> <p>In light of the above, the Bowlands Hey site is clearly the most appropriate and logical extension of the urban form towards the natural boundaries of the settlement. Lee Hall, on the other hand, is a clear extension of the town into the open countryside.</p>	
01/00033	IO.189	David Diggle Bellway Homes (Manchester) Ltd	Q5 - Built Environment	We agree with question 5.	The Preferred Option for the built environment is contained in Chapter 8 on Development Management.
01/00033	IO.190	David Diggle Bellway Homes (Manchester) Ltd	Q6 - Built Environment	We support Option BE 1(a)	The Preferred Option for the built environment is contained in Chapter 8 on Development Management.
01/00033	IO.191	David Diggle Bellway Homes (Manchester) Ltd	Q7 - Sustainable Design & Considerable Construction	We support Option BE4 C	The Preferred Option for sustainable design and construction is contained in Chapter 8 on Development Management. BE4C is the favoured option.
01/00033	IO.192	David Diggle Bellway Homes (Manchester) Ltd	Q8 - Conservation	We support Option BE5 A	The Preferred Option for the built environment is contained in Chapter 8

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					on Development Management.
01/00033	IO.193	David Diggle Bellway Homes (Manchester) Ltd	Q9 - Thresholds	We support Option PC1 A	The Preferred Option for planning contributions is contained in Chapter 8 on Development Management. The favoured option is PC1A.
01/00033	IO.194	David Diggle Bellway Homes (Manchester) Ltd	Q10 - Types of Infrastructure	We support Option PC2 A. Any policy concerning planning contributions relating to affordable housing should be compliant with prevailing national planning guidance (PPS3) on affordable housing provision. Requirements for affordable housing should be based upon a demonstrable need and upon robust and transparent information. In addition, policy should also be flexible in order to reconcile the delivery of affordable housing against individual site constraints (viability, etc). The range of contributions sought, however, should not expand to include the creation of an employment related fund. Any development of this policy would be unsound and not consistent with national advice set out in Circular 05/2005.	The Preferred Option for planning contributions is contained in Chapter 8 on Development Management. The preferred approach is PC2B
01/00033	IO.195	David Diggle Bellway Homes (Manchester) Ltd	Q11 - Incompatible Uses	We do not agree with question 11. Adjoining land which may be neither unstable, contaminated or derelict does not necessarily mean that an incompatible use would prevail. Policy regards incompatible uses should solely	The Preferred Option for use considerations is contained in Chapter 8 on Development Management.

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				focus on amenity issues.	
01/00033	IO.196	David Diggle Bellway Homes (Manchester) Ltd	Q12 - Transport & Access	We agree with question 12.	The Preferred Option for transport and access is contained in Chapter 8 on Development Management.
01/00033	IO.197	David Diggle Bellway Homes (Manchester) Ltd	Q13 - Parking Standards	We support Option TA1 A.	The preferred option in Chapter 8 on Development Management is to use RSS parking standards, but to augment them with additional standards for some types of land use.
01/00034	IO.161	Paul Tunstall The Hulton Park Estate	Spatial Vision with Spatial Objectives	<p>The Estate agrees with the general thrust of the Spatial Vision but offers the following comments:</p> <p>The Local Planning Authority wishes to build upon recent economic success in the Borough. However, such employment provision can manifest itself in a number of ways and in order to foster a robust economy, the economic base should be as diverse as possible. The Core Strategy should be more proactive in identifying the potential for major commercial developments of regional significance in Bolton. In addition to the direct employment and investment benefits. such a</p>	The Council's overall approach to the economy is set out in Chapter 5, the Bolton we all want, and Chapter 7 on Implementing the Objectives. Hulton Park is not specifically addressed in the Core Strategy, but it can be addressed in the Allocations DPD.

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				<p>proposal would project a positive image of Bolton in the context of the Region and give kudos that more straight-forward industrial or commercial development could not.</p> <p>Tourism development is an underperforming sector of the economy in Bolton. The potential development of a major leisure/recreational/conference facility within the Hulton Estate could result in significant job opportunities in a sector that is under-represented in the Borough. Such a proposal could be an outstanding opportunity to provide economic and social benefits nationally, regionally and locally. Such a proposal need not run contrary to the purposes of including land within Green Belt and could offer significant planning gain.</p> <p>The unique historic and landscape value of Hulton Park ought to be reflected in the Core Strategy and acknowledged as a resource that can make a positive contribution to the economic, environmental and social well-being of Bolton.</p>	
01/00034	IO.162	Paul Tunstall The Hulton Park Estate	Housing	The Estate is aware that Housing Land Provision is set down at Regional Level through the existing RPG13 and the emerging North West Plan - Regional Spatial Strategy 13. The Estate are encouraged by the proposed increase in housing figures in the	The overall approach to housing and is set out in Chapter 7 on Implementing the Objectives.

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				<p>emerging document (the Panel Report recommends an annual increase (net of clearance) of 28% above the existing RPG13 figures). Clearly, the Local Authority will assess the level of new housing allocations that will need to be made, taking into account the final RSS figures and the availability of potential 'brownfield' housing sites identified in an up to date Urban Potential Study.</p> <p>It is acknowledged that the residual requirement will need to be addressed through the allocating of housing sites within the Site Allocations Development Plan Document (DPD) and the Estate will make representations on that at the appropriate time. In accord with guidance within PPS3, factors such as a focus on previously-developed land, accessibility to services and public transport, and access to existing infrastructure must all be taken into account. Additionally, PPS3 now requires Local Planning Authorities to take into account housing market demand when assessing locations for housing allocations.</p>	
01/00034	IO.163	Paul Tunstall The Hulton Park Estate	Q2 - Employment Land	The Council's own Industrial Land Resource (ILR) monitors the uptake of existing employment sites allocated within the Unitary Development Plan. However, it is apparent that in recent years many of those sites in the ILR that were identified as medium or long term allocations have not come forward into	The Preferred Option is to plan for a lower level of employment land to be developed, based on the advice of the Employment Land Review and for the

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				<p>the short-term category. This has had the effect to frustrating employment land uptake in the Borough on allocated sites and potentially gives a false impression of the buoyancy (or lack of buoyancy) of the employment sector in the Borough. In reality, alternative non-allocated sites have continued to come forward and existing but out-moded land and buildings have been redeveloped all on an ad-hoc and unplanned basis. The completion rate of 11.3 Ha per annum is therefore a misleading guide in assessing the potential take up rate from 2005 to 2021. Evidence such as business take-up rates suggests thriving commercial and industrial sectors.</p> <p>If Bolton is to retains its position as the fastest growing economic centre in the North West (outside of Central Manchester) then the Local Planning Authority must adopt a bold approach in identifying additional and deliverable employment sites. The Estate considers that the Core Strategy should therefore adopt Option EL B: 'Providing for an increased rate of new development for employment land compared to the last five years'</p> <p>The Estate submits that when critically reviewing existing UDP allocations and considering new allocations, the Borough Council should be realistic about how likely they are to come forward for development in</p>	reasons set out in Chapter 4 on Choosing Options.

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				<p>the short, medium and long term. Factors such as their attractiveness to the market, accessibility to the primary road and motorway network and whether there are any other constraints such as contamination, highways, conservation or residential amenity factors, need to be taken into account.</p> <p>New employment opportunities ought to be allocated on a dispersed basis through the Borough, concentrating on areas of high accessibility and large potential employee catchment areas.</p>	
01/00034	IO.164	Paul Tunstall The Hulton Park Estate	Q4 - Overall Spatial Options	<p>The Estate believes that the current UDP policies which seek to focus new development, primarily within the existing urban boundaries have largely been successful over the duration of the UDP (i.e. from 2000 to 2007). However, towards the end of this period the legacy of previously-developed land has diminished as new developments have been approved and built-out. This has also led to added pressure on land protected by UDP policies for other purposes such as industrial land and Green Belt.</p> <p>Secondly, not all developers and investors are attracted to Town Centre or other urban locations. Bolton has significant environmental and landscape assets which, if respected correctly at the Site Allocations stage and</p>	The preferred overall spatial option is for a combination options 2 and 4, but with Green Belt release only at the Cutacre strategic employment site.

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				<p>through general development control policies, can act as stimuli for economic development providing attractive and in some cases, iconic settings. The release of some peripheral Protected Open Land is therefore considered essential in maintaining a balanced, diverse and vibrant economy by facilitating the provision of a variety of employment, residential and commercial sites.</p> <p>The continued development of the M61 Corridor and accessible locations within it should continue to provide opportunities for commercial and industrial development.</p> <p>Whilst the Issues and Options paper states that Option 4 (Dispersed urban development combined with some peripheral development including the Green Belt Land) is constrained by RSS policy, The Estate submits that whilst the Panel Report into the Draft RSS states that there may be no 'exceptional substantial strategic change to the Green Belt in Greater Manchester' before 2011, this has yet to be confirmed in the Proposed Changes version of RSS and therefore is not approved Development Plan policy. Given potential further increases in housing provision figures (as witnessed in the Proposed Changes version of the Yorkshire and Humber RSS12) it may be possible that the final version of RSS13 will support more substantial Green</p>	

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				<p>Belt boundary changes. Furthermore, the Panel Report made it clear that the role of the RSS is to set the 'set the general extent of the Green Belt' whilst LDFs should deal with small scale boundary changes.</p> <p>Given the lack of certainty at this stage, The Estate submits that it may be necessary to consider the release of some peripheral areas that are accessible by a means of transport, which may include some Green Belt land. It is likely that any Green Belt releases will be small scale and could include minor corrections to Green Belt boundaries to reconcile or consolidate physical boundaries but Option 4 should not be ruled out for RSS policy reasons alone.</p> <p>The formation of the LDF (including the Core Strategy) should be an opportunity to re-assess the detailed Green Belt boundaries. If done correctly, some anomalies in boundary drafting could make a valuable contribution towards employment land or housing provision in the Borough.</p> <p>Any allocation or proposals for the development of Green Belt land ought to be considered in light of other factors such as environmental protection. However, the Issues and Options paper states that such 'encroachment' may be into wildlife habitats.</p>	

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				<p>Whilst this is material on a site by site basis, this is not justification for identifying land as Green Belt, which is a policy notation.</p> <p>The Estate submits that its preferred option is a combination of Overall Spatial Option 3 and Overall Spatial Option 4, whereby land released as a result of small scale Green Belt changes can make a contribution to development and regeneration. Such changes must be considered in light of guidance within PPG2 and RSS13 (when approved).</p>	
01/00034	IO.165	Paul Tunstall The Hulton Park Estate	Q5 - Built Environment	The Estate agrees on the matters (BE1-BE5) that should be included as considerations in a policy for the built environment.	The preferred options for development management policies are set out in Chapter 8
01/00034	IO.166	Paul Tunstall The Hulton Park Estate	Q6 - Built Environment	Bolton is a Borough of contrasting built and natural environment. The characteristics of each of the 9 Area Forums as identified in Section 2 of the Issues and Options paper reflect this. From the diverse and historic Town Centre; to old and modern industrial areas such as Westhoughton and Farnworth respectively; to more residential and suburban areas, and the urban/rural fringe areas and historic parkland sites. The different landscape character and architectural styles of each area require a Built Environment Policy that can identify this distinctiveness. The Estate considers that Option BE 1(b) should be adopted: 'A policy that would identify character	The preferred options for development management on the built environment are set out in Chapter 8.

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				areas within the built up areas of Bolton with the policy approach being further refined in a Supplementary Planning Document'	
01/00034	IO.167	Paul Tunstall The Hulton Park Estate	Q7 - Sustainable Design & Considerate Construction	The Estate submits that that Council should pursue Option BE4 C: 'Set out a general requirement of sustainable design and construction standards that should be as good as possible, but detailed requirements should be set out in a revised Sustainable Design and Construction SPD, which can be further revised quickly to reflect changing circumstances.'	BE4C is the preferred option set out in Chapter 8 on Development Management
01/00034	IO.168	Paul Tunstall The Hulton Park Estate	Q8 - Conservation	The Estates submits that the Council should focus conservation considerations on the statutorily designation land and buildings within the Borough. Such policies should acknowledge that such land and buildings are important heritage assets and should be protected but also that their future conservation may require new uses to be found for them. Option BE 5A is therefore preferred: 'Focus conservation considerations in the existing conservation areas and on listed buildings, ancient monuments and historic parks and gardens. Limited extensions to conservation areas will be considered.'	The Preferred Option on conservation is set out in Chapter 8 on Development Management
01/00034	IO.169	Paul Tunstall The Hulton Park Estate	Q9 - Thresholds	The Estate consider that the guidance within PPS3 on Affordable Housing and within Circular 05/05 on planning obligations should be reflected in a 'Thresholds' policv. It follows	PC1A is the preferred option as set out in Chapter 8 on Development

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				that Option PC1 A should be pursued: 'Lowering the threshold to 15 dwellings for housing developments for all types of contributions and 0.4 hectares for other developments, where relevant.'	Management.
01/00034	IO.170	Paul Tunstall The Hulton Park Estate	Q10 - Types of Infrastructure	The Estate supports the first Option PC2 A: 'The range of infrastructure covered by planning contributions should remain the same as is currently the case: Affordable Housing Open Space Off-site access and transport of all types including public transport, cycling and walking Health and well-being Education Public Art' However, in accord with guidance within Circular 05/05, there must be a genuine and demonstrable necessity for such contributions. They must be necessary in order to mitigate the impact of a development or to compensate for loss or damage caused by a development. They should not be used as a 'shopping list' irrespective of the merits of the application proposal. The policy justification text should reflect this.	The preferred option is PC2B for the reasons set out in Chapter 8 on Development Management.
01/00034	IO.171	Paul Tunstall The Hulton Park Estate	Q11 - Incompatible Uses	The Estate considers that the factors raised within Question 11 are a comprehensive summary of those used for consideration for an incompatible uses policy	The preferred options on use considerations are set out in Chapter 8 and include a wider range of issues than set on in question 11.
01/00034	IO.172	Paul Tunstall The Hulton Park	Q12 - Transport & Access	The Estate considers that the factors raised within Question 12 are a comprehensive	The preferred options on transport and access are

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		Estate		summary of those considerations that should be included within a policy for transport and access.	set out in Chapter 8 on Development Management.
01/00034	IO.173	Paul Tunstall The Hulton Park Estate	Q13 - Parking Standards	The Estate submits that it is necessary to follow the parking standards set down in the draft RSS and these should be expressed as maxima. Advice within PPG13 required local authorities to set a maximum figure and it is for applicants to state how many spaces are required for a particular proposal. To lower maximum standards, either across the Borough or in areas of good public transport accessibility may deter investment. Option TA1 A is therefore supported: 'Use the maximum parking standards as set down in the draft Regional Spatial Strategy'. It should be borne in mind however, that the Proposed Changes version of the RSS is to be published shortly and may include revised parking standards.	The preferred option in Chapter 8 on Development Management is to use RSS parking standards, but to augment them with additional standards for some types of land use.
01/00035	IO.120	Ailbhe Hickey Bolton Hospital NHS Trust	Spatial Vision with Spatial Objectives	We agree with the Overall Spatial Vision	No response required.
01/00035	IO.121	Ailbhe Hickey Bolton Hospital NHS Trust	Q2 - Employment Land	We support Option EL A.	The Employment Land Review has provided quantitative analysis and has informed the preferred option on the amount of employment land.
01/00035	IO.122	Ailbhe Hickey	Q3 - Retail	We support Option RF C	Based on the Retail and

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		Bolton Hospital NHS Trust	Development		Leisure Assessment and other evidence, the Council has chosen to increase the quantity of retail floorspace, concentrating mostly in Bolton town centre.
01/00035	IO.123	Ailbhe Hickey Bolton Hospital NHS Trust	Q4 - Overall Spatial Options	We support Overall Spatial Option 3.	The Council's preferred overall spatial option is a combination of Options 2 and 4.
01/00035	IO.124	Ailbhe Hickey Bolton Hospital NHS Trust	Q5 - Built Environment	We agree with question 5	The Council's preferred option on the built environment is contained in chapter 8 on development management.
01/00035	IO.125	Ailbhe Hickey Bolton Hospital NHS Trust	Q6 - Built Environment	We support Option BE 1(a).	The Council's preferred approach on the built environment is to identify key characteristics about each of the geographical areas in the Core Strategy, and to expand this further in a Supplementary Planning Document i.e. option BE1 (b)
01/00035	IO.126	Ailbhe Hickey Bolton Hospital NHS	Q7 - Sustainable Design &	We support Option BE4 C.	The Council's preferred approach is to support

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		Trust	Considerate Construction		Option BE4 C, as set out in Chapter 8
01/00035	IO.127	Ailbhe Hickey Bolton Hospital NHS Trust	Q8 - Conservation	We support Option BE5 B	The Council's Preferred Approach on the built environment is set out in Chapter 8
01/00035	IO.128	Ailbhe Hickey Bolton Hospital NHS Trust	Q9 - Thresholds	We support Option PC1 A.	The Council's preferred approach is to support Option PC1 A to use a threshold of 15 dwellings and 0.4ha for planning contributions in line with Option PC1 A
01/00035	IO.129	Ailbhe Hickey Bolton Hospital NHS Trust	Q10 - Types of Infrastructure	We support Option PC2 A	The Council's preferred approach is to widen the range of infrastructure sought through planning contributions i.e. Option PC2 B
01/00035	IO.130	Ailbhe Hickey Bolton Hospital NHS Trust	Q11 - Incompatible Uses	We do not agree with question 11. We have decided this because it is considered that the Core Strategy is a strategic document and policies regarding Incompatible Uses is more suited to a general development control DPD and furthermore should be considered on a site by site basis.	The Council is including its development management policies in the Core Strategy and not in a separate development control DPD
01/00035	IO.131	Ailbhe Hickey Bolton Hospital NHS Trust	Q12 - Transport & Access	We agree with question 12	The Council's preferred approach to development

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					management policies for transport and access is set out in Chapter 8.
01/00035	IO.132	Ailbhe Hickey Bolton Hospital NHS Trust	Q13 - Parking Standards	We support Option TA1 B	The Council's preferred option is to use parking standards as set out in the Regional Spatial Strategy supplemented by local standards for specific uses.
01/00036	IO.174	Michael Barry The Wilton Estate	Spatial Vision with Spatial Objectives	We do not consider that the Spatial Vision and Spatial Objectives have been properly set out. The vision should provide a concise statement used to guide the long-term spatial aims of the LDF together with the desired portrait of the District at the end of the plan period. The Core Strategy when adopted will remain current until 2021, as such the vision should look to 2021 as its end period. Although we accept the need to give weight to the Community Strategy, its vision should not be that of the Core Strategy which is a spatial planning document and should contain specific spatial planning objectives. The Vision should set out the desired characteristics of Bolton in 2021 in terms of its physical, social and economic attributes and its sub-regional role. This Vision should be clearly set out and needs to be aspirational and challenging as well as realistic and feasible, whilst covering all issues and principles. The Core Strategy needs to set out	The Core Strategy's vision and objectives are set out in Chapter 2, and have been revised from those in the Issues and Options Report.

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				a number of clear strategic Objectives through the fulfilment of which the Vision can be realised. These objectives need not to be prescriptive, but illustrative, detailing the spatial hierarchy of areas and balancing the various corporate objectives to accommodate the required level of development. As the vision and objectives of the Core Strategy are not valid, unless changed, we consider that by default those Policies used to fulfil this flawed vision will also be invalid. We consider that within its objectives the Council should make a commitment to the delivery of housing suited to and capable of meeting the needs of all in the community. Failure to do so would constitute a considerable failing bearing in mind the requirements of the RSS, PPS3, the presence of housing renewal areas and need for regeneration.	
01/00036	IO.175	Michael Barry The Wilton Estate	Q2 - Employment Land	We support Option EL B. We consider that the LDF should be ambitious when setting the amount of employment land to be provided during the plan period up to 2021. The emerging RSS and the Regional Economic Strategy set ambitious targets for economic development and we consider it important that these are reflected in the policies of the emerging LDF. It important that ambitious targets are set for the provision of employment land, especially when we consider the emphasis placed on the delivery of more skill	The Preferred Option is to plan for a lower level of employment land to be developed, based on the advice of the Employment Land Review and for the reasons set out in Chapter 4 on Choosing Options.

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				<p>based industries within Bolton. We are concerned that the loss of employment land to other uses has not been factored properly into the Core Strategy employment land allocations. The most recent AMR indicates (Appendix 6) that while 4.29 ha of employment land was delivered over the monitoring period, losses of employment land to changes of use was 4.54 ha., an overall loss of .25 ha over the 2005/2006 period. It is apparent from the Annual Employment Land Resource that the demand for employment land is strong. However noting the above loss of employment land, it is apparent that the Planning Authority must do more to ensure existing employment land is protected otherwise the Council risk threading water in the delivery of new sites. The danger created by the loss of employment land is not recognised in the Issues and Options Core Strategy, and should be, Paragraph 9.2 of the Annual Employment Land Resource identifies shortfalls in the mix and level of employment floorspace within the district and identifies the problem posed by the ongoing loss of employment sites to other uses. It recommends that steps should be taken to: 'bring forward more sites, identify more sites as part of the work on the Local Development Framework, remove barriers to the development of existing ELR sites, and reduce the loss of ELR sites to other uses such as housing'. In accordance with emerging</p>	

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				<p>RSS Policy W3, the eventual Core Strategy should look to encourage the modernisation of existing employment sites and allocate new sites where it can provide sustainable employment opportunities in locations which are already well connected to the local community and transport networks, where the exchanges of knowledge between related enterprises can be facilitated and clusters formed. This is acknowledged in Paragraph 6 of PPG4 which states that Local Planning authorities should 'aim to ensure that there is sufficient land available which is readily capable of development and well served by infrastructure'. Many redundant employment sites are located within or adjacent to renewal areas, the delivery of skills based employment opportunities within these areas will assist their successful renewal by boosting the local housing market through the need of skilled workers to live close to their sources of employment and facilitating further regeneration. Although we consider it important that redundant employment premises are redeveloped for employment uses, it is also important that larger sites suited to requirements of high tech industries are also provided To find suitable sites it may be necessary to consider the provision of employment land in more sustainable Green Belt / greenfield land within areas purposefully suited to the requirements of modern B2/B8</p>	

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				industries, a point reinforced in paragraph 6 of PPG4 which states that local authorities 'should ensure that there is a variety of sites available to meet differing needs' and as such we recommend that Council undertake a review of the Green Belt with the aim of identifying more land and to incorporate these findings into their Core Strategy evidence base. The LDF target for employment land must be ambitious. Failure to allocate sufficient employment land in quantitative and qualitative terms will result in Bolton not fulfilling its ambitions for economic and social growth, and will result in the LDF failing to realise its vision. For these reasons we support Option EL B.	
01/00036	IO.176	Michael Barry The Wilton Estate	Q3 - Retail Development	We support Option RF B It important that Bolton endeavours to increase the quantity of retail floorspace in the district over the RSS period and that this floorspace is distributed between Bolton Town Centre and the other Town Centres. We consider that the selection of this option will increase the range and availability of retail floorspace in Bolton town centre and in so doing provide employment and services in a sustainable location reducing the need for travel by private car as homes can be accessed by private transport and increase the attractiveness of Bolton as a shopping destination. We consider that brownfield sites within the town centre should be considered for commercial or mixed use redevelopment as	The Preferred Option is RF C to increase the retail floorspace, concentrating mostly in Bolton town centre, for the reasons set out in Chapter 4 on Choosing Options.

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				<p>their reuse would accord with the general thrust of PPS6 and increase sustainability. A strong town centre will help in the fulfilment of other objectives; it will create employment and help in the delivery of a sustainable housing market. We also support this option's prioritisation of retail delivery within smaller centres, this will raise the level of service and employment close to local communities reducing the need for travel by the private car and will assist in the sustainable renewal of these centres. We consider that Bolton should give priority to the commercial reuse of sustainable brown field sites over housing as their reuse will provide employment opportunities in sustainable locations well related to the local community and other commercial activities.</p>	
01/00036	IO.177	Michael Barry The Wilton Estate	Q4 - Overall Spatial Options	<p>We support Overall Spatial Option 4 - dispersed urban development combined with some peripheral development including green belt land. The implementation of this option will facilitate the delivery of a sustainable community in Bolton. Below we have detailed the range of benefits the use of this option will deliver to the district. Housing By allowing greater flexibility on the location of new housing sites this option will provide greater certainty, responsiveness and control over the rate of housing delivery in keeping with PPS3's requirement for a rolling supply of housing</p>	<p>The Preferred Spatial Option is for development to be concentrated in the existing urban area, except for the strategic employment site at Cutacre. The Housing Land Availability Assessment shows that there is sufficient land in the urban area for housing. A full</p>

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				<p>land. In line with Paragraph 36 of PPS3 this option will grant the Council some certainty that they will be releasing the best and most sustainable sites for development due to this option's willingness to consider all sites including Greenfield / Green Belt land for development. 5. PPS3 supports the delivery of a mixed and balanced housing stock in which the needs of the entire community are met, a step away from PPG3's rigorous pursuit of high density development. Unless option 4 is favoured, high land values on limited sites, contamination remediation costs, combined with a development plan placing excessive emphasis on the reuse of brownfield sites to meet targets is likely to result in intensification in the proliferation of high density developments. We consider that in Bolton as a proportion there is already too many small homes / flats being developed, highlighted in paragraph 16 of the Housing Land Availability Study which states that during 2006-2007 60% of all completions were flats, while just 36% of housing was family housing (3-4 bed). Paragraph 24 of PPS3 states that proposals should contribute to the delivery of a greater mix of housing reflective of the needs of all, we consider that it is through the release of green field land that the Council can guarantee the delivery of a real housing mix. We consider that a disproportionate focus of development on brownfield land will create considerable</p>	<p>justification for the overall spatial option and the approach on housing is set out in Chapter 4 on Choosing Options and Chapter 8 on Implementing the Objectives</p>

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				<p>difficulties to the delivery of a real mix of housing. If new housing development is concentrated solely on PDL, as well as an insufficient mix of housing coming forward, we have concerns that geographically housing may not be always delivered to locations where it is most required as brown field land availability will dictate the location of new housing. PPS3 (paragraph 16) places much emphasis on the provision of housing with amenity and recreation space and we consider that this is difficult to achieve if development is directed to brownfield sites alone due to restrictions on land availability causing a requirement for higher densities and smaller units with poor amenity space provision to maximise the numbers of dwellings per site. There is a close relationship between housing and economic growth and we consider that the Council should look to provide a fuller range of good quality housing which can meet the needs of future workforces and their families, including senior executives. The delivery of mixed and balanced communities in all areas and meeting housing needs of all, even those at the upper echelons of the housing market, has an important role to play in encouraging investment and attracting skilled workers which will facilitate renewal, regeneration and will allow existing strengths to be built on. It is our view that option 4 offers the means to achieve a balanced housing market. In line with PPS3</p>	

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				<p>paragraph 38, the Core Strategy should seek to address the housing needs of the rural areas of the District, providing both market and affordable housing. The rural communities have an important role to play in the ongoing sustainability of the district. It is our view that limited growth in villages and expansion of settlements in some urban fringe locations will help to maintain more sustainable communities in Bolton and we consider that Option 4, combined with a full review of the Green Belt provides that best means to meet these needs. Employment We consider that the Council should look to create new industrial opportunities across the District, and we are of the view that the use of previously developed land together with green field and Green Belt offers the best means to achieve this. The Green Belt around Bolton contains many anomalous sites which fail to fulfil or meet the objectives of Green Belt, yet are prevented from being readily modernised or redeveloped It will be easier to meet the needs of modern industry on larger sites and the provision of modern industrial premises and sites will help to raise the economic competitiveness of Bolton. You will have noted concerns expressed in our response to question 2 over the absence of sufficient sites for employment development coming forward, the review and potential release of greenfield / Green Belt land will have an important role to play in</p>	

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				<p>ensuring Bolton fulfils its economic development objectives. This option will mean that not all housing will be located on previously developed land, this is extremely beneficial as it will ensure pressure on existing employment sites will be reduced and will help to ensure that these sites continue contribute to the local economy. There are numerous mineral extraction sites throughout the Borough, many of these sites are immediately adjacent to the settlement boundary and contain a Green Belt allocation. We consider that their reuse will ensure that the best use of land is made. Green Belt Review In the text supporting this option the Council state that they may look to allow Green Belt / Greenfield development in certain pre-ordained locations. We consider that nominating sites for development at this stage is against Government Guidance and we ask that regardless of what option is supported the Council carry out an assessment of all land surrounding Bolton including the Green Belt to ensure the best sites are selected. Formal allocation of sites should be carried out within a tested Site Allocations DPD. In line with PPS3, a review of the Green Belt and a review of the status of some sites will provide certainty that the best and most sustainable sites come forward for development, suited to meeting the needs of the community. Green Belts are a policy constraint; they are not a</p>	

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				<p>landscape designation reliant on the landscape or nature quality of the land in question. In line with paragraph 2.12 of PPG2 the preparation of the Core Strategy is an opportunity to consider possible revisions to the defined Green Belt boundary, guidance states that local authorities 'should satisfy themselves that Green Belt boundaries will not need to be altered at the end of the plan period'. As well as facilitating development beyond the 2021 period, a review will provide an opportunity to remove areas of Green Belt which fail to meet the purpose of their being located within it and will provide an opportunity to remove anomalous sites such as former mineral extraction sites and industrial premises abutting the settlement boundary from the Green Belt. 18. Please note the appended extract from the Windsor and Maidenhead LDF Core Strategy Inspector's Report. Failure to carry out a Green Belt review was one of the factors which resulted in the Inspector's declaring the Core Strategy unsound and we consider this decision to be highly prevalent to Bolton. The Inspector felt that in conflict with PPS3: The focus of all development on Previously Developed Land would result in the delivery of too much flatted accommodation at the expense of providing a proper housing mix, he felt that the release of Green Belt land after a review would ensure a more extensive supply of land allowing the delivery of lower</p>	

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				<p>density family housing (paragraph 11.6). He considered that in line with PPS3 the release of Green Belt land will ensure the supply of adequate amounts of developable land could be guaranteed over the Core Strategy Period (paragraph 11.4). He saw that the review would ensure that the best sites would come forward and should provide an opportunity to remove anomalous sites from the Green Belt (paragraph 11.9). The Inspector considered that these provided sufficient exceptional circumstances to justify a review. 19. We have noted the guidance contained within the RSS and reiterated in the Issues and Options Core Strategy stating that there is unlikely to be a need for a full scale review. We disagree with this, the draft RSS and statements to the Examination in Public precede the publication of PPS3 and other recent moves by the Government to increase the availability of land for new development. PPS3's publication is a considerable material change to the planning environment, most notably in terms of the greater emphasis it places on the delivery of a fuller mix of housing and more certainty in terms of land supply. These have been detailed above as such we consider that there is a strong and pressing requirement to carry out a review. Consequently as with the Windsor and Maidstone Core Strategy, we to consider that there exist sufficient exceptional circumstances to justify a Green Belt review at</p>	

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				<p>Bolton. Sustainability Appraisal We have noted the key comments of the sustainability appraisal in relation to this option. 21. We do not consider that the release of Green Belt land will necessarily create further encroachment onto wildlife habitats as asserted by the Council. Green Belts are planning designations that do not have any specific ecological or landscape protection foundation. The development of Green Belt land would be preceded by a Green Belt Review which would consider an area of Green Belts fulfilment of the objectives of a Green Belt, followed by a more formal consideration of a site including the impact its development may have on nature conservation. Arguments that Green Belt / green field land will create more car journeys detrimental to the sustainability of Bolton do not stand up. Development beyond the existing settlement limits will only be allowed on sustainable sites which are well related to or will be expected to contribute to public transport, furthermore many Green Belt sites are previously developed, including mineral extraction sites. This option will not neglect development in areas where is it most required, renewal areas will still receive considerable allocations, however this option will ensure that there will be less pressure to meet housing targets by packing as many units as possible on a site and more emphasis on</p>	

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				<p>the provision housing to meet needs, which is a core principle of PPS3. We do not see how the development of sites will harm community perception and cultural image. There a numerous areas of Previously Developed Land abutting the settlement boundary adjacent to homes. The modest redevelopment of such sites and other unobtrusive sites would improve the appearance of their location and could remove contaminated sites from close to their homes. Sites with only a minimal impact on landscape amenity would be selected and we fail to see how this would concern local communities. Bolton has grown considerably since the industrial revolution; growth is natural and we expect that local communities appreciate this. Conclusions Option 4 offers the surest means to meet the needs of the community and is the only option which can be considered to fully accord with PPS3. Following the selection of this option (or any, as we consider that there need for a review is pressing) in line with PPS3 and PPG2 it is important that a full and comprehensive review of the Green Belt is carried out and that this review is used to inform the eventual selection of development sites.</p>	
01/00036	IO.178	Michael Barry The Wilton Estate	Q5 - Built Environment	We consider that those items listed should be considerations in a policy for the built environment. We consider that in line with paragraph 24 of PPS3. the provision of	The Preferred Option for the built environment is contained in Chapter 8 on Development

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				adequate amenity space, both public and private, for proposed development needs to be also included within such a policy.	Management. Amenity space is considered as part of the planning contributions section.
01/00036	IO.179	Michael Barry The Wilton Estate	Q6 - Built Environment	We support Option BE 1(a) (a) We consider that the WF policies should reflect those contained within the existing UDP. These policies grant planners sufficient powers to refuse inappropriate development proposals. The Council should be receptive to innovative design solutions and they should not be overly prescriptive. Within conservation areas we ask that the Council considers proposals using design policies and noting guidance contained within conservation area statements.	The Preferred Option for the built environment is contained in Chapter 8 on Development Management.
01/00036	IO.180	Michael Barry The Wilton Estate	Q7 - Sustainable Design & Considerate Construction	We support Option BE4 A We consider that policies should reflect the standards within the current SPD. This guidance is rigorous and is compliant with Government Guidance. It is our view that the current standards are sufficient and that by looking to increase them there is a danger that the Council could isolate developers, the contribution of whom is necessary should Bolton fulfil its vision.	The Preferred Option for sustainable design and construction is contained in Chapter 8 on Development Management. It favours BE4C rather than BE4A.
01/00036	IO.181	Michael Barry The Wilton Estate	Q8 - Conservation	We support Option BE5 A We consider that the Council should look to focus time and attention on ensuring listed buildings and conservation areas are properly protected. The current development plan policies grant the Local Authority sufficient power to refuse	The Preferred Option for the built environment is contained in Chapter 8 on Development Management.

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				inappropriate developments elsewhere and we consider that by being overly prescriptive on design across the District there is a danger that the development industry could be stifled.	
01/00036	IO.182	Michael Barry The Wilton Estate	Q9 - Thresholds	We support Option PC1 B The fulfilment of Bolton's spatial objectives is dependant upon the participation and support of the development industry, we consider that setting a threshold of 50 units for most obligations and 15 units for affordable housing in line with PPS3 the Council will create a climate in which developers will be more willing to put resources to Bolton ahead of other districts. As many of the sites that will be developed will lie upon previously developed land, the costs that will be associated with bringing such land forward will be considerable, as such we consider that this option will ensure that important development sites will come forward, and the planning climate will be favourable to inward investment. We ask that the selection of a target for affordable housing is determined following an assessment of likely viability in line with paragraph 29 of PPS3, affordable housing targets which are too high could deter valuable investment.	The Preferred Option for planning contributions is contained in Chapter 8 on Development Management. It favours option PC1B.
01/00036	IO.183	Michael Barry The Wilton Estate	Q10 - Types of Infrastructure	We support Option PC2 A. We consider that the range of planning contributions sought should remain the same as before. By extending the range of contributions sought we consider that there is a danger that the Council	The Preferred Option for planning contributions is contained in Chapter 8 on Development Management. It favours

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				could alienate the development industry whose input is vital should Bolton prove capable of fulfilling its potential. Planning obligations should meet the 5 tests of a planning obligation as set out in Paragraph B5 of Circular 05/05. We are not satisfied that those proposed under Option PC2 B do so and as such we do not consider that the Council should look to seek them.	option PC2B.
01/00036	IO.184	Michael Barry The Wilton Estate	Q11 - Incompatible Uses	We agree with the Council's assessment of those matters which should be included in a policy addressing incompatible uses.	The Preferred Option for use considerations is contained in Chapter 8 on Development Management.
01/00036	IO.185	Michael Barry The Wilton Estate	Q12 - Transport & Access	We support those matters listed and consider that they should be consideration in a transport and access policy. However we also consider that this policy needs to support the Greater Manchester Transport Plan and to encourage sustainable means of transport, including park and ride facilities.	The Preferred Option for transport and access is contained in Chapter 8 on Development Management. The Core Strategy as a whole supports the Local Transport Plan.
01/00036	IO.186	Michael Barry The Wilton Estate	Q13 - Parking Standards	We support Option TA1 A In line with PPS12 we consider that the Council's maximum parking standards should be informed by guidance contained within the Regional Spatial Strategy. We consider that by retaining those maximum standards contained within the RSS, the Council will be afforded the flexibility to assess each planning application on its own	The preferred option in Chapter 8 on Development Management is to use RSS parking standards, but to augment them with additional standards for some types of land

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				merits and by making a full reference to site specific considerations, such as location, road and public transport accessibility.	use.
01/00036	IO.330	Michael Barry The Wilton Estate	General comments	<p>The Council's assessment and understanding of the role of Bolton vis-à-vis Manchester as a City Region - The Council does not appear to have fully considered the influence of the city region and its dynamics. There appears to be a need for further research to be undertaken to gain a more detailed understanding of these complex issues and to establish Bolton's future role within the context of the city region. Without this knowledge the Council will not be able to fully consider and address the issues that will face Bolton in the period up to 2021.</p> <p>The impact of this option on the future sustainability of rural communities - we are concerned that if too much development is focused on the urban area this may have a negative effect on rural communities and also areas of deprivation. Without accommodating some growth rural communities in particular are likely to stagnate. Vital local services such as schools, shops, post offices, doctors and bus services will increasingly come under threat of closure. As a consequence people in these more rural areas will increasingly use private cars to undertake trips to schools, shops and other facilities and this will have a negative impact on the environment. The</p>	<p>1. Bolton's relationship with surrounding areas, including the City Region, is contained in Chapter 6 in the section on links to surrounding areas.</p> <p>2. Although the Preferred Overall Spatial Option is to concentrate development on urban areas, except for a change to Green Belt boundaries at Cutacre, this is unlikely to have a detrimental effect on the rural areas of the Borough, since they are all very close to urban areas.</p> <p>3. The Preferred Options does set targets.</p>

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				<p>Council needs to assess a number of policy options in relation to this.</p> <p>Implementation and monitoring - The Council need to set clear targets against which progress of the Core Strategy is assessed and the Council should commit to a review in response to failure to meet any of the key indices over the lifetime of the Core Strategy.</p>	
01/00037	IO.090	Teresa Hughes GMEU	Evidence Base	This forms the factual base on which the Core Strategy is to be based and it is critical that the basis of the biodiversity issues is highlighted within this section.	The necessary evidence base is included in the relevant appendix of the Preferred Options report
01/00037	IO.091	Teresa Hughes GMEU	Factual Information	<p>The core data presented in Section 2.6 'Natural Environment' uses the number of SSSIs, SBIs and LNRs as the basis for this information. The figures used are those of 2005 and therefore slightly out of date. However, and more significantly, this section makes no reference to biodiversity occurring outside of the designated sites. This is a significant omission as a large number of protected species occur within the Borough including the European Protected Species great crested newt and several species of bats, in addition to other species protected by UK legislation (water vole, badger, barn owl etc). In addition, Bolton has a network of wildlife corridors/green infrastructure, which support substantial areas of the borough's biodiversity. It is strongly recommended that</p>	Green infrastructure, including biodiversity, is considered in Chapter 7 on Implementing the Objectives.

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				the site based focus (both statutory and non-statutory) is broadened in this and any subsequent development of the Core Strategy, to include a description of the wider features of the natural environment of Bolton.	
01/00037	IO.092	Teresa Hughes GMEU	Geographical Areas within the Borough	Geographical Areas within the Borough (section 2.8 - 2.17) The point raised above should be incorporated briefly within the descriptors for each of the areas described in this section. There are also some points of inconsistency which should be corrected. The examples are as follows; 2.9 South Turton supports high numbers of SBIs which reflects the high wildlife value of surrounding habitats. 2.10 Leverhulme holds the geological SSSI but also supports Seven Acres LNR. 2.12 Farnworth and Kearsley supports Nob End SSSI, which is also identified as a Local Nature Reserve (LNR). 2.13 Two Towns supports high concentrations of SBIs that sit within the framework of important areas of biodiversity around and including the West Pennine Moors. In addition, the Middle Brook Valley as it runs from Red Moss towards Lostock is an important corridor right into the heart of Bolton itself (see also Heaton & Lostock & Hulton below). 2.14 Westhoughton with Chew Moor supports high densities of ponds (UK Biodiversity Priority Habitat) to the west of Westhoughton, many of which support great crested newts. This area supports 4	The structure of the Preferred Options Report does not include this level of detail for different parts of the Borough.

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				LNRs 2 Borsdane Wood, Cunningham Clough, Eatock Lodge and Hall Lee Bank, unless Borsdane Wood falls within another area. 2.15 Heaton & Lostock and Hulton also supports the same high density of ponds that occur to the south of the M61 motorway (see Westhoughton above). The distribution of great crested newts also remains high across this area. To the north the Middlebrook valley continues the corridor from the adjacent Two Towns (see above). 2.16 Astley Bridge and Smithills are other areas with high biodiversity reflected by the density of SBIs. In addition, Doffcocker Lodge LNR occurs in this area.	
01/00037	IO.093	Teresa Hughes GMEU	Spatial Portrait	The Spatial Portrait suffers, as discussed above, by overlooking the significant value of biodiversity species and habitats that occur outside protected (both statutory and non-statutory) sites and therefore the Spatial Portrait is fundamentally flawed. It is strongly recommended that section 3.10 includes reference to the value of the wider countryside to support features of biodiversity. An additional supporting paper may be required to identify the green infrastructure of the borough drawing on work that is currently being undertaken by POG (Planning Officers Group) on this issue and on previously identified wildlife corridors (adopted UDP) and other recreational routes/areas either from the UDP or other Council documents.	Green infrastructure, including biodiversity, is considered in Chapter 7 on Implementing the Objectives.

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01/00037	IO.094	Teresa Hughes GMEU	Specific Environmental Issues	<p>The Specific environmental issues - EN1 (Protecting & promoting Bolton's biodiversity) addresses the objectives of Bolton's biodiversity. However, as with the comments laid out above, this section should explicitly identify the need to provide opportunities for enhancing and restoring biodiversity. The EN1 statement makes reference to the biodiversity objectives set out in the Environment Strategy. However, this document is not specifically relevant to enhancing and restoring biodiversity, as it does not include the mechanisms for how the Local Authority Planning System will provide for either opportunities for biodiversity or the protection of it. The Sustainable Design and Construction SPD (consultation draft) provides a stronger and more planning focused approach to biodiversity issues and it may be appropriate to cross reference with this document when it is adopted. I strongly recommend that the scope of EN1 is widened to include the provisions of the Local Authorities duties under the NERC Act. Other 'Issues' identified within this section are supported by GMEU where they may help to improve the nature and quality of the biodiversity resource of the Borough. These include EN4 (minimising flood risk), EN5 (maximising renewable energy sources), EN6 (improving water quality), EN7 (improving air quality). EN10 (promoting & safeguarding Green Infrastructure) incorporates the</p>	Green infrastructure, including biodiversity, is considered in Chapter 7 on Implementing the Objectives.

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				development of the multifunctional areas, which includes the biodiversity. The term 'environmental assets' could be seen to include biodiversity, but as this term has not been defined or used elsewhere within the document its meaning is unclear. Therefore, it is recommended that rephrasing is used to make this section more explicit.	
01/00037	IO.095	Teresa Hughes GMEU	Cleaner, Greener Bolton	Cleaner, greener Bolton 5.11 - 5.12 The use of the phrase 'protecting and promoting biodiversity' needs to be supported within the Core Strategy by an appropriate level of commitment to biodiversity across the whole borough both within its definition and through reference to other supporting Policy documentation (e.g. Sustainable Design and Construction SPD). At present, given the comments laid out above, the incorporation of the duties of the NERC Act are not explicit and therefore GMEU cannot support the Spatial Vision.	The objective of protecting and promoting biodiversity is retained in the Preferred Options Report. Commitment to this objective underlies the whole of the Report, but can be found specifically in Chapter 7 on Implementing the Objectives, and Chapter 8 on Development Management
01/00037	IO.096	Teresa Hughes GMEU	Q4 - Overall Spatial Options	Overall Spatial Option 1 - GMEU does not support an opportunistic approach to development even when it is focused on the urban areas. Areas of biodiversity habitats and the presence of biodiversity species are present both within the urban and suburban environment, therefore opportunistic development of greenfield and brownfield sites could negatively impact on biodiversity.	The Preferred Overall Spatial Option concentrates development in the existing urban area, except at Cutacre which addresses the need for additional employment land.

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				<p>Overall Spatial Option 2 - This option adopts a more targeted and focused approach to development. Depending on the definition/extent of the development envelope or the criteria proposed sites are tested against, this option may have more scope to incorporate both protection of existing features for biodiversity whilst also identifying areas of opportunity to provide connectivity and/or enhancements to the fabric of the biodiversity resource.</p> <p>Overall Spatial Option 3 and Option 4 - GMEU cannot support either of these options and our views are essentially the same for both. Significant areas suggested for new development within both these options will impact on areas already known and identified as supporting high levels of biodiversity for example areas to the west of Westhoughton and Cutacre, or provide important corridors into the more built up areas for wildlife (e.g. Middlebrook Valley). In addition, some of the areas proposed (e.g. Hall Lee Bank and Chorley New Road) comprise areas of 'open countryside', where there are existing areas of biodiversity and sites for public enjoyment (e.g. LNRs), which could be considerably constrained by 'peripheral' development.</p> <p>Table of Comparison of Options - This Table has the same comments for each of the Options under 'Protecting and promoting</p>	

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				<p>Bolton's biodiversity', despite the earlier text clearly indicating that some options would be more damaging to biodiversity than others. Although it is difficult to identify what might be impacted, the Table should be adjusted to clearly identify which options are most likely to have the most adverse impact and which the least. GMEU would welcome the opportunity to work with Bolton MBC on the development of the principles that would underpin the biodiversity network and would recommend that this is produced within a Paper prior to the Allocations DPD, so as to inform that process. Although we welcome the continuing support given to Bolton's Biodiversity Action Plan, this Action Plan refers to the development within the Forward Planning Process (at that time UDP) of appropriate policies. Therefore, to some extent the issue becomes circular and it is suggested that additional supporting policies and/or Papers are required and more explicit explanation of Bolton's commitment is made within the Core Strategy. Reference should also be made to the Sustainable Design & Construction SPD in this part of the Table</p>	
01/00037	IO.097	Teresa Hughes GMEU	Q7 - Sustainable Design & Considerate Construction	BE4 Sustainable design and construction - GMEU supports the production of this SPD and the policy direction it proposes. However the strong approach to wider biodiversity issues, both in terms of protection and enhancement. adopted in this document does	Development management options for sustainable design and construction are set out in Chapter 8. The Preferred Option is BE4

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				<p>not appear to be reflected within the current Core Strategy.</p> <p>A number of elements of this section are supported by GMEU where they impinge on the remit of the Unit e.g. BE4(ii) Sustainable drainage and BE4 (v) Carbon and renewable energy.</p> <p>BE4(iv) Biodiversity - As indicated above the Core Strategy at present does not accurately reflect the Government guidance on Biodiversity, either as presented in PPS9 or the NERC duty. It is recommended that this omission is adjusted. It is recommended that any work on identifying biodiversity sites and areas of opportunity is carried out prior to the production of the Allocations DPD.</p> <p>Question 7 Sustainable design and considerate construction. GMEU supports the adoption of the SPD and would recommend that it is either adopted at the same level (Option BE4 A) or at an improved level (BE4 B). It is our view that Option BE4 C would be a retrograde step and a 'good enough' approach would be adopted until a revised SPD is produced.</p>	C.
01/00037	IO.098	Teresa Hughes GMEU	Q9 - Thresholds	Planning Contributions - Contributions raised via planning obligations are an important method for ensuring ongoing management of	Development management options for planning contributions

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				the borough's biodiversity resource and could be used to further projects for restoration and enhancements. These contributions can also be used to target resources to specific projects outside of a development site, which could help to coordinate progress towards the targets of the Action Plan.	are set out in Chapter 8 and include elements of green infrastructure.
01/00037	IO.099	Teresa Hughes GMEU	Q10 - Types of Infrastructure	GMEU would recommend that Option PC2 B is adopted so that the inclusion of biodiversity conservation and long term wildlife management can be included.	Development management options for planning contributions are set out in Chapter 8 and include elements of green infrastructure.
01/00038	IO.251	G.D Kelly Mr Henry James Hill	General comments	My client would appreciate if you could (after due consideration) offer or nominate any suitable site or sites in your Council's area. If this request is premature at the present time, perhaps you could bear same in mind for when the Core Strategy is finalised.	The general approach to sites for the Travelling Showmen community is set out in Chapter 7 on Implementing the Objectives, and will be addressed in more detail in the Allocations DPD.
01/00040	IO.266	Graham Bee Emerson Group	Q1 - Spatial Vision	Agree with the spatial vision set out in Section 5. The main aims and priority themes are much clearer and better defined than in the Key Issues Report of December 2006. It is appropriate that the document now refers to the Borough's Sustainable Community Strategy and has a heading of 'economic prosperity' as one of the two main aims, as we suggested in our response to the Key Issues	A revised spatial vision is set out in Chapter 3, and is still based on the Sustainable Community Strategy.

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				Report. The six priority themes are relevant and in particular the three priority themes of 'Achieving Bolton, Prosperous Bolton and Strong & Confident Bolton' show a commitment to pushing Bolton forward to support an expanding economy with the right quantity and quality of land and buildings for housing and employment thus giving a clear signal of promoting investment in the Borough.	
01/00040	IO.267	Graham Bee Emerson Group	Q2 - Employment Land	Support Option EL B. To support the main aims of the Community Strategy of narrowing the gap between the most and least well off and ensuring economic prosperity, Option EL B is the most appropriate. It is important, if Bolton is to achieve its ambitions for growth, that it increases the rate of development for employment land compared to the last five years (11.3 Hectares). Any policy needs to be flexible enough to allow for the expansion requirements of particular businesses and needs to allow for the realisation of significant inward investment potential at, in particular, Horwich Locomotive Works, as part of a mixed use development. The Regional Spatial Strategy Panel Report shows a projected increase in take up of Employment Land 2005-2021 of 6% and recommends that the extra allocation required (744 Hectares) in the Greater Manchester area be disaggregated between the Local Planning Authority areas. It is important as part of AGMA that Bolton MBC	The Preferred Option is to plan for a lower level of employment land to be developed, based on the advice of the Employment Land Review and for the reasons set out in Chapter 4 on Choosing Options.

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				put forward a strong case for the increased amount of employment land required relating to the split between authorities, particularly given the strategic importance of the Horwich Locomotive Works area being redeveloped. An Employment Land Study will provide important information for shaping policy and should provide a robust and credible evidence base. The Core Strategy should be clear in encouraging development for employment uses on appropriate sites. It is not just the quantity of employment land that is required but the quality and location of sites as well.	
01/00040	IO.268	Graham Bee Emerson Group	Q3 - Retail Development	Support option RF B. The Hiller Parker 2001 Retail Study is now somewhat dated. Its suggestions that there was no need for any more significant retail floor space either in the Town Centre or elsewhere up to 2011 has been, to some extent, superseded now by the advanced stage of Regional Spatial Strategy which, as you state, indicates an additional 883,743 sq. m. of comparison retailing is needed in Town Centres in Greater Manchester (excluding Wigan) between 2001-2021. The Regional Spatial Strategy Panel Report recommends that Retail Need Assessments need to be prepared by Local Planning Authorities for their Local Development Framework in line with advice in PPS6. Any updated Retail Study that is to be commissioned will give the Council a clearer	The Preferred Option is RF C to increase the retail floorspace, concentrating mostly in Bolton town centre, for the reasons set out in Chapter 4 on Choosing Options. The Preferred Option on Middlebrook is not to identify it as a town centre, set out in Chapter 6.

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
				picture, specific to Bolton, and it would be useful if its scope was consulted on with key stakeholders and the community. It is noted that the current Bolton U.D.P. identifies Bolton as a sub-regional town centre, with four local town centres, five district centres and nine local shopping centres, however, three of the four spatial options put forward in the Core Strategy Issues & Options Paper also include Middlebrook as a town centre. It is important for the future continued success of Middlebrook and the economic benefits it brings to the Borough that this designation takes place as set out in our comments made to Question 4 on overall spatial options.	
01/00040	IO.269	Graham Bee Emerson Group	Q4 - Overall Spatial Options	Support Overall Spatial Option 4. Option 4 takes an opportunistic approach to development and investment in the existing urban area and also allows development and investment on sites that are currently designed in the U.D.P. as either Protected Open Land or Green Belt. This option would allow a proposed site at Victoria Road / Chorley New Road to come forward in a phased manner (post 2011). The Regional Spatial Strategy Panel Report acknowledges that there may be a need for Green Belt reviews post 2011 but it would need to be agreed with the North West Regional Assembly. The case for development of the site for residential purposes has previously been made to the Council by The	The Preferred Overall Spatial Option is for concentrated urban development with a change to Green Belt boundaries at Cutacre to allow for a strategic employment site. It does not include any changes to Green Belt at Victoria Road / Chorley New Road. The Preferred Option on Middlebrook is not to identify it as a town centre. set out in

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
				<p>Emerson Group in an extensive submission document. Whilst currently designated as Green Belt land this site could prove to be important to enable the Council to identify a 15 year housing land supply, as an urban extension, being in a relatively sustainable location. Development of the site could also provide a relief road between Moss Bank Way and Chorley New Road. There are specific circumstances why the Green Belt should be reviewed at this point and it could create less pressure to develop Green Spaces in urban areas. Perhaps a hybrid Option 4 including the Victoria Road / Chorley New Road site but taking a more rigid approach to development on Protected Open Land and Urban Green Space would provide a suitable alternative, relieving pressure on protected open land and Green Space within the urban areas. Constraints on brownfield sites can limit the amount of affordable housing coming forward as some sites may not be viable when all the various commuted sums are calculated e.g. education, open space, affordable housing, public art etc. The Victoria Road / Chorley New Road site does not have the constraints of a brownfield site and could provide a mix of housing including affordable housing to meet the Councils requirements. Currently 52% of the Borough is designated as Green Belt (7,217 hectares), a review of the boundary at this point, given a total site size of up to 40</p>	<p>Chapter 6. Horwich Loco Works is included as a mixed use strategic development site.</p>

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				<p>hectares, would constitute a 0.5% reduction in Green Belt area. This would not be a strategic review. Option 4, along with Options 1 & 3 proposes Middlebrook as a local town centre with unrestricted retailing. This would be a positive step forward for Middlebrook, and the Boroughs economy, helping to ensure the continued success of the centre. Middlebrook offers a mix of extensive retailing, leisure, office, manufacturing and residential properties and it provides the function and role of a town centre. A significant proportion of the centre already has relaxed or unrestricted retailing and this is a natural progression for the centre. Middlebrook attracts over 10 million visitors each year and has a breadth and diversity of uses that provides for a wide variety of trips both for weekly shopping, top-up shopping and family entertainment / day out visits. A survey of 926 people conducted by Research & Marketing Limited in 2000 showed that 31% of those surveyed visited Middlebrook once a week and that 23% visited two to three times a week with 7% visiting everyday. This totals 61% visiting at least once a week, showing that Middlebrook is clearly a destination for the weekly shop and top-up shopping, functioning as a town centre in that respect. Middlebrook has diversified further since 2000. Middlebrook is also accessible by a range of modes of transport as the Council are aware. The inclusion of Horwich Locomotive Works as a</p>	

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				<p>key strategic site in all 4 spatial options is a reflection of its importance to the Borough. It is fundamental to the economic prospects of the Borough that a firm commitment to this site is laid out in the Core Strategy. The site provides a unique opportunity to provide a mix of uses on a sustainable 93 hectare brownfield site. At present, the Locomotive Works mainly consist of under-utilised buildings in a state of disrepair, but with appropriate investment will produce a major development site in the western part of the Borough carrying forward the impetus within this area that has become established over the past 10 years. With a strong foundation being laid in the Core Strategy the site could potentially, over a fifteen year redevelopment period, deliver over 1,000,000 sq.ft. of Office and Industrial space together with over 1600 residential properties and ancillary retail, leisure and environmental facilities. The site would be easily accessible, linking into Middlebrook and the surrounding area, being next to Chorley New Road and close to the M61. Middlebrook has demonstrated, through its success, that this location is ideal for a range of uses and has had strong demand from the office market. Providing the role of a local centre, Middlebrook has numerous facilities that would attract future employees and home owners to the redeveloped Locomotive Works adding to its sustainability. Essentially, the Locomotive</p>	

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				Works could be a socially, environmentally and economically sustainable neighbourhood. It is therefore of strategic importance to the Borough that whichever spatial option is chosen, the Core Strategy fully supports the redevelopment of this site and takes account of the range of uses that could be provided.	
01/00040	IO.270	Graham Bee Emerson Group	Q5 - Built Environment	Agree that BE 1 Layout, density, height, massing, architectural style, materials and landscaping BE 2 Landscape character areas BE 3 Safety from crime BE 4 Sustainable design and construction BE 5 Conservation Should be included as considerations in a policy for the built environment. It is possible for the Core Strategy to contain general policies relating to the built environment in a similar way to Chapter 7 of the existing Adopted U.D.P. However, these should be broad, general policies and not specific detailed policies which should be covered in other DPDs. They should be set out as pro-active policies that promote good development and encourage investment rather than overly prescriptive text which is negatively phrased. This would sit comfortably alongside the six priority themes set out in the Spatial Vision. Providing more detailed policies in a separate DPD would provide consistency, coherence and effectiveness whilst retaining a reasonable degree of flexibility to deal with changing circumstances without the need to review the	The Preferred Options on the built environment, and sustainable design and construction, are contained in Chapter 8 on Development Management.

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
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				Core Strategy itself.	
01/00040	IO.271	Graham Bee Emerson Group	Q6 - Built Environment	Support Option BE 1(a) A general policy could take into account these matters similar to Policy D2 in the Adopted U.D.P. stating that proposals should be compatible with or improve their surroundings in terms of their layout, density, height, massing, architectural style, materials and landscaping. Further detail is not required in the Core Strategy.	The Preferred option on the built environment is contained in Chapter 8 on Development Management.
01/00040	IO.272	Graham Bee Emerson Group	Q7 - Sustainable Design & Considerate Construction	On Sustainable Design & Considerate Construction we support another option to Options BE4 A, BE4 B, and BE4 C, as follows: The Core Strategy does not need to repeat the detail set out in the Sustainable Design Construction SPD. It should refer to the objective and importance of this topic but leave the detail to the SPD. It is concerning that there is an indication in the text that the SPD could get even more prescriptive and onerous in the future. The SPD did not form part of the Local Development Framework process and was produced prior to this 'Core Strategy Document'. As such it has not been subject to an Independent Examination or binding Inspectors Report. Perhaps the Core Strategy should list the criterion set out in the SPD so that it is properly considered by an Independent Inspector. The SPD was produced following a single consultation exercise on the back of the U.D.P, which is less than ideal.	The Preferred Option on Sustainable Design and Construction is contained in Chapter 8 on Development Management. Option BE4 C is preferred.

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01/00040	IO.273	Graham Bee Emerson Group	Q8 - Conservation	Support Option BE5 A. Focus should be given to the existing Conservation Areas, Listed Buildings, Ancient Monuments and historic parks and gardens. We are not convinced that the Core Strategy needs to refer to Conservation Area boundaries being examined for limited extensions and question whether this should be part of the Core Strategy.	The Preferred Option on the built environment is contained in Chapter 8 on Development Management.
01/00040	IO.274	Graham Bee Emerson Group	Q9 - Thresholds	Support Option PC1 B. Thresholds for contributions should either stay as already prescribed in the relevant planning Policy Control Notes or should increase as suggest in Option PC1B. Lowering the threshold further as suggested in Options PC1A and PC1C would not assist in building more affordable housing as suggested, as many smaller sites may simply not come forward because of viability issues. This would actually have the effect of potentially preventing smaller properties on small sustainable sites coming forward at all, thus worsening the affordability issues. Any broad issues should be covered in the Core Strategy but the Council needs to consult on its SPD on planning contributions, as is expected in the future, to provide detailed policy.	The Preferred Option on planning contributions is contained in Chapter 8 on Development Management. Option PC1 A is the preferred approach, for a threshold of 15 dwellings or 0.4ha.
01/00040	IO.275	Graham Bee Emerson Group	Q10 - Types of Infrastructure	Support option PC2 A. The range of infrastructure already covered by planning contributions is extensive. The cost of such contributions usually lowers the land value and landowners may then be reluctant to sell for	The Preferred Option on planning contributions is contained in Chapter 8 on Development Management. Option

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				residential development as other uses that do not attract the contributions may give them a greater return. The scenario set out in Option PC2B, of broadening planning contributions to include other items such as an employment related fund and supporting high quality public realm improvements in Bolton Town Centre would reduce the viability of some sites further, preventing them from being developed and running against the principles set out in the Core Strategy of trying to promote a prosperous economy and sufficient housing of the right types in the right places. Planning contribution policies need to be flexible to take into account the viability of sites particularly with the emphasis being on brownfield sites which can often have significant remediation and infrastructure costs.	PC2 B is the preferred approach, to widen the range of infrastructure covered by planning contributions.
01/00040	IO.276	Graham Bee Emerson Group	Q11 - Incompatible Uses	We agree that Noise Safety Smell Disturbance Air pollution Water pollution Ground pollution Light pollution Unstable land Contaminated land Derelict land Should be included as considerations in a policy for incompatible uses Is there any need to have a specific policy in the Core Strategy on incompatible uses, when it is already explained in National Planning Guidance? Any Policy would perhaps just be stating the obvious, but if it is deemed necessary then the list covers the appropriate topics	The Preferred Option on use considerations is contained in Chapter 8 on Development Management.
01/00040	IO.277	Graham Bee	Q12 - Transport &	We agree that The safety of the proposed	The Preferred Option for

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		Emerson Group	Access	access arrangements Accessibility by different types of transport including public transport, cycling and walking as well as by car Freight movement for industrial and storage uses Servicing arrangements Parking, including parking for cycles and powered two-wheelers The transport needs of people with disabilities Should be included as considerations in a policy for transport & access We would question the need for this list of considerations within the Core Strategy. Any reference to the topics listed should be concise. There is no need for detail on these items in this document.	transport and access is contained in Chapter 8 on Development Management.
01/00040	IO.278	Graham Bee Emerson Group	Q13 - Parking Standards	Support Option TA1 A. Use of the maximum parking standards as set down in draft Regional Spatial Strategy would be appropriate, however any policy should be flexible so that it can take account of site specifics e.g. locational issues with parking and the types of users and density of occupation of a building e.g. a call centre office user who would require more car parking. Parking standards that are too restrictive and inflexible will deter investment in the Borough both from developers and companies looking to locate in the Borough.	The Preferred Option in Chapter 8 on Development Management is to use RSS parking standards, but to augment them with additional standards for some types of land use.
01/00041	IO.293	Christie McDonald Steven Abbott Associates	Q4 - Overall Spatial Options	Of the four spatial options set out in the report it is considered that 'overall spatial option 4 - dispersed urban development combined with some peripheral development including Green	The Preferred Overall Spatial Option is for concentrated urban development with a

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				<p>Bet land' is the best approach to take. Please find attached a plan, ref: CJM1, which identifies a site in the Lostock area which would benefit from adopting this option and more importantly, the development of which can benefit the Bolton area as a whole. I understand that this exercise is not site specific, but I consider it worthwhile to have this site to hand as a basis for discussions and to provide a tangible reason for adopting this particular spatial option. As you will be well aware, the emerging RSS housing figures indicate a significantly higher supply target than the figures contained in RPG13 for Bolton and it is considered that a spatial option should be chosen does not 'close the door' on highly sustainable sites like the one shown on the plan attached. Sites such as the one attached provide a valuable opportunity for Bolton to meet the emerging targets without impacting on residential amenity or conflicting with existing surrounding uses. In addition to being highly sustainable, the site represents a logical extension of the urban area and it is consider that the topography of the land and the existing urban features surrounding it will allow the land to be removed from the Green Belt without prejudicing the reasons for including it in the Green Belt in the first place. Planning approval has been given for Lostock Sports Club to the north of the site and it is considered that this development makes the release of the land</p>	<p>change to Green Belt boundaries at Cutacre to allow for a strategic employment site. It does not support development of Green Belt at Lostock.</p>

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				even more logical. In terms of the type of development to be located on the site, it is considered that its highly sustainable nature would make it ideal for a residential scheme but if the Council do not see it fit for a residential scheme, my client and I consider it to make an excellent site for a business park or a similar employment use	
01/00042	IO.244	Michael Fearn Barclays Bank	Q3 - Retail Development	<p>The Bank is a significant stakeholder within the Borough's area, being long established with a number of branches which have made a substantial contribution to the vitality and viability of Bolton over the years that they have traded. To succeed, town centres need to provide a full range of services and these often need to be located in ground floor premises in accessible locations. The alternative to diversity can be long-term vacancy and decline. Banks are important contributors to town centres and significant attractors of visitation and this important role in underpinning town centres and assisting in regeneration should be recognised in all the policies on the matter of promoting town centre vitality and viability within the LDF. Although there are no firm proposals as yet, it is likely that the Bank's representation within the Borough will need to evolve over the life of the emerging LDF.</p> <p>In view of the likely requirement for improved</p>	The Council has completed a new Retail and Leisure Assessment, and its results have been used in Chapter 6 on Bolton town centre and Chapter 7 on Implementing the Objectives.

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				<p>provision of banking services the Bank would like to register its interest in the forthcoming plan process so that its views are heard and emerging policy can take its future business needs into account. On behalf of the Bank we have examined the current consultation document together with a number of background documents. We set out some initial comments below.</p> <p>The Issues and Options document "Shaping the Future of Bolton" notes the point made in the Regional Spatial Strategy (RSS) that comparison retailing facilities should be enhanced and encouraged in Bolton Town Centre to ensure a sustainable distribution of high quality retail facilities outside the regional centres of Manchester and Liverpool. The Bank is of the opinion that there is also a wider point in that Bolton has to compete with such regional centres in respect of most retailing, in particular Manchester because of its close proximity. That competition also extends to the Trafford Centre, again because of its close proximity to Bolton. It will therefore be important to provide for an increase in the quantity of retail space, especially in the Town Centre, but that approach must also recognise the important role played by financial services retailers in underpinning town centres and assisting in regeneration. As significant attractors of visitation. banks need to be</p>	

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				<p>located in ground floor premises in accessible central locations.</p> <p>We note from the Annual Monitoring report that the last retail study for Bolton was published in 2001. The Issues and Options document and the Council's Responses to comments made on the Key Issues Report state that the Council is commissioning an updated retail study as part of the evidence base for the Core Strategy. We are surprised that this work was not commissioned earlier as it is difficult to have a meaningful consultation on issues and options when the evidence base is not in place. It is important that any preferred options for retail policies in the Core Strategy or any other DPDs are rigorously assessed (see Government policy at paragraphs 1.3 and 4.24 of PPS12), so the provision of evidence from an up-to-date retail assessment is vital before the process proceeds much further. Clearly policy that fails the tests of PPS12 will not be judged as being "sound" at time of its public examination.</p> <p>The Bank trusts that the above comment is helpful and that full regard will be taken of the points in the preparation of the next stages of the Bolton LDF documents. The Bank would also like to reaffirm its commitment to being involved in the preparation of the LDF's main components and in that regard we would be</p>	

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				grateful to be placed on your mailing list to be notified of details of the emerging LDDs and also when the updated retail assessment is available.	
01/00043	IO.252	Andrew Johnston Taylor Wimpey Plc	General comments	Our client's primary interest is in the Ditcher's Farm site in Westhoughton, which is allocated as Protected Open Land in the current UDP. Our comments therefore relate to the role of Ditcher's Farm in the context of Bolton's Core Strategy.	The Preferred Overall Spatial Option is for concentrated urban development with a change to Green Belt boundaries at Cutacre to allow for a strategic employment site. It does not include any changes to Protected Open Land, which would continue to be protected from development.
01/00043	IO.253	Andrew Johnston Taylor Wimpey Plc	Q1 - Spatial Vision	<p>We agree with the spatial vision set out in Section 5 We agree that the role and status of Bolton needs to be promoted and enhanced and so we therefore fully endorse the principles contained within the Overall Spatial Vision.</p> <p>Bolton's role needs to be considered in the light of the draft RSS, the Regional Economic Strategy (RES) and the Northern growth strategy "Moving Forward: The Northern Way", which centre upon the economic disparity that exists at both the regional and national level. Bolton have also recognised that disparity at</p>	The Preferred Option for the quantity and location of new housing is set out in Chapter 7 on Implementing the Objectives. It does not include the development of Ditchers Farm for housing.

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				<p>the local level needs to be tackled. The Spatial Vision identifies Bolton as the fastest growing economic centre in the region outside central Manchester. This growth needs to be further encouraged if Bolton is to fulfil not only its own ambitions, but help contribute towards the prosperity of the city region, as the two factors are intrinsically linked.</p> <p>Key to the continued success of Bolton will be to provide a sufficient supply and range of housing for residents in sustainable and accessible locations. The Spatial Vision identifies the need to meet everybody's housing needs, Ditcher's Farm is therefore a key opportunity to help meet Bolton's RSS housing target and deliver a variety of new housing in terms of tenure, price and mix in line with Government guidance set out in PPS3.</p>	
01/00043	IO.254	Andrew Johnston Taylor Wimpey Plc	Q2 - Employment Land	We support Option EL B Providing for an increased rate of development for employment land compared to the last five years. We have no further comments to raise with regards to this question.	The Preferred Option is to plan for a lower level of employment land to be developed, based on the advice of the Employment Land Review and for the reasons set out in Chapter 4 on Choosing Options.
01/00043	IO.255	Andrew Johnston	Q3 - Retail	We have no specific comments to raise with	No response required.

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		Taylor Wimpey Plc	Development	regards to this question.	
01/00043	IO.256	Andrew Johnston Taylor Wimpey Plc	Q4 - Overall Spatial Options	<p>We support Overall spatial options: Dispersed urban development combined with some peripheral development. Dispersing urban development allows for targeted sustainable growth and represents the best opportunity for all residents to gain access to key services and benefit from new development. The town centre cores should still be the focus for all primary retail, office and leisure development, however housing and employment land should be dispersed to allow access for all residents. This gives the opportunity for infrastructure and local services to be either enhanced or developed in a sustainable manner, rather than over-burdening existing key service centres and transport routes.</p> <p>There is a limit to the amount of brownfield land that is capable of coming forward in Bolton and its development produces very little 'social benefit' because of the costs associated with remediation. Bolton has successfully defended green corridors throughout the urban area, which are necessary to enhance the living environment of its residents. Peripheral development therefore becomes a necessity, rather than an option.</p> <p>We acknowledge that the identification of specific sites or re-allocation is an issue that</p>	The Preferred Overall Spatial Option is for concentrated urban development with a change to Green Belt boundaries at Cutacre to allow for a strategic employment site. It does not include any changes to Protected Open Land, which would continue to be protected from development.

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				<p>will be addressed in the Allocations Development Plan Document, however the principle of development of designated Protected Open Land needs to be explored at this stage. The draft North West RSS has set Bolton a housing target to deliver 10,400 new homes by 2021, which equates to 578 dwellings per annum. The Core Strategy will therefore need to show broad locations for housing development and identify strategic sites critical to the delivery of Bolton's housing supply.</p> <p>Option 3's supporting text and map identifies a number of Protected Open Land sites (including Ditcher's Farm) as potential key strategic sites. Ditcher's Farm provides an excellent opportunity to create a sustainable residential development close to Westhoughton with good access to jobs, key services and transport links. We would recommend that Ditchers Farm remain as Protected Open Land in the emerging LDF, but as a priority site for consideration for housing should the Council fail to meet their brownfield land target and 10 year supply.</p>	
01/00043	IO.257	Andrew Johnston Taylor Wimpey Plc	Q5 - Built Environment	We agree that BE 1 Layout, density, height, massing, architectural style, materials and landscaping BE 2 Landscape character areas BE 3 Safety from crime BE 4 Sustainable design and construction BE 5 Conservation	The Preferred Options for the built environment and sustainable design and construction are contained in Chapter 8

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				Should be included as considerations in a policy for the built environment	on Development Management.
01/00043	IO.258	Andrew Johnston Taylor Wimpey Plc	Q6 - Built Environment	We have no specific comments to raise with regards to this question	No response required.
01/00043	IO.259	Andrew Johnston Taylor Wimpey Plc	Q7 - Sustainable Design & Considerate Construction	We support Option BE4 C Set out a general requirement of sustainable design and construction standards that should be as good as possible, but detailed requirements should be set out in a revised Sustainable Design and Construction SPD, which can be further revised quickly to reflect changing circumstances. As a leading house builder, Taylor Wimpey is closely engaged with the sustainable development agenda. TW recognise the impact that house building can have on the environment and is continually developing new methods of creating low energy and environmentally sustainable homes. Option BE4 C encourages sustainable development, while offering the greatest flexibility to react to the evolving sustainability agenda, particularly in light of the new draft Climate Change and Economic Development Planning Policy Statements announced by the Government in December 2007.	The Preferred Option for sustainable design and construction is set out in Chapter 8 on Development Management. The preferred approach is option BE4C.
01/00043	IO.260	Andrew Johnston Taylor Wimpey Plc	Q8 - Conservation	We have no specific comments to raise with regards to this question.	No response required.
01/00043	IO.261	Andrew Johnston Taylor Wimpey Plc	Q9 - Thresholds	We support option PC1 B Raising the threshold to 50 dwellings for housing developments for all types of contributions and	The Preferred Option on planning contributions is contained in Chapter 8

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				2 hectares for other developments, where relevant. In the case of affordable housing this option cannot be pursued because it would be contrary to Planning Policy Statement 3, which sets the threshold at no more than 15. We support proposals to increase the threshold for developer contributions to 50 dwellings. A higher threshold will help to encourage residential development in Bolton by creating a more attractive environment for house builders and developers. Lowering the threshold to 1 dwelling for developer contributions as proposed in option PC1 C, would deter house builders and developers from developing smaller brownfield sites in Bolton. Such stringent thresholds would only have a negative impact upon Government plans aimed at directing as much new housing to brownfield sites as possible and achieving Bolton's RSS annual housing target.	on Development Management. Option PC1 A is the preferred approach, for a threshold of 15 dwellings or 0.4ha.
01/00043	IO.262	Andrew Johnston Taylor Wimpey Plc	Q10 - Types of Infrastructure	We support Option PC2 A The range of infrastructure covered by planning contributions should remain the same as is currently the case. Affordable housing Open space Off-site a Off-site access and transport of all types including public transport, cycling and walking Health and well-being Education Public Art.	The Preferred Option on planning contributions is contained in Chapter 8 on Development Management. Option PC2 B is the preferred approach, to widen the range of infrastructure covered by planning contributions.
01/00043	IO.263	Andrew Johnston	Q11 - Incompatible	We agree that Noise Safety Smell Disturbance	The Preferred Option for

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		Taylor Wimpey Plc	Uses	Air pollution Water pollution Ground pollution Light pollution Unstable land Contaminated land Derelict land Should be included as considerations in a policy for incompatible uses	use considerations is set down in Chapter 8 on Development Management.
01/00043	IO.264	Andrew Johnston Taylor Wimpey Plc	Q12 - Transport & Access	We agree that The safety of proposed access arrangements Accessibility by different types of transport including public transport, cycling and walking as well as by car Freight movement for industrial and storage uses Servicing arrangements Parking, including parking for cycles and powered two-wheelers The transport needs of people with disabilities Should be included as considerations in a policy for transport and access	The Preferred Option for transport and access is contained in Chapter 8 on Development Management.
01/00043	IO.265	Andrew Johnston Taylor Wimpey Plc	Q13 - Parking Standards	We support option TA1 A: Use the maximum parking standards as set down in the draft Regional Spatial Strategy We have no further comments to raise with regards to this question.	The preferred option in Chapter 8 on Development Management is to use RSS parking standards, but to augment them with additional standards for some types of land use.
01/00044	IO.240	Kirk Mulhearn Showman	Healthy Bolton	I am confident we have the lowest life expectancy of any group in Bolton and some sites are very unhealthy places to live. Therefore, I find your approach to health unsound.	The Preferred Option on health is set out in Chapter 7 on Implementing the Objectives, but the specific issue of the

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					health of the Travelling Showmen community cannot be dealt with through the Core Strategy.
01/00044	IO.241	Kirk Mulhearn Showman	Housing	<p>I wish to object to your Core Strategy and LDF in their current form.</p> <p>Nowhere in any of these documents can I find any reference to the acute needs of the showman community in Bolton. Particularly those who live in the appalling conditions in the Mill Hill/Windley St area.</p> <p>You are surely well aware of the overcrowding that has existed in this area for many, many years but your LDF makes no attempt to address these problems. Therefore, I feel your housing section is unsound as it has excluded a complete cultural and ethnic minority section of society.</p> <p>Your community involvement policy is also unsound. To the best of my knowledge, and I am an active member of the community, no specific contact has ever been made with the residents of these sites to engage on any issues.</p>	The general approach to sites for the Travelling Showmen community is set out in Chapter 7 on Implementing the Objectives, and will be addressed in more detail in the Allocations DPD. The Showmen's Guild was consulted at Issues and Options stage; Mr Mulhearn will be consulted at future stages.
01/00045	IO.292	Geoffrey Mullineaux Resident	Green Belt	I refer to land, formerly owned by Morris farm, which runs directly behind Bolton Road, Westhoughton. to the east of Chew Moor Lane	The Preferred Overall Spatial Option does not allow for Green Belt

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				<p>and directly south of the M61.</p> <p>I am aware that large parts of this land have been sold to land-speculators and that they may lobby for a change in status of this land from 'Greenbelt' to 'Development' land for either housing or commercial/industrial use.</p> <p>I most strongly object to any change in status of the above land: the infrastructure of Westhoughton is already under severe strain to the detriment of the environment and residents. The remaining vestiges of greenbelt should be preserved and cherished for the benefit of local residents, the many people who walk over Snydale hill and the flora and fauna that inhabit these fields.</p> <p>I should be extremely grateful if you would kindly consider my views when the review of the current status of land in the borough takes place.</p>	changes in this location.
01/00046	IO.307	Alex Willis Travis Perkins	General comments	in respect of their landholdings at Bark Street (the 'site'). Previous representations were submitted to St. Helena Development Area Opportunity Brief in April 2005. These representations objected to the restrictions on traffic on White Lion Brow, which the Development Brief proposed, due to the negative impacts it would have on operations from the Site.	As a site specific issue, this is too detailed to be considered in the Core Strategy, but will be considered in the Allocations DPD

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				<p>Site Information</p> <p>The site is located within Bolton Town Centre, at the junction of Bark Street and Chorley Lane, close to the A673 Marsden Road. Direct vehicular access to the site is from Bark Street to the north. The site itself comprises trade/retail counter, warehousing, offices and hard standing used for storage and vehicle loading, circulation and parking. A site plan is enclosed for your information. Travis Perkins have been approached by a developer who is interested in acquiring the site as part of a larger Town Centre redevelopment scheme, with Travis Perkins relocating to another site within the Borough. However, no deal has been struck yet and there is no certainty of Travis Perkins moving at all. In light of the above, Travis Perkins require flexibility from the planning system with respect to the use of the site going forward, and request that this is taken into account in the preparation of the Local Development Framework (LDF). With the above in mind, Travis Perkins' representations to the core Strategy Issues and Options are detailed (in comments to specific questions: 1, 2, 3 and 4)</p>	
01/00046	IO.308	Alex Willis Travis Perkins	Q1 - Spatial Vision	Please also refer to representation placed under main heading: Core Strategy Issues and Options, reference to "Bark Street Site" Travis	A revised vision and objectives are set out in Chapter 3.

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				Perkins support the Spatial Vision and would like to show particular support for the Prosperous Bolton section. It is considered that due to the need for economic growth, and to increase average wage earnings in the Borough, opportunities for inward investment, and the growth of existing firms should be maximised. As such, it is considered that more land should be released for employment development during the LDF period to assist with this. With the above in mind, it is also considered that more land for new leisure, retail and residential development should be released, with an emphasis on previously developed land in and around the Town Centre.	The Preferred Overall Spatial Option supports Bolton town centre as key location for a wide range of different types of development.
01/00046	IO.309	Alex Willis Travis Perkins	Q2 - Employment Land	Please also refer to representation placed under main heading: Core Strategy Issues and Options, reference to "Bark Street Site" Travis Perkins support Option EL B: Provide for an Increased Rate of Development for Employment Land Compared to the Last Five Years. It is considered that in order to maximise the level of inward investment into the Borough, an increased rate of employment land should be released for development. This would assist in both increasing the number of people employed in Bolton, as well as increasing wage levels. It would also help to attract a wider range of businesses into the Borough. diversifying the local economy. and	The Preferred Option is to plan for a lower level of employment land to be developed, based on the advice of the Employment Land Review and for the reasons set out in Chapter 4 on Choosing Options.

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				consolidating Bolton's role as one of the major contributors to the Region's economy	
01/00046	IO.310	Alex Willis Travis Perkins	Q3 - Retail Development	Please also refer to representation placed under main heading: Core Strategy Issues and Options, reference to "Bark Street Site" Travis Perkins supports Option RF C: Increase the Quantity of Retail Floorspace, Concentrating Mostly in Bolton Town Centre. It is considered that the amount of retail floorspace in Bolton should be increased. This will be inline with the draft RSS for the North West which states that retailing facilities should be increased in towns such as Bolton, in order to ensure a more sustainable distribution of retailing options outside the large regional centres of Liverpool and Manchester. Increasing the level of retail floorspace in Bolton will allow the Borough to compete with other towns in the North West of a similar size. Within the Borough more specifically, it is considered that the majority of retail floorspace should be concentrated in and around the Town Centre. This is in accordance with national and regional planning policy, which states that retail development should be located within town centres and in other locations accessible by a range of modes of transport. It is believed that concentrating the majority of new retail development in and around the Town Centre, would improve accessibility to shopping facilities, particularly for those residents without access to private	The Preferred Option is RF C to increase the retail floorspace, concentrating mostly in Bolton town centre, for the reasons set out in Chapter 4 on Choosing Options.

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				transport. It would also ensure new shopping facilities are located close to public transport nodes, encouraging people to use public transport over private cars and reducing pollution and congestion on the Borough's roads. In addition, it is believed that concentrating retail floorspace in the Town Centre would facilitate healthy competition between retail companies, and create a more vibrant town centre.	
01/00046	IO.311	Alex Willis Travis Perkins	Q4 - Overall Spatial Options	Please also refer to representation placed under main heading: Core Strategy Issues and Options, reference to "Bark Street Site" Travis Perkins supports Overall Spatial Option 2: Concentrated Urban Development. National and regional planning policy promotes concentrated urban development over urban extensions, and in line with this Travis Perkins believe that further development in Bolton should be concentrated within the existing urban boundaries. It is considered that concentrated urban development would have the following benefits: More development would take place on previously developed (brownfield) land; Reuse and development of underused and vacant land within the Borough would be encouraged, reducing problems associated with vacancy and abandonment; Locating development closer to existing facilities and services, ensuring they are accessible by a range of modes of transport,	The Preferred Overall Spatial Option is for concentrated urban development with a change to Green Belt boundaries at Cutacre to allow for a strategic employment site. This supports new development of a range of different types in Bolton town centre.

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				particularly by public transport; Focusing development and investment in the areas in need of investment and regeneration, creating a more attractive place for people to live, and for businesses to locate. Further to this, Travis Perkins consider that locations in and around the Town Centre should be the focus a significant proportion of the 9200 dwellings that the draft RSS for the North West requires to be developed in Bolton up to 2021. This would contribute to delivering the benefits listed above, and also assist in creating a safer more vibrant Town Centre.	
01/00047	IO.294	Justin Cove Harworth Estates	Q1 - Spatial Vision	We agree with the spatial vision set out in Section 5 We agree that the role and status of Bolton needs to be promoted and enhanced and so therefore we fully endorse the principles contained within the Overall Spatial Vision. Bolton's role needs to be considered in the light of the draft RSS, the Regional Economic Strategy (RES) and the Northern growth strategy 'Moving Forward: The Northern Way', which centre upon the economic disparity that exists not just at both the regional and national level. Bolton have also recognised that disparity at the local level needs to be tackled. The Spatial Vision identifies Bolton as the fastest growing economic centre in the region outside central Manchester. This growth needs to be further encouraged if Bolton is to fulfil not only its own	A revised vision and objectives are set out in Chapter 3.

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				<p>ambitions, but help contribute towards the prosperity of the city region, as the two factors are intrinsically linked. Key to the continued success of Bolton's economic prosperity and reduction in disparity is ensuring that the opportunities exist for its residents to succeed. The Spatial Vision identifies the need to continue developing its residents skills base, which helps provide the platform to the opportunity that are being created by new investment and development. The Cutacre site is therefore key to Bolton's Overall Spatial Vision, and has been identified as such. The Cutacre site is attractive to the needs of inward investors, close to the M61 corridor, and in an area of relative social and economic deprivation. Links to these areas are to be enhanced and we anticipate the site will create in the order of 8,000 jobs. The site can be delivered within the lifetime of the LDF and will make a positive contribution to drive forward the sub-regional economy and assist in closing the GVA gap between the North West and the rest of England, particularly London and the South East, and between the north and south of the City Region, which is a particular aim of the draft RSS. No other sites in the borough can provide the same opportunity. The site will also create cross boundary benefits for the residents of Salford and Wigan. We therefore fully support the Overall Spatial Vision and reiterate the key role that the Cutacre site has</p>	

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				within it.	
01/00047	IO.295	Justin Cove Harworth Estates	Q2 - Employment Land	<p>We support Option EL B: Providing for an increased rate of development for employment land compared to the last five year. The Overall Spatial Vision identifies the key role that Bolton has to play in the region and the need for continued access to training and job opportunities. Choosing Option EL A would involve restricting the rate of new employment land development to that experienced over the last five years. This would conflict with the principle of the Overall Spatial Vision and potentially hinder a sustained approach to economic growth. In order for new opportunities to be recognised, an increased rate of employment land development in comparison to historic trends needs to be encouraged. We therefore lend support towards Option EL B. Increasing the rate of development for employment land will help Bolton to achieve its strategic aims. There is greater than ever pressure to increase house building, so in order for targeted sustainable growth to be achieved, adequate provision also needs to be made for additional employment land, over and above recent development rates. Key strategic sites need to be considered and development opportunities should not be missed. The Cutacre site, which has the capability to provide around 3.5 million sq ft of employment floorspace, is therefore</p>	<p>The Preferred Option is to plan for a lower level of employment land to be developed, based on the advice of the Employment Land Review and for the reasons set out in Chapter 4 on Choosing Options. This approach supports the development of Cutacre as a strategic employment site.</p>

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				crucial to the delivery of this objective. Cutacre has a significant role to play in the future of Bolton's and the sub-regions economy, alongside the established sites at Middlebrook and Wingates, as well as the aspirations contained within the Bolton Innovation Zone Prospectus. If the recent upturns in market interest are to be given the opportunity to continue, then an increased rate of development for employment land compared to the last five years is the only feasible option.	
01/00047	IO.296	Justin Cove Harworth Estates	Q3 - Retail Development	We have no specific comments to raise with regard to this issue.	No response required
01/00047	IO.297	Justin Cove Harworth Estates	Q4 - Overall Spatial Options	We recommend a combination of Overall Spatial Option's 2 and 4: 2:Concentrated urban development; 4:Dispersed urban development combined with some peripheral development including the Green Belt Land Reason for supporting elements of Option 2 We would support a continued focus on the areas/factors that secure the Council's regeneration objectives. Recognising the role that Bolton town centre and the four local town centres have to play is key to the continued success of the borough. However, we are of the opinion that this Option should only be pursued in conjunction with the provisions of Option 4, to capture Bolton's wider transformational agenda. Reason for supporting elements of Option 4 Dispersing urban development allows for targeted sustainable growth and represents	The Preferred Overall Spatial Option is for concentrated urban development with a change to Green Belt boundaries at Cutacre to allow for a strategic employment site.

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				<p>the best opportunity for all residents to gain access to key services and benefit from new development. The town centre cores should still be the focus for all primary retail, office and leisure development (in accordance with Option 2), however housing and employment land should be dispersed to allow access for all residents. This gives the opportunity for infrastructure and local services to be either enhanced or developed in a sustainable manner, rather than over-burdening existing key service centres and transport routes.</p> <p>Pursuing Option 4 in conjunction with Option 2 will allow Bolton to continue to support its (and neighbouring districts) regeneration objectives, particularly in relation to employment uses. There is a limit to the amount of brownfield land that is capable of coming forward in Bolton and its development produces very little 'social benefit' because of the costs associated with remediation. Bolton has successfully defended green corridors throughout the urban area, which are necessary to enhance the living environment of its residents. Peripheral development therefore becomes a necessity, rather than an option. Identifying opportunities that exist on Green Belt land should therefore be a considered option. We acknowledge that the identification of specific sites or re-allocation is an issue that will be addressed in the Allocations Development Plan Document, however the principle of potential Green Belt</p>	

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				<p>development needs to be explored at this stage. Option 4's supporting text and map identify Cutacre as a key strategic site. The overwhelming opportunity that exists at Cutacre is one that cannot be ignored. Initial findings from our assessment of competing sites indicate that sub-regionally, Cutacre is the best-placed employment led site that could deliver significant economic benefit and job opportunities when considered against the following criteria: Number of working age people within 20 minutes of the site Proportion of persons in employment Number of Super Output Areas within the 10% most deprived Super Output Areas We support Overall Spatial Option 4 by virtue of the fact that an alternative opportunity site does not exist within the borough. The overwhelming benefits to the sub-region, in particular Salford and Wigan are also of significant value. From a regional perspective, following the North West RSS Examination in Public, the Report of the Panel (March 2007) acknowledged that 'NWRA indicated that there are potential economic development sites in the northern part of Greater Manchester which, taken together, are of equivalent importance to those in South Manchester. If that is so, it is difficult to see why no locations in, say, Bury, Bolton or Wigan have been included in Table 8.1.' (Which referred to Broad locations for Regionally Significant Economic</p>	

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				Development). The Panel Report goes on to recommend that specific locations should not be identified, and that a more criteria based policy be employed. They also recommend that the focus for future regionally significant employment development should be close to transport nodes within the urban areas of the region, and goes on to specify extremely broad economic and city regions, including the Manchester City Region. Cutacre is therefore ideally placed to meet future economic development site requirements in the region and can make a genuine contribution towards reducing the disparity between the north and south of the Manchester City Region.	
01/00047	IO.298	Justin Cove Harworth Estates	Q5 - Built Environment	We agree that BE 1 Layout, density, height, massing, architectural style, materials and landscaping BE 2 Landscape character areas BE 3 Safety from crime BE 4 Sustainable design and construction BE 5 Conservation Should be included as considerations in a policy for the built environment	The Preferred Option on the built environment is contained in Chapter 8 on Development Management.
01/00047	IO.299	Justin Cove Harworth Estates	Q6 - Built Environment	We have no specific comments to raise with regard to this issue.	No response required
01/00047	IO.300	Justin Cove Harworth Estates	Q7 - Sustainable Design & Considerate Construction	We support Option BE4 C: Set out a general requirement of sustainable design and construction standards that should be as good as possible, but detailed requirements should be set out in a revised Sustainable Design and Construction SPD, which can be further	The Preferred Option on Sustainable Design and Construction is contained in Chapter 8 on Development Management. Option

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				revised quickly to reflect changing circumstances. We fully endorse the requirement to adopt sustainable design and construction standards and suggest that Option BE4 C allows for greater flexibility, particularly in relation to advances in renewable energy technology.	BE4 C is preferred.
01/00047	IO.301	Justin Cove Harworth Estates	Q8 - Conservation	We have no specific comments to raise with regard to this issue.	No response required
01/00047	IO.302	Justin Cove Harworth Estates	Q9 - Thresholds	We have no specific comments to raise with regard to this issue	No response required
01/00047	IO.303	Justin Cove Harworth Estates	Q10 - Types of Infrastructure	We have no specific comments to raise with regard to this issue	No response required
01/00047	IO.304	Justin Cove Harworth Estates	Q11 - Incompatible Uses	We agree that Noise Safety Smell Disturbance Air pollution Water pollution Ground pollution Light pollution Unstable land Contaminated land Derelict land Should be included as considerations in a policy for incompatible uses	The Preferred Option on use considerations is contained in Chapter 8 on Development Management.
01/00047	IO.305	Justin Cove Harworth Estates	Q12 - Transport & Access	We agree that The safety of proposed access arrangements Accessibility by different types of transport including public transport, cycling and walking as well as by car Freight movement for industrial and storage uses Servicing arrangements Parking, including parking for cycles and powered two-wheelers The transport needs of people with disabilities Should be included as considerations in a policy for transport and access	The Preferred Option for transport and access is contained in Chapter 8 on Development Management.

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01/00047	IO.306	Justin Cove Harworth Estates	Q13 - Parking Standards	We have no specific comments to raise with regard to this issue.	No response required
01/00048	IO.279	Elizabeth Shepherd Bolton Friends of the Earth	Q1 - Spatial Vision	Although climate change is briefly mentioned there is no commitment to policies specifically aimed at reducing its causes. 'Living within environmental limits' is a vague concept, which needs to be given specificity through a commitment to actively reduce Bolton's carbon emissions. Achieving this requires a clearly stated and well defined focus on practical measures in relation to all aspects of development policy.	Climate change underlies the whole of the Core Strategy, and is specifically addressed in Chapter 7 on Implementing the Objectives.
01/00048	IO.280	Elizabeth Shepherd Bolton Friends of the Earth	Q2 - Employment Land	Support Option EL A. Do not Support Option EL B. There does not seem to be any realistic reason to suppose that an increasing rate of demand for employment land is imminent.	The Preferred Option is to plan for a lower level of employment land to be developed, based on the advice of the Employment Land Review and for the reasons set out in Chapter 4 on Choosing Options.
01/00048	IO.281	Elizabeth Shepherd Bolton Friends of the Earth	Q3 - Retail Development	Support Option RF A. Do not support Option RF B. Do not support Option RF C. The group feel that there is a danger of creating more retail space than there is demand for.	The Preferred Option is RF C to increase the retail floorspace, concentrating mostly in Bolton town centre, for the reasons set out in Chapter 4 on Choosing Options.

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01/00048	IO.282	Elizabeth Shepherd Bolton Friends of the Earth	Q4 - Overall Spatial Options	<p>Support Overall Spatial Option 2: Option 2 will facilitate the increasing use of public transport and reduction of carbon emissions from transport. It is important to preserve the Green Belt where it forms part of a larger wildlife corridor, e.g. the Croal-Irwell Valley and the western limits of Greater Manchester linking rural areas of Lancashire and Cheshire.</p> <p>Do not support other Overall Spatial Options 1, 3 and 4</p>	The Preferred Overall Spatial Option is for concentrated urban development with a change to Green Belt boundaries at Cutacre to allow for a strategic employment site.
01/00048	IO.283	Elizabeth Shepherd Bolton Friends of the Earth	Q5 - Built Environment	<p>Agree that BE 1 Layout, density, height, massing, architectural style, materials and landscaping BE 2 Landscape character areas BE 3 Safety from crime BE 4 Sustainable design and construction BE 5 Conservation Should be included as considerations in a policy for the built environment Other considerations noted are: Biodiversity is referred to under the heading of sustainable design. However this seems an inappropriate place to put it and is likely to lead to its being neglected. It should be a separate consideration</p>	The Preferred Options on the built environment, and sustainable design and construction, are contained in Chapter 8 on Development Management. Biodiversity is also considered as part of green infrastructure in Chapter 7 on Implementing the Objectives.
01/00048	IO.284	Elizabeth Shepherd Bolton Friends of the Earth	Q6 - Built Environment	Support Option BE 1(b)	The Preferred Option on the built environment is contained in Chapter 8 on Development Management.
01/00048	IO.285	Elizabeth Shepherd	Q7 - Sustainable	Support Option BE4 C: There will be a need	The Preferred Option on

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
		Bolton Friends of the Earth	Design & Considerate Construction	for ongoing upward revisions of standards in response to Government targets under the forthcoming Climate Change Act and as technology changes. Do not support other Options BE4 A and BE4 B.	Sustainable Design and Construction is contained in Chapter 8 on Development Management. Option BE4 C is preferred.
01/00048	IO.286	Elizabeth Shepherd Bolton Friends of the Earth	Q8 - Conservation	Support Option BE5 B. Do not support Option BE5 A.	The Preferred Option on the built environment is contained in Chapter 8 on Development Management.
01/00048	IO.287	Elizabeth Shepherd Bolton Friends of the Earth	Q10 - Types of Infrastructure	Support Option PC2 B: A broader range of infrastructure should include provision for wildlife management and biodiversity, including mitigation of the effects of climate change, especially where the development will produce an increase in carbon emissions. Do not support Option PC2 A.	The Preferred Option on planning contributions is contained in Chapter 8 on Development Management. Option PC2 B is the preferred approach, to widen the range of infrastructure covered by planning contributions.
01/00048	IO.288	Elizabeth Shepherd Bolton Friends of the Earth	Q11 - Incompatible Uses	Agree that Noise Safety Smell Disturbance Air pollution Water pollution Ground pollution Light pollution Unstable land Contaminated land Derelict land Should be included as considerations in a policy for incompatible uses	The Preferred Option on use considerations is contained in Chapter 8 on Development Management.
01/00048	IO.289	Elizabeth Shepherd Bolton Friends of the Earth	Q12 - Transport & Access	Agree that The safety of proposed access arrangements Accessibility by different types	The Preferred Option for transport and access is

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		Earth		of transport including public transport, cycling and walking as well as by car Freight movement for industrial and storage uses Servicing arrangements Parking, including parking for cycles and powered two-wheelers The transport needs of people with disabilities Should be included as considerations in a policy for transport and access	contained in Chapter 8 on Development Management.
01/00048	IO.290	Elizabeth Shepherd Bolton Friends of the Earth	Q13 - Parking Standards	Support Option TA1 C: Parking standards need to reflect the availability of public transport.	The Preferred Option in Chapter 8 on Development Management is to use RSS parking standards, but to augment them with additional standards for some types of land use.
01/00049	IO.242	Fairclough Residents	Green Belt	We most strongly object to any change of land use for the area east of Chew Moor Lane, South of M61 (formerly owned by Morris Farm). Being a Westhoughton resident since being s small child, I have seen almost all it's green/rural land eaten up by developments both residential and commercial. This is the main reason we both do not want this Green Belt land being used for any purpose other than its current use for farming. The infrastructure of Westhoughton simply cannot take and does not need any other housing especially when existing properties remain empty and have done so for many years.	The Preferred Overall Spatial Option does not allow for Green Belt changes in this location.

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				<p>The land in question gives a great many people pleasure that walk up Bolton Road for the views towards Winter Hill and beyond. With the motorway being so close by it is wonderful to have this green belt land as beautiful rural area of contrast.</p> <p>Do not allow this land to be changed for development it is not needed and will spoil what little countryside we have left. We say no to any change and say yes to keeping it Green Belt</p>	
01/00050	IO.316	D.H Ball Resident	Green Belt	I am e mailing my concerns over the greenbelt land at the east of chew moor lane and directly south of M61 ,which has been bought by companies looking to develop it when the UDP runs out. I strongly object to this as I feel Westhoughton has had more than is fair share of redevelopment. This last remaining greenbelt should remain greenbelt.	The Preferred Overall Spatial Option is for concentrated urban development with a change to Green Belt boundaries at Cutacre to allow for a strategic employment site. It does not support development of Green Belt in Westhoughton.
01/00051	IO.317	Paula & Jarrod Bolton Residents	Green Belt	I am most concerned about the plot of land previously owned by Morris farm which runs directly behind Bolton Road, to the East of Chew Moor Lane and directly south of the M61. It has been brought to my attention that it has been bought by development companies who wish to build on this land.	The Preferred Overall Spatial Option is for concentrated urban development with a change to Green Belt boundaries at Cutacre to allow for a strategic

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				<p>I would like to express my views that I and my family want the land to remain as Greenbelt, this is due to the amount of housing estates already built is vast and the facilities of Westhoughton are already stretched to the limit from the drainage system, which I personally have been effected, to the local schools, doctors etc.</p> <p>We need to leave green wide open spaces, of which this is one of very few in Westhoughton, to enable a much better standard of living.</p>	employment site. It does not support development of Green Belt in Westhoughton.
01/00052	IO.326	Margaret A. Fairhurst Resident	Green Belt	<p>I understand that the land previously owned by Morris's Farm, which runs directly behind Bolton Road, to the east of Chew Moor Lane and directly south of the M61, has now been sold to companies looking to develop the land for either commercial use or housing, when the UDP runs out and the LDF is introduced. I wish to exercise my right to say, along with other interested parties, how this land should be used, under the LDF.</p> <p>My preference is that it stays Greenbelt, as we should treasure this greenspace enjoyed by walkers up Snydale Hill and residents alike, for its spectacular views.</p>	The Preferred Overall Spatial Option is for concentrated urban development with a change to Green Belt boundaries at Cutacre to allow for a strategic employment site. It does not support development of Green Belt in Westhoughton.
01/00053	IO.327	Harrison Residents	Green Belt	<p>Please accept this mail as to my views on the future development of the land adjacent to Chew Moor Lane, Westhoughton, Bolton, this land has been classed as green belt land for</p>	The Preferred Overall Spatial Option is for concentrated urban development with a

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				<p>the time we have lived at our current address, the people of this area have seen lots of development over numerous years, Molyneux Estate Cherwell Road Estate White Horse Grove Housing Metal Box Development (still not finished) Future development already passed Lostock Cricket and sports club relocation There has however been no improvement to local services, Doctors, Schools, etc, there are less shops within the area of White Horse than 30 years ago, the roads are still the same as 30 years ago, the facilities for children is a lot less than 30 years ago. This area of Westhoughton has seen more development than the infrastructure can take, our views for this land is that it MUST REMAIN AS GREEN BELT LAND FOR THE FORESEEABLE FUTURE.</p>	change to Green Belt boundaries at Cutacre to allow for a strategic employment site. It does not support development of Green Belt in Westhoughton.
01/00054	IO.319	J Green Resident	Green Belt	As part of your consultation for the LDF I would like to propose that the pockets of land that runs to the north of Bolton Road, Westhoughton and to the east of Chew Moor Lane remains green belt.	The Preferred Overall Spatial Option is for concentrated urban development with a change to Green Belt boundaries at Cutacre to allow for a strategic employment site. It does not support development of Green Belt in Westhoughton.

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01/00055	IO.320	Andrew Boardman Resident	Green Belt	<p>I am writing to you to express my concern, at the proposed change of use for the land previously owned by Morris Farm which runs directly behind Bolton Road, to the east of Chew Moor Lane and directly south of M61 motorway. I understand that under present legislation at the end of the UDP the use, presently green belt could be changed to suit developers who have purchased the land under the new LDF framework.</p> <p>Over the past twenty years my family and I have seen the development in Westhoughton grow and grow. Any change of use for the scarce remaining green belt land will have a devastating effect on the local community and the wildlife.</p> <p>Over the past twenty years I have often seen Canadian geese in flocks resting on this land. Skylarks have also lived in this habitat as long as I have been here as well as lapwing, mallards, and voles and foxes. This land is popular with walkers and nature lovers.</p> <p>This land should be kept as green belt to preserve the few green spaces we have left in Westhoughton.</p> <p>Please consider my objections to change the use of this land, please keep it green belt.</p>	The Preferred Overall Spatial Option is for concentrated urban development with a change to Green Belt boundaries at Cutacre to allow for a strategic employment site. It does not support development of Green Belt in Westhoughton.

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01/00056	IO.314	A Farley Residents	Green Belt	<p>I wish to express my concerns about the triangle of land at Chew Moor Lane/Bolton Road, Westhoughton. This land must surely remain green belt. There has been so much building in this area of late, I don't feel the area can cope with any more houses. As you will see, the entrance to my close almost faces this land. It already takes me a long time to get out onto Chew Moor lane in a morning due to the recent increase in traffic as a result of 600 plus houses being built on the Metal Box land.</p> <p>Westhoughton's facilities cannot cope with more people, doctors, schools etc are already full.</p>	The Preferred Overall Spatial Option is for concentrated urban development with a change to Green Belt boundaries at Cutacre to allow for a strategic employment site. It does not support development of Green Belt in Westhoughton.
01/00057	IO.313	Yvonne Dickenson Resident	Green Belt	<p>I wish to raise my objection to the above land being even considered changing from greenbelt land to housing or commercial/industrial use.</p> <p>Westhoughton is very very overdeveloped and you can see this by the amount of apartments and new houses up for sale or let. WE DO NOT NEED ANY MORE DEVELOPMENT IN WESTHOUGHTON.</p> <p>The roads in and out especially at peak times are an absolute disgrace due to the amount of excessive traffic, there is no green land in Westhoughton anymore.</p>	The Preferred Overall Spatial Option is for concentrated urban development with a change to Green Belt boundaries at Cutacre to allow for a strategic employment site. It does not support development of Green Belt in Westhoughton.

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01/00058	IO.315	Brian & Helen Shaw Residents	Green Belt	<p>would like to voice my opinion regarding any application for change of use for the land formerly belonging to Morris Farm between Chew Moor Lane & Bolton Road in Westhoughton.</p> <p>I am TOTALLY against changing the use of this land from Green Belt to any other use. In my opinion this land MUST remain open & Green Belt land, not just for the immediate benefit of the current local community, but for the benefit of future residents.</p> <p>There have been 600 new build homes in the area just over the road in the Brown Field site at the Metal Box site that is enough without building on Green Field sites as well.</p> <p>It is the Green Belt that makes the area a nice area to live in. Destroy the Green Belt & the area will eventually be destroyed.</p> <p>The Green Belt should be left as it is.</p>	The Preferred Overall Spatial Option is for concentrated urban development with a change to Green Belt boundaries at Cutacre to allow for a strategic employment site. It does not support development of Green Belt in Westhoughton.
01/00059	IO.321	F Green Resident	Green Belt	<p>As part of your consultation for Local Development Framework (LDF) I would like to propose that the land that runs to the north of Bolton Road Westhoughton and to the east of Chew Moor Lane remain Farm Land/Green Belt.</p>	The Preferred Overall Spatial Option is for concentrated urban development with a change to Green Belt boundaries at Cutacre to allow for a strategic employment site. It

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					does not support development of Green Belt in Westhoughton.
01/00060	IO.322	Beardsworth Residents	Green Belt	<p>I understand that the land which runs directly behind Bolton Road, to the east of Chew Moor Lane and directly south of the M61 has been sold and that the developers who have bought it have already asked for it to be changed from Greenbelt to Development land. I also understand this means it could be used for either housing or commercial/industrial purposes.</p> <p>I want this land to remain open and Greenbelt. My husband is of the same opinion.</p>	The Preferred Overall Spatial Option is for concentrated urban development with a change to Green Belt boundaries at Cutacre to allow for a strategic employment site. It does not support development of Green Belt in Westhoughton.
01/00061	IO.323	Pamela Beaumont Resident	Green Belt	<p>I am writing in reference to the land that has been previously owned by Morris Farm which runs directly behind Bolton Road to the east of Chew Moor Lane and directly south of the M61, that is currently greenbelt land, but believe that the Developers that have bought the land have asked it be used for development for either housing or commercial/industrial use. I am strongly against this land being used for such purposes and it should remain greenbelt, it seems that we are going to be surrounded by developments such as stated above and will lose our lovely greenbelt area's if this is allowed to go ahead.</p>	The Preferred Overall Spatial Option is for concentrated urban development with a change to Green Belt boundaries at Cutacre to allow for a strategic employment site. It does not support development of Green Belt in Westhoughton.

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
				Please let us keep some of our lovely views and not let them go to concrete jungle's.	
01/00062	IO.324	D Hampson Residents	Green Belt	<p>We understand that the land directly behind Bolton Road and east of Chew Moor Lane, South of the M61 has now been sold on to Developers Nolan & Redshaw.</p> <p>These Developers have asked for this land to be changed from Greenbelt to Development land for housing or Commercial/Industrial use.</p> <p>We strongly object to this proposal as this area is one of the diminishing areas of Greenbelt Land between Bolton and Westhoughton and we recommend that it remains so.</p> <p>Please register our objections to the change of category for this land and the building proposals of the Developers.</p>	The Preferred Overall Spatial Option is for concentrated urban development with a change to Green Belt boundaries at Cutacre to allow for a strategic employment site. It does not support development of Green Belt in Westhoughton.
01/00063	IO.325	M.R Gregory Resident	Green Belt	<p>The Greenbelt land between Chew Moor Lane and Bolton Road should remain Greenbelt.</p> <p>Westhoughton has become a Developers "Paradise" and it is time this was rectified. (In simple language "Stopped").</p> <p>I object strongly to any building on this land as in future we will have no greenbelt left and the wildlife I see visiting my garden (Hedgehogs, foxes, birds etc) will be very badly affected and this also should be put into consideration</p>	The Preferred Overall Spatial Option is for concentrated urban development with a change to Green Belt boundaries at Cutacre to allow for a strategic employment site. It does not support development of Green Belt in Westhoughton.

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
				urgently.	
01/00064	IO.329	Horsefield Residents	Green Belt	<p>I am writing to express our strong objections to the developers intentions to change greenbelt land in the LDF document to development land. The land always has been and always should be greenbelt. The over development by greedy developers in this area over the past few years has left the highway & community infrastructure at breaking point and unable to take any more development. These developers have no interest whatsoever in the health, safety & quality of life of families living in the area as they probably live miles away in some nice greenbelt area.</p> <p>In conclusion this land should remain as greenbelt !!! There must be countless brownfield sites that would benefit & have benefited from development (i.e.: Metal Box). We strongly object to changing this land from greenbelt to development.</p>	The Preferred Overall Spatial Option is for concentrated urban development with a change to Green Belt boundaries at Cutacre to allow for a strategic employment site. It does not support development of Green Belt in Westhoughton.
01/00065	IO.318	Eddie Burgess Resident	Green Belt	<p>I would like the land at the East of Chew Moor Lane and south of the M61 in Bolton to remain as Greenbelt land for the future.</p>	The Preferred Overall Spatial Option is for concentrated urban development with a change to Green Belt boundaries at Cutacre to allow for a strategic employment site. It does not support development of Green Belt in Westhoughton.

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
02/00001	IO.331	Area Forum: Astley Bridge & Smithills	Employment land	New jobs need to be on business parks. They need space. But there could be new business parks in urban locations like we did with The Valley. The innovation Zone could fulfil that function.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00001	IO.332	Area Forum: Astley Bridge & Smithills	Employment land	New jobs should be where unemployed people live, especially those for lower skilled workers.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00001	IO.333	Area Forum: Astley Bridge & Smithills	Employment land	There isn't much space in Astley Bridge / Smithills for new employment.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00001	IO.334	Area Forum: Astley Bridge & Smithills	Retail	Blackburn Road could do with some new shops.	Preferred options policy 4 plans for district and local centres to continue to serve the retail needs of local communities
02/00001	IO.335	Area Forum: Astley Bridge & Smithills	Retail	Can't see that the Astley Bridge shopping area will expand much and we should concentrate on retaining what is there.	Preferred options policy 4 plans for district and local centres to continue to serve the retail needs of local communities
02/00001	IO.336	Area Forum: Astley Bridge & Smithills	General comments	South of Moss Bank Way is a better location for expansion rather than north. Traffic could be a constraint.	Preferred options policy 4 plans for district and local centres to continue to serve the retail needs

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					of local communities
02/00001	IO.337	Area Forum: Astley Bridge & Smithills	Retail	There are opportunities for expansion of the Chorley Old Road shopping area.	Preferred options policy 4 plans for district and local centres to continue to serve the retail needs of local communities
02/00001	IO.338	Area Forum: Astley Bridge & Smithills	General comments	The main problem is in the Town Centre. There is a need to get as many people in it as possible.	The overall preferred spatial option supports the renewal and development of Bolton town centre
02/00001	IO.339	Area Forum: Astley Bridge & Smithills	General comments	The Town Centre is in most need of physical improvement, especially the roads leading to it. But the rest of the Centre is in need of improvement e.g. Newport Street, Spa Road.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00001	IO.340	Area Forum: Astley Bridge & Smithills	General comments	Chorley Old Road and Halliwell Road have been improved through grants and are an example of good practice.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00001	IO.341	Area Forum: Astley Bridge & Smithills	General comments	Other areas needing improvement are Manchester Road, Oldhams Estate.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
02/00001	IO.342	Area Forum: Astley Bridge & Smithills	General comments	Locations like Mornington Road, Ashworth Lane are OK at the moment, but in 25 years they could become a problem. We need to regenerate stock now to bring it into the 21st century. People who live in these properties tend not to be cash rich, and they need to be able to tap into the equity of their houses to renovate them.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00001	IO.343	Area Forum: Astley Bridge & Smithills	Green Issues	Parks should be protected from development, but some areas of 'grassland' may be better developed.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00001	IO.344	Area Forum: Astley Bridge & Smithills	Housing	New housing would make regeneration areas more attractive, and it may be cheaper to build there.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00001	IO.345	Area Forum: Astley Bridge & Smithills	General comments	The Town Centre needs more input. People have moved out. Yet they are good for people without cars.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works. but with some

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					new housing in other parts of the urban area
02/00001	IO.346	Area Forum: Astley Bridge & Smithills	General comments	The nursery site on Moss bank Way may be a possibility for development, and there may also be allotment sites.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00001	IO.347	Area Forum: Astley Bridge & Smithills	Housing	Oldhams School should be considered for housing together with other areas of adjacent greenspace round the Estate. Greenspace close to the Green Belt may be less important than elsewhere.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00001	IO.348	Area Forum: Astley Bridge & Smithills	Green Issues	But we shouldn't use playing fields for housing.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00001	IO.349	Area Forum: Astley Bridge & Smithills	General comments	In general there isn't a lot of room in Astley Bridge / Smithills for expansion. To the south there are densely developed areas; to the north there are green fields which should	The preferred option is for a concentration of housing in Bolton town centre. in renewal areas

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
				remain sacrosanct from development.	and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00001	IO.350	Area Forum: Astley Bridge & Smithills	General comments	We should concentrate new development on grotty, unpleasant sites. In Smithills there are still some mill sites that might be redeveloped e.g. Bentinck Street, the remaining bits of Atlas Mills.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00001	IO.351	Area Forum: Astley Bridge & Smithills	Achieving Bolton	We also need to look at school sites e.g. should Church Road be moved to a better site and be redeveloped as housing.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00001	IO.352	Area Forum: Astley Bridge & Smithills	Achieving Bolton	What about Sharples and Smithills Schools in the longer term, Smithills School could be a possibility when the 6th form college moves out?	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00001	IO.353	Area Forum: Astley Bridge & Smithills	Prosperous Bolton	The number of jobs (10,000) is too high.	This figure is taken from the Sustainable

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
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					Community Strategy
02/00001	IO.354	Area Forum: Astley Bridge & Smithills	General comments	We don't want call centres, we want manufacturing.	Preferred options policy 3 supports a range of development opportunities, including both manufacturing and office
02/00001	IO.355	Area Forum: Astley Bridge & Smithills	Transport & Access	Create priority for Buses.	Chapter 9 Bolton Infrastructure Plan sets out public transport requirements and proposals which include the relocation of Moor Lane Bus Station and provision of quality bus corridors. Chapter 6 sets out specific transport implications for specific areas of the borough including the Town Centre.
02/00001	IO.356	Area Forum: Astley Bridge & Smithills	Transport & Access	Decent Cycle lanes are needed - cycle lanes should be physically separated from the road - it's better if it is part of the pavement	The overall preferred spatial option will ensure that new development is accessible by a range of different types of transport
02/00001	IO.357	Area Forum: Astley Bridge & Smithills	Transport & Access	Enforce rules for cycling, in Holland all accidents are the car drivers fault- this makes drivers careful.	This is not an issue that can be directly addressed by the Core

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
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					Strategy
02/00001	IO.358	Area Forum: Astley Bridge & Smithills	Transport & Access	Motor vehicles and cycles don't mix	Road safety in the design of new development is addressed through Preferred options policy 8 and the preferred option for transport and access contained in Chapter 8 on Development Management
02/00001	IO.359	Area Forum: Astley Bridge & Smithills	General comments	If jobs are provided in Town Centres, the transport links are already there.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00001	IO.360	Area Forum: Astley Bridge & Smithills	Transport & Access	Industrial Parks need to have bus links if they are out of town.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00001	IO.361	Area Forum: Astley Bridge & Smithills	Employment land	Industry needs to be separated because it can make noise etc.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00001	IO.362	Area Forum: Astley Bridge & Smithills	General comments	In areas where unemployed live – problem-would not make the unemployed work.	The preferred option focuses new

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					employment in Bolton town centre and along the M61 corridor
02/00001	IO.363	Area Forum: Astley Bridge & Smithills	Employment land	Not a good location those areas often have low quality environments and anti-social behaviour etc. – would firms want to locate there?	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00001	IO.364	Area Forum: Astley Bridge & Smithills	General comments	Take jobs to the people- some support	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00001	IO.365	Area Forum: Astley Bridge & Smithills	General comments	Can be flexible –e.g. Reebok – people from Horwich and Westhoughton work there	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00001	IO.366	Area Forum: Astley Bridge & Smithills	General comments	For work people do not go where is convenient but where there are jobs	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00001	IO.367	Area Forum: Astley Bridge & Smithills	Transport & Access	Insist on Public Transport provision	The overall preferred spatial option will ensure that new development is accessible by a range of different types of transport

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
02/00001	IO.368	Area Forum: Astley Bridge & Smithills	General comments	Everything centres in Bolton.	The overall spatial option does focus investment and development on Bolton town centre
02/00001	IO.369	Area Forum: Astley Bridge & Smithills	General comments	Bolton is a mess, empty shops and closing amenities.	The overall preferred spatial option supports the renewal and development of Bolton town centre
02/00001	IO.370	Area Forum: Astley Bridge & Smithills	Retail	Market Hall all the little shops and small amenities have gone.	The overall preferred spatial option supports the renewal and development of Bolton town centre
02/00001	IO.371	Area Forum: Astley Bridge & Smithills	General comments	Newport St is a dump- charity shops and £ shops.	The overall preferred spatial option supports the renewal and development of Bolton town centre
02/00001	IO.372	Area Forum: Astley Bridge & Smithills	General comments	Don't like people sitting eating drinking and smoking on the street – no to café culture – not Paris.	The overall preferred spatial option supports the renewal and development of Bolton town centre
02/00001	IO.373	Area Forum: Astley Bridge & Smithills	General comments	Each town has its own character, something unique, Bolton was different to Darwen, Blackburn, Bury- now just like every other town.	The overall preferred spatial option focuses development on Bolton town centre. which will

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					allow it to keep and develop its character
02/00001	IO.374	Area Forum: Astley Bridge & Smithills	General comments	Bury has done well- Kept/developed its character – developed its market.	The overall preferred spatial option focuses development on Bolton town centre, which will allow it to keep and develop its character
02/00001	IO.375	Area Forum: Astley Bridge & Smithills	General comments	Are rents/ rates forcing the small shop keepers out? This is not an issue that can be directly addressed by the Core Strategy	This is not an issue that can be directly addressed by the Core Strategy
02/00001	IO.376	Area Forum: Astley Bridge & Smithills	General comments	Bolton has assets- Theatre- pity no cinema.	The overall preferred spatial option supports the renewal and development of Bolton town centre
02/00001	IO.377	Area Forum: Astley Bridge & Smithills	General comments	Problem of security in Town Centre litter out of control.	The overall preferred spatial option supports the renewal and development of Bolton town centre
02/00001	IO.378	Area Forum: Astley Bridge & Smithills	Transport & Access	Look at traffic light timings, junctions all back up- no stagger at Belmont Road.	This is not an issue that can be directly addressed by the Core Strategy
02/00001	IO.379	Area Forum: Astley Bridge & Smithills	Housing	Put housing in Regeneration Areas.	The preferred option is for a concentration of housing in Bolton town

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00001	IO.380	Area Forum: Astley Bridge & Smithills	General comments	The population will increase: need to use rural.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00001	IO.381	Area Forum: Astley Bridge & Smithills	Housing	Mills are not good for young families as they are mostly flats.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00001	IO.382	Area Forum: Astley Bridge & Smithills	Housing	New houses on Chorley New Road are expensive.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00001	IO.383	Area Forum: Astlev	General comments	The price of land is a problem.	The preferred option is

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
		Bridge & Smithills			for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00001	IO.384	Area Forum: Astley Bridge & Smithills	General comments	Regeneration should be better quality, some are uninhabitable.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00001	IO.385	Area Forum: Astley Bridge & Smithills	Housing	Do not put housing in the Town Centre.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00001	IO.386	Area Forum: Astley Bridge & Smithills	Housing	One of the groups thought we had sufficient new houses.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					parts of the urban area
02/00001	IO.387	Area Forum: Astley Bridge & Smithills	Housing	There is an affordability issue.	Affordable housing is addressed in Chapter 7 on Implementing the Objectives and in Chapter 8 on Development Management, based on the Strategic Housing Market Assessment.
02/00001	IO.388	Area Forum: Astley Bridge & Smithills	Housing	Mills were suggested for housing.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00001	IO.389	Area Forum: Astley Bridge & Smithills	Transport & Access	Need Transport also.	The overall preferred spatial option will ensure that new development is accessible by a range of different types of transport
02/00001	IO.390	Area Forum: Astley Bridge & Smithills	Housing	There is too much concentration of new housing in parts of Sharples and Astley Bridge.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works. but with some

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					new housing in other parts of the urban area
02/00001	IO.391	Area Forum: Astley Bridge & Smithills	Transport & Access	All traffic has to get onto the A666 - nightmare congestion.	The overall preferred spatial option will ensure that new development is accessible by a range of different types of transport
02/00001	IO.392	Area Forum: Astley Bridge & Smithills	General comments	Spare land in the Town Centre needs regeneration.	The overall preferred spatial option supports the renewal and development of Bolton town centre
02/00001	IO.393	Area Forum: Astley Bridge & Smithills	Transport & Access	In town you don't need to travel	The overall preferred spatial option supports the renewal and development of Bolton town centre
02/00001	IO.394	Area Forum: Astley Bridge & Smithills	General comments	Regeneration - what do with areas? – use them for housing.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00001	IO.395	Area Forum: Astley Bridge & Smithills	Housing	There will be a saturation of flats.	Preferred options policy 10 sets out requirements for the mix of size of

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					dwellings
02/00001	IO.396	Area Forum: Astley Bridge & Smithills	Housing	Use the vacated Moor Lane Bus Station for housing.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00001	IO.397	Area Forum: Astley Bridge & Smithills	General comments	There are some good areas in the Town Centre.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00001	IO.398	Area Forum: Astley Bridge & Smithills	General comments	You need to consider all age groups.	The Core Strategy covers a wide range of issues that impact on different age groups, for example education, employment, health and housing for elderly people. Consultation has been undertaken with various sectors of the community including 14-16 year olds.
02/00001	IO.399	Area Forum: Astley	General comments	AB & Sharpley is popular because there are	The preferred option is

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
		Bridge & Smithills		good schools.	for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00002	IO.400	Area Forum: Crompton & Halliwell	General comments	The mills should be used for business development rather than for housing	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00002	IO.401	Area Forum: Crompton & Halliwell	Achieving Bolton	It's important to get people the right skills to be able to get jobs.	This is not an issue that can be directly addressed by the Core Strategy
02/00002	IO.402	Area Forum: Crompton & Halliwell	Prosperous Bolton	Often, there seems to be training programmes available, but not the jobs at the end to feed people into	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00002	IO.403	Area Forum: Crompton & Halliwell	General comments	Is the current policy around town centre living to attract people that work in Manchester?	The overall preferred spatial option supports the renewal and development of Bolton town centre
02/00002	IO.404	Area Forum: Crompton & Halliwell	Retail	The town centre is depressing. Where are all the good stores? There are about 6 or 7 pound shops.	The overall preferred spatial option supports the renewal and

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					development of Bolton town centre
02/00002	IO.405	Area Forum: Crompton & Halliwell	General comments	The town centre needs to be more vibrant. In the past it was more vibrant	The overall preferred spatial option supports the renewal and development of Bolton town centre
02/00002	IO.406	Area Forum: Crompton & Halliwell	General comments	Its not just about how an area looks it about peoples perceptions. If people perceive areas to be nice and take pride in them they will look after them.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00002	IO.407	Area Forum: Crompton & Halliwell	General comments	People need to take pride in their area.	This is not an issue that can be directly addressed by the Core Strategy
02/00002	IO.408	Area Forum: Crompton & Halliwell	General comments	There is not much physically wrong in the area.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00002	IO.409	Area Forum: Crompton & Halliwell	Housing	Housing is the most important issue. If this is dealt with first then this will determine building character.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works. but with some

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					new housing in other parts of the urban area
02/00002	IO.410	Area Forum: Crompton & Halliwell	Green Issues	Green spaces are areas that can be used more and it is more effective if it is brought into use for the wider community.	Preferred options policy 9 safeguards parks and gardens, allotments, civic space and playing fields from development, as well as improving their quality, but allows some development on informal green space if it meets strategic objectives
02/00002	IO.411	Area Forum: Crompton & Halliwell	Green Issues	Young people and children have no interest in using open spaces for going for walks so it needs to be developed so they can use it for recreation.	Preferred options policy 9 safeguards parks and gardens, allotments, civic space and playing fields from development, as well as improving their quality, but allows some development on informal green space if it meets strategic objectives
02/00002	IO.412	Area Forum: Crompton & Halliwell	Green Issues	Example of Hollands Nursery at Bromley Cross where there are now two football pitches, and in Tonge there has been a Mosque built on land use by children to play football.	Preferred options policy 9 safeguards parks and gardens, allotments, civic space and playing fields from development, as well as improving

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					their quality, but allows some development on informal green space if it meets strategic objectives
02/00002	IO.413	Area Forum: Crompton & Halliwell	Green Issues	Greenbelt is anachronistic as it doesn't really exist anymore and there isn't much in Bolton, most is in Chorley.	The overall preferred spatial option protects Green Belt and Protected Open Land from development except at Cutacre
02/00002	IO.414	Area Forum: Crompton & Halliwell	Green Issues	The less encroachment onto rural areas the better	The overall preferred spatial option protects Green Belt and Protected Open Land from development except at Cutacre
02/00002	IO.415	Area Forum: Crompton & Halliwell	General comments	The only real option is to develop brownfield sites	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00002	IO.416	Area Forum: Crompton & Halliwell	Housing	Town centre development is not an option as people do not want to live in flats. Building more flats is a bad idea.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					Works, but with some new housing in other parts of the urban area
02/00002	IO.417	Area Forum: Crompton & Halliwell	General comments	Developers just want to make money. Not one person living in Marsden House is the owner. This means people on benefits are put in as tenants and the area goes downhill	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00002	IO.418	Area Forum: Crompton & Halliwell	General comments	On some of the estates there are not enough services such as green spaces, shops etc.	The Council's preferred option, contained in the Development Management chapter, is to broaden the range of infrastructure to be provided as part of planning contributions.
02/00002	IO.419	Area Forum: Crompton & Halliwell	Housing	There are lots of empty properties. Could more be done to make use of them?	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00003	IO.420	Area Forum: Farnworth & Kearsley	Prosperous Bolton	Where does the 10,000 new jobs figure come from and what types are they?	The figure comes from the Sustainable Community Strategy

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
02/00003	IO.421	Area Forum: Farnworth & Kearsley	Prosperous Bolton	Any new jobs should be industrial. Most areas already have industrial parks. New jobs should employ people from the local area.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00003	IO.422	Area Forum: Farnworth & Kearsley	Achieving Bolton	Training and lack of apprenticeships are important matters plus jobs are being taken from those outside the area.	This is not an issue that can be directly addressed by the Core Strategy
02/00003	IO.423	Area Forum: Farnworth & Kearsley	Transport & Access	Traffic issues are very important and cause problems for the environment.	The need for infrastructure to support development is addressed in Chapter 9 on the Infrastructure Plan. The need to take traffic implications into account for individual developments is addressed in Chapter 8 on Development Management.
02/00003	IO.424	Area Forum: Farnworth & Kearsley	Transport & Access	The lack of a road to serve the Lion Industrial Estate was raised. This has been suggested for many years (back to late 1960s) but there has been a lack of funding. Industrial traffic passes through a residential estate along Springfield Road.	As a site specific issue, this is too detailed to be considered in the Core Strategy, but may be considered in the Allocations DPD if sites are proposed in the area.
02/00003	IO.425	Area Forum:	Retail	There are too many chip shops in Farnworth.	Preferred options policy

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
		Farnworth & Kearsley			4 plans for Farnworth town centre to continue to serve its part of the Borough.
02/00003	IO.426	Area Forum: Farnworth & Kearsley	Retail	Need another supermarket to bring about regeneration.	Preferred options policy 4 plans for Farnworth town centre to continue to serve its part of the Borough.
02/00003	IO.427	Area Forum: Farnworth & Kearsley	Retail	Leaseholders have submitted plans to redevelop parts of the precinct with part of the market taken by a new Wilkinson's store. Jobs and shoppers would be attracted. Work was supposed to start in September; Members are keen to arrange a meeting to understand the delay.	Preferred options policy 4 plans for Farnworth town centre to continue to serve its part of the Borough.
02/00003	IO.428	Area Forum: Farnworth & Kearsley	Retail	Brackley Street has empty shops. Could we not charge half rates to attract occupiers for the first year? However business rates are set nationally so maybe government should be lobbied.	This is not an issue that can be directly addressed by the Core Strategy.
02/00003	IO.429	Area Forum: Farnworth & Kearsley	General comments	Unadopted back streets are a problem in the area. Could the Area Forum not have money to do them up? Issues of rats mentioned. Currently all owners have to agree and pay to bring the road up to adopted standards for the Council to adopt. GMPTE did up Station Road.	This is not an issue that can be directly addressed by the Core Strategy
02/00003	IO.430	Area Forum:	Green Issues	Farnworth Park needs money spent on it for	Preferred options policy

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
		Farnworth & Kearsley		pathways, seating and landscaping. It is a no go area at night. It is important historically as William Gladstone opened it and its was gifted to Farnworth by mill owner Thomas Barnes.	9 safeguards parks and gardens, allotments, civic space and playing fields from development, as well as improving their quality, but allows some development on informal green space if it meets strategic objectives. Farnworth Park is protected by its national status as a historic park.
02/00003	IO.431	Area Forum: Farnworth & Kearsley	Retail	Occupiers of apartments on Longcauseway, Old Hall Street and the former scrapyard site will want to shop somewhere. Shops at the top end of Market Street have never done well; it is up to shopkeepers to provide what newcomers want.	Preferred options policy 4 plans for Farnworth town centre to continue to serve its part of the Borough.
02/00003	IO.432	Area Forum: Farnworth & Kearsley	Retail	Market Street tends to look half closed down as takeaways are shut with shutters down a lot of the day. This should be dealt with as part of any planning applications.	The preferred policy approach on the built environment takes safety, appearance and accessibility for all into account
02/00003	IO.433	Area Forum: Farnworth & Kearsley	Green Issues	Moses Gate Country Park is lovely. Parks should be protected. Kearsley Park is too steep.	The overall preferred spatial option protects Green Belt and Protected Open Land from development

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					except at Cutacre
02/00003	IO.434	Area Forum: Farnworth & Kearsley	General comments	Old mills around Moses Gate need regeneration. Need to keep the heritage of mills. The fantastic example of regeneration at the area at the back of the Printworks, Manchester was cited.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00003	IO.435	Area Forum: Farnworth & Kearsley	Green Issues	Most parks are looked after superbly thanks to the Council.	This is not an issue that can be directly addressed by the Core Strategy
02/00003	IO.436	Area Forum: Farnworth & Kearsley	Green Belt	Green Belt should be protected. It has a significant role in separating Bolton and Salford.	The overall preferred spatial option protects Green Belt and Protected Open Land from development except at Cutacre
02/00003	IO.437	Area Forum: Farnworth & Kearsley	General comments	Maybe we should build alongside the motorway – to avoid children playing there.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00003	IO.438	Area Forum: Farnworth & Kearsley	General comments	There is lots of open space in other areas, Farnworth and Kearsley is already very built up.	The preferred option is for a concentration of housing in Bolton town centre. in renewal areas

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00003	IO.439	Area Forum: Farnworth & Kearsley	Housing	Really need houses rather than apartments. Need houses in suburban areas.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00003	IO.440	Area Forum: Farnworth & Kearsley	General comments	There is not much land left in Farnworth, need to keep green areas and existing open spaces.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00003	IO.441	Area Forum: Farnworth & Kearsley	Green Belt	No building (housing) on Green Belt.	The overall preferred spatial option protects Green Belt and Protected Open Land from development except at Cutacre
02/00003	IO.442	Area Forum: Farnworth & Kearsley	General comments	Do we know how much open space is left?	This information is contained in the Open Space, Sport and Recreation Study

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
02/00003	IO.443	Area Forum: Farnworth & Kearsley	Housing	Build housing in regeneration areas where it is needed, to improve the quality and revitalise the areas.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00003	IO.444	Area Forum: Farnworth & Kearsley	General comments	Enough has already gone up in Farnworth and Kearsley already. The land that is left is contaminated or privately owned.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00003	IO.445	Area Forum: Farnworth & Kearsley	General comments	Buckley Lane scrapyard could be a possible site.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00003	IO.446	Area Forum: Farnworth & Kearsley	Housing	Last few years only seen apartments not houses developed in Kearsley.	Preferred options policy 10 sets out requirements for the mix of size of dwellings
02/00003	IO.447	Area Forum: Farnworth &	Housing	Apartments are ok in the Town Centre – but experience in Westhoughton is that they can't	Preferred options policy 10 sets out requirements

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
		Kearsley		be sold.	for the mix of size of dwellings
02/00003	IO.448	Area Forum: Farnworth & Kearsley	Housing	Need Council owned family housing.	Preferred options policy 10 sets out requirements for the mix of size of dwellings
02/00003	IO.449	Area Forum: Farnworth & Kearsley	General comments	Prefer to see development on derelict land.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00003	IO.450	Area Forum: Farnworth & Kearsley	Employment land	Business parks should be considered with town centres. But business parks are better because town centres have no parking.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00003	IO.451	Area Forum: Farnworth & Kearsley	Transport & Access	It's difficult to get out of Kearsley using public transport to other locations for work (or anything else), especially in the evenings.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00003	IO.452	Area Forum: Farnworth & Kearsley	Prosperous Bolton	An example of good practice in getting people to work in the local area would have been the Construction Skills Academy in Brightmet/SRB6 had it got off the ground. This could be done in the Bolton at Home	This is not an issue that can be directly addressed by the Core Strategy

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
				estates.	
02/00003	IO.453	Area Forum: Farnworth & Kearsley	Achieving Bolton	The new college in Farnworth should provide additional opportunities for training.	Preferred options policy 2 supports education facilities in a variety of different locations. However course management is not within the remit of the Core Strategy.
02/00003	IO.454	Area Forum: Farnworth & Kearsley	Prosperous Bolton	Farnworth town centre is due for redevelopment and local people should be used to work on that.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00003	IO.455	Area Forum: Farnworth & Kearsley	General comments	Subways are dirty and there is graffiti in housing areas. Streetworks has tried to remedy some of these issues. But some suburbs are okay.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00003	IO.456	Area Forum: Farnworth & Kearsley	General comments	Bolton town centre looks sad with litter and graffiti.	The overall preferred spatial option supports the renewal and development of Bolton town centre
02/00003	IO.457	Area Forum: Farnworth & Kearsley	Green Issues	Moses Gate Country Park is also in need of improvement.	Preferred options policy 9 safeguards parks and gardens, allotments,

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					civic space and playing fields from development, as well as improving their quality, but allows some development on informal green space if it meets strategic objectives
02/00003	IO.458	Area Forum: Farnworth & Kearsley	Green Issues	Singing Clough needs to be protected from development. It would affect neighbouring schools. It needs to be landscaped not built on.	As a site specific issue, this is too detailed to be considered in the Core Strategy, but will be considered in the Allocations DPD
02/00003	IO.459	Area Forum: Farnworth & Kearsley	Housing	There are too many flats being built e.g. Ringley Lock was originally half flats, half houses, but then it shifted to all flats.	Preferred options policy 10 sets out requirements for the mix of size of dwellings
02/00003	IO.460	Area Forum: Farnworth & Kearsley	Housing	There are enough flats in Farnworth and Kearsley to last for 20 years.	Preferred options policy 10 sets out requirements for the mix of size of dwellings
02/00003	IO.461	Area Forum: Farnworth & Kearsley	General comments	Development is taking open spaces away. There is not enough open space in new developments.	Preferred options policy 9 safeguards parks and gardens, allotments, civic space and playing fields from development, as well as improving their quality, but allows some development on

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					informal green space if it meets strategic objectives
02/00003	IO.462	Area Forum: Farnworth & Kearsley	Housing	But there is demand for affordable housing. The housing situation is getting tighter in terms of affordability.	Affordable housing is addressed in Chapter 7 on Implementing the Objectives and in Chapter 8 on Development Management, based on the Strategic Housing Market Assessment.
02/00003	IO.463	Area Forum: Farnworth & Kearsley	Housing	We should use empty properties before building new housing.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00003	IO.464	Area Forum: Farnworth & Kearsley	Housing	It's reckoned that there should be a vacancy rate of 2% in Bolton at Home housing to allow for turnover, repairs etc, but it is now well below this.	No response required
02/00003	IO.465	Area Forum: Farnworth & Kearsley	General comments	(On regeneration:) We should be improving the physical appearance of some areas. Definitely shouldn't build in rural or suburban areas.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
02/00003	IO.466	Area Forum: Farnworth & Kearsley	General comments	Town centres are good, especially for younger people.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00003	IO.467	Area Forum: Farnworth & Kearsley	General comments	There was scepticism that developers would help to deliver infrastructure such as community centres.	The development management option on planning contributions sets out the Council's approach to planning contributions including thresholds and types of infrastructure provision required.
02/00004	IO.468	Area Forum: Heaton, Hulton & Lostock	Employment land	Chorley New Road is an employment centre.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00004	IO.469	Area Forum: Heaton, Hulton & Lostock	Prosperous Bolton	For where to locate 10,000 new jobs, the answer depends on kinds of jobs they are.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor with office employment in both locations and manufacturing and

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					warehousing in the latter
02/00004	IO.470	Area Forum: Heaton, Hulton & Lostock	General comments	Most developments are currently around the town centre.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00004	IO.471	Area Forum: Heaton, Hulton & Lostock	Housing	Housing is taking over our industrial land.	Preferred Options Policy 3 sets out the approach to safeguarding existing employment sites where they are compatible with residential amenity and contribute to sustainability of communities. If not mixed uses will be encouraged.
02/00004	IO.472	Area Forum: Heaton, Hulton & Lostock	General comments	Heaton Mill was turned into Middlebrook.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00004	IO.473	Area Forum: Heaton, Hulton & Lostock	General comments	Cutacre – there is the idea to regenerate for possible commercial use. Some people think it should be kept as greenbelt, other people think limited development is ok as long as greenspace remains.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor including Cutacre
02/00004	IO.474	Area Forum: Heaton.	Prosperous Bolton	Need to match skills with jobs.	This is not an issue that

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
		Hulton & Lostock			can be directly addressed by the Core Strategy
02/00004	IO.475	Area Forum: Heaton, Hulton & Lostock	Achieving Bolton	Need to raise the skill levels of workless people to help them get jobs in the first place.	This is not an issue that can be directly addressed by the Core Strategy
02/00004	IO.476	Area Forum: Heaton, Hulton & Lostock	Transport & Access	You should only base future developments on existing routes, and if they have the potential to increase.	The overall preferred spatial option will ensure that new development is accessible by a range of different types of transport
02/00004	IO.477	Area Forum: Heaton, Hulton & Lostock	Transport & Access	It is important to improve new public transport infrastructure.	The overall preferred spatial option will ensure that new development is accessible by a range of different types of transport
02/00004	IO.478	Area Forum: Heaton, Hulton & Lostock	Transport & Access	Manchester Road, as the gateways into Bolton need improving.	The overall preferred spatial option supports the renewal and development of Bolton town centre
02/00004	IO.479	Area Forum: Heaton, Hulton & Lostock	General comments	Derelict and semi derelict land.	The overall preferred spatial option concentrates investment and development in town centres and

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					renewal areas
02/00004	IO.480	Area Forum: Heaton, Hulton & Lostock	General comments	Inappropriate buildings such as Marsden House and Kensington Place should not be allowed – we need to plan for quality buildings.	The preferred policy approach on the built environment takes safety, appearance and accessibility for all into account
02/00004	IO.481	Area Forum: Heaton, Hulton & Lostock	General comments	The Aldi Building.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00004	IO.482	Area Forum: Heaton, Hulton & Lostock	Green Issues	We should protect greenspaces in our town centres, like they do in London, one example in Bolton is Queens Park.	Preferred options policy 9 safeguards parks and gardens, allotments, civic space and playing fields from development, as well as improving their quality, but allows some development on informal green space if it meets strategic objectives
02/00004	IO.483	Area Forum: Heaton, Hulton & Lostock	General comments	London – nearly built up, but still has the benefit of ambience, e.g. road squares and quality greenspace.	Preferred options policy 9 safeguards parks and gardens, allotments, civic space and playing fields from development, as well as improving

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					their quality, but allows some development on informal green space if it meets strategic objectives
02/00004	IO.484	Area Forum: Heaton, Hulton & Lostock	Green Issues	Greenspaces should be made “sacrosanct”.	Preferred options policy 9 safeguards parks and gardens, allotments, civic space and playing fields from development, as well as improving their quality, but allows some development on informal green space if it meets strategic objectives
02/00004	IO.485	Area Forum: Heaton, Hulton & Lostock	General comments	People are not willing to compromise on houses and greenspace, become play area “nightmare”.	Preferred options policy 9 safeguards parks and gardens, allotments, civic space and playing fields from development, as well as improving their quality, but allows some development on informal green space if it meets strategic objectives
02/00004	IO.486	Area Forum: Heaton, Hulton & Lostock	General comments	Quality rather than quantity is better.	The preferred policy approach on the built environment takes

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					safety, appearance and accessibility for all into account
02/00004	IO.487	Area Forum: Heaton, Hulton & Lostock	General comments	Ladybridge lane and field – separates the area.	The overall preferred spatial option protects Green Belt and Protected Open Land from development except at Cutacre
02/00004	IO.488	Area Forum: Heaton, Hulton & Lostock	Green Issues	It is inevitable that greenfields will reduce slightly as the years go by.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00004	IO.489	Area Forum: Heaton, Hulton & Lostock	Housing	Housing – it depends on if you believe the numbers, for example you can easily supply house on brownfield, under proposals now you could get to go on Greenfield for housing.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00004	IO.490	Area Forum: Heaton, Hulton & Lostock	Green Belt	For Greenbelt you have to acknowledge that some housing might be built over time.	The overall preferred spatial option protects Green Belt and Protected Open Land from development

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					except at Cutacre
02/00004	IO.491	Area Forum: Heaton, Hulton & Lostock	General comments	It depends on the type of development.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00004	IO.492	Area Forum: Heaton, Hulton & Lostock	Green Issues	People questioned the need to build on Greenfield at all.	The overall preferred spatial option protects Green Belt and Protected Open Land from development except at Cutacre
02/00004	IO.493	Area Forum: Heaton, Hulton & Lostock	Housing	People wanted to build on brownfield and stated they wanted apartments. They emphasized the need for affordable housing for young people in the area.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00004	IO.494	Area Forum: Heaton, Hulton & Lostock	General comments	Areas for improvement: Bolton town centre environment, the town centre gateways, shops etc. Bolton Interchange.	The overall preferred spatial option supports the renewal and development of Bolton town centre
02/00004	IO.495	Area Forum: Heaton.	Transport & Access	Bolton station is not impressive. but the new	The overall preferred

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
		Hulton & Lostock		bridge is very good.	spatial option supports the renewal and development of Bolton town centre
02/00004	IO.496	Area Forum: Heaton, Hulton & Lostock	General comments	Hanover Street should be an area for improvement for a mixture of offices and apartments.	This area is within the Bolton Innovation Zone which covers the southern and western side of Bolton Town Centre. The vision for the area west of Moor Lane is for mixed use development for housing and office uses.
02/00004	IO.497	Area Forum: Heaton, Hulton & Lostock	Green Belt	Do not infringe on the greenbelt	The overall preferred spatial option continues to protect Green Belt from most development
02/00004	IO.498	Area Forum: Heaton, Hulton & Lostock	Housing	No more flats – demolishing houses to build flats is out of context	Preferred options policy 10 sets out requirements for the mix of size of dwellings
02/00004	IO.499	Area Forum: Heaton, Hulton & Lostock	Housing	Make housing affordable	Affordable housing is addressed in Chapter 7 on Implementing the Objectives and in Chapter 8 on Development Management, based on the Strategic Housing

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					Market Assessment.
02/00004	IO.500	Area Forum: Heaton, Hulton & Lostock	Transport & Access	Reduce travel time.	The overall preferred spatial option will ensure that new development is accessible by a range of different types of transport
02/00004	IO.501	Area Forum: Heaton, Hulton & Lostock	Housing	It is best to build housing on brownfield, but there are problems with how brownfield is defined – gardens are classed as brownfield.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00004	IO.502	Area Forum: Heaton, Hulton & Lostock	General comments	We should not have any more new builds, there is no more room.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00004	IO.503	Area Forum: Heaton, Hulton & Lostock	General comments	Demolish shops in Ladybridge – the shops are little used	The overall preferred spatial option concentrates investment and development in town centres and renewal areas

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
02/00004	IO.504	Area Forum: Heaton, Hulton & Lostock	General comments	Orien Mill and Hudson Road Mills should be demolished for use by developers.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00004	IO.505	Area Forum: Heaton, Hulton & Lostock	Housing	You need to know the type of housing needed before you decide on the sites – tie it in with the housing needs study.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00004	IO.506	Area Forum: Heaton, Hulton & Lostock	General comments	This area has not got lots of industrial land, and we don't want to build on greenbelt.	The overall preferred spatial option continues to protect the Green Belt from employment development, except at Cutacre
02/00004	IO.507	Area Forum: Heaton, Hulton & Lostock	Green Issues	Chorley New Road Proposal? Leave it as Greenfield! We want spaces in between places – there needs to be physical barriers in between.	The overall preferred spatial option protects Green Belt and Protected Open Land from development except at Cutacre
02/00004	IO.508	Area Forum: Heaton, Hulton & Lostock	Prosperous Bolton	There are lots of developments in the west of Bolton already but unemployment is in the east. Need to put jobs there to save travelling.	The preferred option focuses new employment in Bolton town centre and along

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					the M61 corridor
02/00004	IO.509	Area Forum: Heaton, Hulton & Lostock	Employment land	Last place people want to work is on business parks where there are no facilities. Not want another Skelmersdale – New Town.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00004	IO.510	Area Forum: Heaton, Hulton & Lostock	Transport & Access	Within this area – Middlebrook, British Aerospace could yield 1400 jobs but Beehive roundabout already clogged up with traffic.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00004	IO.511	Area Forum: Heaton, Hulton & Lostock	Transport & Access	The road issue needs to be dealt with.	The overall preferred spatial option will ensure that new development is accessible by a range of different types of transport
02/00004	IO.512	Area Forum: Heaton, Hulton & Lostock	General comments	Focus on key areas, need to look at play areas and anti social behaviour.	Preferred options policy 9 safeguards parks and gardens, allotments, civic space and playing fields from development, as well as improving their quality, but allows some development on informal green space if it meets strategic objectives
02/00004	IO.513	Area Forum: Heaton.	General comments	Cutacre development is completely wrong!	The preferred option

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
		Hulton & Lostock			focuses new employment in Bolton town centre and along the M61 corridor, including Cutacre
02/00004	IO.514	Area Forum: Heaton, Hulton & Lostock	General comments	There are different environmental issues in different areas.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00004	IO.515	Area Forum: Heaton, Hulton & Lostock	General comments	The environment in Daubhill is poor.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00004	IO.516	Area Forum: Heaton, Hulton & Lostock	Housing	Stop building houses in back gardens.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00004	IO.517	Area Forum: Heaton, Hulton & Lostock	Retail	The town centre is full of charity shops etc.	The overall preferred spatial option supports the renewal and development of Bolton town centre

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
02/00004	IO.518	Area Forum: Heaton, Hulton & Lostock	General comments	Café society.	The overall preferred spatial option supports the renewal and development of Bolton town centre
02/00004	IO.519	Area Forum: Heaton, Hulton & Lostock	General comments	Deane + Daubhill need improving.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00004	IO.520	Area Forum: Heaton, Hulton & Lostock	Transport & Access	Town centres and arterial routes need improving.	The overall preferred spatial option will ensure that new development is accessible by a range of different types of transport
02/00004	IO.521	Area Forum: Heaton, Hulton & Lostock	General comments	Problems of little parks and lack of maintenance e.g. Rock Gardens at Moss Bank Park.	This issue cannot be addressed directly by the Core Strategy
02/00004	IO.522	Area Forum: Heaton, Hulton & Lostock	General comments	Heaton, Hulton and Lostock – some areas are missing open space as they are regarded as affluent areas. There should be universal provision of open space.	Preferred options policy 9 safeguards parks and gardens, allotments, civic space and playing fields from development, as well as improving their quality, but allows some development on informal green space if it meets strategic.

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
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					objectives
02/00004	IO.523	Area Forum: Heaton, Hulton & Lostock	Housing	Option B supported by all 10 votes (in one group) – housing should be in deprived areas.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00004	IO.524	Area Forum: Heaton, Hulton & Lostock	Green Issues	No more Greenfield sites (for housing).	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00004	IO.525	Area Forum: Heaton, Hulton & Lostock	Housing	New housing should be considered alongside schools, transport etc.	The integration of housing with supporting infrastructure is addressed in the overall spatial option, as well as in chapter 6 on specific parts of the Borough and chapter 7 on implementing objectives.
02/00004	IO.526	Area Forum: Heaton, Hulton & Lostock	General comments	Development should not be in back gardens	The preferred option is for a concentration of housing in Bolton town centre. in renewal areas

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00004	IO.527	Area Forum: Heaton, Hulton & Lostock	Housing	It was thought to be too difficult a question – we are not catering for housing shortage overall but lack of provision for first-time buyers.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00004	IO.528	Area Forum: Heaton, Hulton & Lostock	Housing	No more housing in rural areas or back gardens.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00004	IO.529	Area Forum: Heaton, Hulton & Lostock	Green Belt	Need to prevent urban sprawl, Greenbelt is there to prevent sprawl.	The overall preferred spatial option protects Green Belt and Protected Open Land from development except at Cutacre
02/00004	IO.530	Area Forum: Heaton, Hulton & Lostock	General comments	“Where would you put it?” : Old garage, A6 (St Helens Rd), Stags Head Car Park, Hulton Hospital	The preferred option is for a concentration of housing in Bolton town centre. in renewal areas

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00004	IO.531	Area Forum: Heaton, Hulton & Lostock	General comments	Not in the Greenbelt on Victoria Road (Issues and Options location).	The overall preferred spatial option protects Green Belt and Protected Open Land from development except at Cutacre
02/00004	IO.532	Area Forum: Heaton, Hulton & Lostock	Housing	You should look at the appropriateness of terraced stock – brave decisions may need to be taken.	Decisions on the future of terrace housing will be taken in the light of the Preferred Options approach of focussing on town centres and renewal areas
02/00004	IO.533	Area Forum: Heaton, Hulton & Lostock	General comments	Conservation Areas status was put in place to protect character.	The approach to Conservation Areas is addressed in Strategic Objective 9 and Chapter 8 in the Development Management Policy on the Built Environment.
02/00004	IO.534	Area Forum: Heaton, Hulton & Lostock	General comments	Not keen on backland development as this leads to loss of character.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works. but with some

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					new housing in other parts of the urban area
02/00004	IO.535	Area Forum: Heaton, Hulton & Lostock	Housing	Houses together with apartments result in increased traffic.	The need for infrastructure to support development is addressed in Chapter 9 on the Infrastructure Plan. The need to take traffic implications into account for individual developments is addressed in Chapter 8 on Development Management.
02/00004	IO.536	Area Forum: Heaton, Hulton & Lostock	General comments	Land is expensive so densities have gone up.	No response required
02/00004	IO.537	Area Forum: Heaton, Hulton & Lostock	Housing	The housing shortage is not going to be solved by building flats. You need to specify types – dictatorial. Need to look at private and social housing, not 1 bed flats, but accommodation for large families.	Preferred options policy 10 sets out requirements for the mix of housing types and sizes.
02/00004	IO.538	Area Forum: Heaton, Hulton & Lostock	Employment land	Industry needs to be located in areas that are accessible to the highway/motorway network such as Wingates.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00004	IO.539	Area Forum: Heaton, Hulton & Lostock	Employment land	The Valley could be extended as an example of an urban business park.	The preferred option focuses new employment in Bolton

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					town centre and along the M61 corridor
02/00004	IO.540	Area Forum: Heaton, Hulton & Lostock	Green Belt	Unanimous agreement that greenbelt should not be used for retail/industrial use.	The overall preferred spatial option protects the Green Belt from employment development except at Cutacre
02/00004	IO.541	Area Forum: Heaton, Hulton & Lostock	Green Belt	Whilst there was a general reluctance to use green-field sites for industrial use, it was acknowledged that occasions this may be the case. Also some green-field sites are unattractive and are probably better developed.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00004	IO.542	Area Forum: Heaton, Hulton & Lostock	Prosperous Bolton	Unanimous agreement that we need to ensure that we ensure that retail and office development is brought back into the town centre.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00004	IO.543	Area Forum: Heaton, Hulton & Lostock	Retail	Agreement that supermarkets should be located in Bolton town centre and district centres where it is accessible via all modes of transport – however, concern over trade taken away from smaller traders in centre.	The overall preferred spatial option supports the renewal and development of Bolton town centre
02/00004	IO.544	Area Forum: Heaton, Hulton & Lostock	Retail	Discussion over the development of the Market Hall – disliked major retailers taking space away from local traders although accepted the case that the repairs to the roof of the market hall would have otherwise fallen on the tax-	The overall preferred spatial option supports the renewal and development of Bolton town centre

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
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02/00004	IO.545	Area Forum: Heaton, Hulton & Lostock	Transport & Access	Must have road infrastructure in place to support development. Also need to invest in public transport (opinion of some around the table was that public transport was inadequate).	The overall preferred spatial option will ensure that new development is accessible by a range of different types of transport
02/00004	IO.546	Area Forum: Heaton, Hulton & Lostock	Transport & Access	Must have more park and ride available at rail stations (all spaces taken early in morning stopping people travelling by train later in the day).	The overall preferred spatial option will ensure that new development is accessible by a range of different types of transport
02/00004	IO.547	Area Forum: Heaton, Hulton & Lostock	Transport & Access	Need for a Town Centre Shuttle Bus for elderly.	The overall preferred spatial option will ensure that new development is accessible by a range of different types of transport
02/00004	IO.548	Area Forum: Heaton, Hulton & Lostock	Safe Bolton	Queens Park criticised as an unsafe place which is frequented by drug users. One person radically suggested it should be built on to get rid of problem.	Preferred options policy 9 safeguards parks and gardens, allotments, civic space and playing fields from development, as well as improving their quality, but allows some development on informal green space if it meets strategic objectives

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02/00004	IO.549	Area Forum: Heaton, Hulton & Lostock	General comments	Recognised that certain areas of the borough required investment (east of the borough)	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00004	IO.550	Area Forum: Heaton, Hulton & Lostock	Green Issues	Middlebrook Valley should be protected from any development.	The overall preferred spatial option protects Green Belt and Protected Open Land from development except at Cutacre
02/00004	IO.551	Area Forum: Heaton, Hulton & Lostock	General comments	Allotments at flats end of valley should be improved.	Preferred options policy 9 safeguards parks and gardens, allotments, civic space and playing fields from development, as well as improving their quality, but allows some development on informal green space if it meets strategic objectives
02/00004	IO.552	Area Forum: Heaton, Hulton & Lostock	Green Belt	Green-belt should be protected from any development.	The overall preferred spatial option protects Green Belt and Protected Open Land from development except at Cutacre
02/00004	IO.553	Area Forum: Heaton.	General comments	Dislike of skate-board park in town centre –	The existing skate park

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
		Hulton & Lostock		could it not have been located in Queens Park.	has a temporary planning consent to August 2011. If this is not renewed the existing use will have to cease. The need for an alternative site could be addressed through preparation of the more detailed Allocations Development Plan Document.
02/00004	IO.554	Area Forum: Heaton, Hulton & Lostock	General comments	Land near hospital could be used to enable hospital to expand	The Preferred Options considers health under strategic option 1, core strategy policy 1 and in chapter 8 on planning contributions. Any site specific requirements will be considered in the Allocations DPD.
02/00004	IO.555	Area Forum: Heaton, Hulton & Lostock	Housing	Request for more affordable housing (policy in place to ensure young people are able to get on the property ladder – rather than being bought by investors)	Affordable housing is addressed in Chapter 7 on Implementing the Objectives and in Chapter 8 on Development Management, based on the Strategic Housing Market Assessment.

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02/00004	IO.556	Area Forum: Heaton, Hulton & Lostock	Housing	Need for more single storey properties for the elderly how do not wish to go into sheltered accommodation.	Preferred options policy 10 sets out requirements for the mix of size of dwellings
02/00004	IO.557	Area Forum: Heaton, Hulton & Lostock	Housing	Also two bedroom properties for elderly to enable family to visit and care.	Preferred options policy 10 sets out requirements for the mix of size of dwellings
02/00004	IO.558	Area Forum: Heaton, Hulton & Lostock	Housing	Shortage of Council Housing.	Preferred options policy 10 sets out requirements for the mix of housing types and sizes.
02/00004	IO.559	Area Forum: Heaton, Hulton & Lostock	Housing	Group did not particularly feel that new housing development should be located in one specific type of area, that a mix and match of properties should be available in different areas.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00004	IO.560	Area Forum: Heaton, Hulton & Lostock	Housing	Strong support for housing/affordable housing in Bolton town centre. Also housing for elderly in town centre locations.	Policy for the location and mix of housing is set out in Chapter 7 on Implementing the Objectives, specifically Policy 10.
02/00004	IO.561	Area Forum: Heaton, Hulton & Lostock	Retail	Concern expressed as to the number of hot-food takeaways in town centre locations that could be better used as residential.	The overall preferred spatial option supports the renewal and

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					development of Bolton town centre which will include 15-20% of Bolton's proposed housing under Policy 10.
02/00004	IO.562	Area Forum: Heaton, Hulton & Lostock	Green Belt	Unanimous agreement that greenbelt land should be protected from housing development.	The overall preferred spatial option protects Green Belt and Protected Open Land from development except at Cutacre
02/00004	IO.563	Area Forum: Heaton, Hulton & Lostock	Housing	Housing should be located in areas accessible by a choice of transport modes – however, if housing is being located in less accessible areas then sufficient road infrastructure should be in place before development starts. (An Example use was where housing estate only has one entrance/exit.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00004	IO.564	Area Forum: Heaton, Hulton & Lostock	Housing	Need for more social housing.	Preferred options policy 10 sets out requirements for the mix of housing types and sizes.
02/00004	IO.565	Area Forum: Heaton, Hulton & Lostock	Housing	Need to undertake more NRF work to improve existing housing stock.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas

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02/00004	IO.566	Area Forum: Heaton, Hulton & Lostock	Housing	Housing should have been located where the new Sainsbury's superstore has been opened.	No response required
02/00004	IO.567	Area Forum: Heaton, Hulton & Lostock	Transport & Access	Too much traffic coming through Westhoughton Town Centre and in the Westhoughton area in general.	The overall preferred spatial option will ensure that new development is accessible by a range of different types of transport
02/00005	IO.568	Area Forum: Leverhulme	Transport & Access	Travel is one of the barriers preventing unemployed people working. As an example Middlebrook is inaccessible. If employment is to be located at areas such as Middlebrook there needs to be a good public transport provision.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00005	IO.569	Area Forum: Leverhulme	Employment land	Business parks create a lot of employment for the borough, for example Middlebrook.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00005	IO.570	Area Forum: Leverhulme	Transport & Access	Public Transport links are often poor, for example, Middlebrook.	The overall preferred spatial option will ensure that new development is accessible by a range of different types of transport
02/00005	IO.571	Area Forum: Leverhulme	General comments	The Haulgh should be developed better. This has good accessibility for both locals (good transport links from Tonge etc.) and non-locals (good transport links from the motorway).	The overall preferred spatial option concentrates investment and development in

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					town centres and renewal areas
02/00005	IO.572	Area Forum: Leverhulme	Employment land	It was felt that there was no where along the major roads in the area (Tonge Moor Road and Bury Road) where employment could be located and that there was no room for expansion of these areas.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00005	IO.573	Area Forum: Leverhulme	Employment land	There is space in Brightmet but there may be problems in terms of getting investors in.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00005	IO.574	Area Forum: Leverhulme	General comments	The Environment Generally	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00005	IO.575	Area Forum: Leverhulme	General comments	Poor Areas in Leverhulme	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00005	IO.576	Area Forum: Leverhulme	General comments	Union road is the area that needs improving the most - it makes Tonge Moor Road look horrible	The overall preferred spatial option concentrates investment and development in town centres and

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
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					renewal areas
02/00005	IO.577	Area Forum: Leverhulme	General comments	Scowcroft Street is poor.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00005	IO.578	Area Forum: Leverhulme	General comments	Withins Estate – a lot could be done to help the people here feel better about their environment. It's too concrete. There should be flowers, more modern railings, a UCAN Centre etc.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00005	IO.579	Area Forum: Leverhulme	General comments	Good Areas in Leverhulme: Crompton Health Centre	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00005	IO.580	Area Forum: Leverhulme	General comments	Queens Park is not used enough. Such a quality environment should be utilised more.	Preferred options policy 9 safeguards parks and gardens, allotments, civic space and playing fields from development, as well as improving their quality, but allows some development on informal green space if it meets strategic objectives

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02/00005	IO.581	Area Forum: Leverhulme	Green Issues	Green Space needs to be used.	Preferred options policy 9 safeguards parks and gardens, allotments, civic space and playing fields from development, as well as improving their quality, but allows some development on informal green space if it meets strategic objectives
02/00005	IO.582	Area Forum: Leverhulme	Green Issues	Problem of dogs on recreational land.	This is not an issue that the Core Strategy can address
02/00005	IO.583	Area Forum: Leverhulme	General comments	Areas in Leverhulme that should be protected: Crompton Lodges, Longsight Park, Tonge Park (although one attendee stated that there is nothing to do there), Leverhulme Park	Preferred options policy 9 safeguards parks and gardens, allotments, civic space and playing fields from development, as well as improving their quality, but allows some development on informal green space if it meets strategic objectives
02/00005	IO.584	Area Forum: Leverhulme	Housing	On regeneration areas: Housing can be a way of kick starting other activities or developments.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					Works, but with some new housing in other parts of the urban area
02/00005	IO.585	Area Forum: Leverhulme	Housing	Housing can bring in people of a different socio-economic mix thus promoting the development of the area.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00005	IO.586	Area Forum: Leverhulme	Housing	One attendee stated that more private housing should be built in some of the most deprived areas. There are some really run down Council Estates that are not improving and private housing would provide a way of breaking up the estates, promoting positive development there and breaking the cycle of decline.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00005	IO.587	Area Forum: Leverhulme	Housing	Is there enough space in regeneration areas (for housing)?	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00005	IO.588	Area Forum: Leverhulme	General comments	There should not be any signs put up stating that a certain area is a regeneration area. Regeneration is also about hearts and minds	This is not an issue that the Core Strategy can address

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				and people get dejected if they see signs telling them that they live in the worst bit of Bolton.	
02/00005	IO.589	Area Forum: Leverhulme	Housing	On suburban areas: Is there enough space, there are already enough houses here.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00005	IO.590	Area Forum: Leverhulme	Housing	Current (rural) areas are already subject to overcrowding. There is no existing infrastructure to tap into.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00005	IO.591	Area Forum: Leverhulme	Housing	Housing with Regard to Leverhulme Specifically: There is no space left in this area. There is potential for the redevelopment (improved housing) of the Union Road Area. There is potential for redevelopment (improved housing) at the Haulgh.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00005	IO.592	Area Forum: Leverhulme	General comments	The gypsy site needs to be relocated. Local people do not go near this area.	Preferred option policy 10 addresses gypsy and traveller issues. but

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					there are no plans to relocate the existing site
02/00005	IO.593	Area Forum: Leverhulme	Housing	Nicer housing should be built in the Matalan Area.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00006	IO.594	Area Forum: South	Transport & Access	One person asked about moving the bus station to be next to the railway station. He thought it would probably be a waste of money and suggested alternatives such as a free shuttle bus service like they have in Manchester, or a system similar to Chorley.	The provision of a new bus and rail interchange in the area around Bolton Rail Station is a very key element in the Transport Strategy for the Town Centre. Funding has been allocated to ensure that this is delivered.
02/00006	IO.595	Area Forum: South	General comments	The Mills could be converted for new uses. What they have done with Swan mill is good where refurbishment has gone in phased levels, with money being ploughed back in to fund the renovation of further levels.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00006	IO.596	Area Forum: South	Employment land	Employment sites depend very much on what the space is being used for. If they need lots of deliveries, then Mills will not be suitable because they are not on main roads and are often near housing. In this situation it would be	The preferred option focuses new employment in Bolton town centre and along the M61 corridor

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
				better to use out of town sites.	
02/00006	IO.597	Area Forum: South	Employment land	Using modern out of town sites would be good for small businesses because it would provide various sized units for different types of business. If these units were rented out and run by a management company, then small companies could get on with running their business and not have to worry about maintenance etc	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00006	IO.598	Area Forum: South	General comments	Out of town sites are better if they are not built on green fields. If we have them, it would be better to re-use land.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00006	IO.599	Area Forum: South	Transport & Access	Middlebrook is terrible to access by public transport. There are not enough buses, and the buses are unreliable. People have been sacked from their jobs because of buses running slow and making them late for work. At night, it is even worse for people working late because there are only 2 buses per hour.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00006	IO.600	Area Forum: South	Transport & Access	People said that there was supposed to be good public transport put in place for Middlebrook, and that has fallen by the wayside. They do not want to see the same happen on other retail/employment sites and really feel strongly about making industrial sites easy to access by public transport or shuttle buses (companies should be forced to implement public transport).	The preferred option focuses new employment in Bolton town centre and along the M61 corridor

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
02/00006	IO.601	Area Forum: South	Retail	We need better shops in Bolton. There are too many pound shops in Bolton, and not enough good quality shops.	The overall preferred spatial option supports the renewal and development of Bolton town centre
02/00006	IO.602	Area Forum: South	General comments	People thought it was very important to utilise what we already have like the mills.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00006	IO.603	Area Forum: South	General comments	The gateways into Bolton are unsightly. It does not matter which direction you come from, you never know that you have arrived in Bolton Town centre. This does not make it feel welcoming.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00006	IO.604	Area Forum: South	General comments	Newport Street is particularly ugly.	The overall preferred spatial option supports the renewal and development of Bolton town centre
02/00006	IO.605	Area Forum: South	General comments	Travelling in on St Peters way does not look attractive. You can see the backs of buildings.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00006	IO.606	Area Forum: South	General comments	The space between A666 and the BMW dealers. near River Street Glass and Shifnall	The overall preferred spatial option

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
				Street ("Merchant's Place"), that area is absolutely dire condition and really needs improvement.	concentrates investment and development in town centres and renewal areas
02/00006	IO.607	Area Forum: South	General comments	Grecian Mill in Great Lever needs a facelift.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00006	IO.608	Area Forum: South	General comments	Trinity Church in town needs "doing up", it is a fantastic building and it is a shame to see it sitting there rotting.	The overall preferred spatial option supports the renewal and development of Bolton town centre
02/00006	IO.609	Area Forum: South	General comments	Everyone thought that Town Centre needed the most improvement.	The overall preferred spatial option supports the renewal and development of Bolton town centre
02/00006	IO.610	Area Forum: South	Housing	Great Lever is full up, and they definitely do not want any houses built on the parks or allotments in the area. A "Sure Start" centre was built on the "The Wreck" (local park), without any consultation with local residents, and people are upset about it.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00006	IO.611	Area Forum: South	Housing	There was a very confused message coming	Preferred options policv

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
				across about flats in this discussion. Some people were against them, but when some options were suggested, they viewed them favourably. I think it comes down to the perception of what is a flat, people seem to disapprove of poor quality, cramped noisy, high-rise flats, but then they suggested converting mills into accommodation and space about shops.	10 sets out requirements for the mix of size of dwellings
02/00006	IO.612	Area Forum: South	Housing	Housing should go where there is existing public transport, or if it is in an outlying region, new public transport should be forcibly implemented so people can get around.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00006	IO.613	Area Forum: South	Housing	Put additional housing in regeneration areas. We have inherited a lot of old housing stock from the industrial era that has become run down – it would be good to replace it with more modern, efficient housing.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00006	IO.614	Area Forum: South	General comments	Converting mills is a good idea because they are surrounded by existing infrastructure.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					Works, but with some new housing in other parts of the urban area
02/00006	IO.615	Area Forum: South	Housing	New housing should be built near existing infrastructure (Westhoughton has had lots of problems because they built where there was little/none)	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00006	IO.616	Area Forum: South	Housing	People do not want housing putting on fields or in existing recreation areas because we need it for the children.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00006	IO.617	Area Forum: South	Housing	The Hayward estate was built too spread-out, with lots of wasted space. It is better to build houses closer together, but making sure that there are gardens and play areas for children.	The preferred policy approach on the built environment takes safety, appearance and accessibility for all into account
02/00006	IO.618	Area Forum: South	Housing	People thought it was a good idea to knock down Swan Mill number 3 (the scruffy one with structural problems) and replace it with housing. There was mixed views about what type of housing to put there, but the consensus	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
				seemed to be to replace it with GOOD quality, well-sounded proofed, spacious flats that looked like the mill it replaced. Also maybe having a few houses surrounding, and the ground floor of the mill/flat being mixed-use schemes. When asked if they thought people would want to live next to the existing mills, they responded by saying that people already do live near the mills, so there should not be any problems.	Works, but with some new housing in other parts of the urban area
02/00006	IO.619	Area Forum: South	Housing	People thought that there was a lot of space wasted about shops, particularly in the Town Centre. It was thought that if they were converted into good quality accommodation, with affordable rents, and plenty of security measures that would be a good idea.	The overall preferred spatial option supports the renewal and development of Bolton town centre
02/00006	IO.620	Area Forum: South	Green Issues	People were against building on parks, greenbelt and open space. But they also thought that some space had been wasted on estates and could be better used by building housing, giving people bigger gardens, or parks.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00006	IO.621	Area Forum: South	Housing	It was also mentioned that modern housing is very cheap quality, like "living in a shoe box", not suitable for bringing up children, too small with not enough garden space. The consensus was that because it is badly built, it won't last and will need to be replaced in 30 years.	The preferred policy approach on the built environment takes safety, appearance and accessibility for all into account

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02/00006	IO.622	Area Forum: South	Housing	Houses should be better designed for families to last out the future. Older houses were better built. Houses should be made slightly bigger than what they are building now with enough storage space, space for small gardens for families with children, and so you can put shed in your garden. Modern houses have paper-thin walls and the rooms are too small.	The preferred policy approach on the built environment takes safety, appearance and accessibility for all into account
02/00007	IO.623	Area Forum: South Turton	Transport & Access	There are locational problems with Middlebrook as there are not good transport links to it. Houses should be built nearer to employment opportunities. The town centre should not have new employment as it is already bad to access due to congestion. Other town centres, e.g. Horwich would be a good place to locate employment though.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00007	IO.624	Area Forum: South Turton	Housing	If houses are to be built in suburban areas better employment buildings need to be designed, e.g. offices that take the form of houses. Cars would not be needed as much if this occurred.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00007	IO.625	Area Forum: South Turton	Employment land	Bigger businesses should be located on Middlebrook and this will encourage people to move out of town.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00007	IO.626	Area Forum: South	Retail	The variety of shops in this area are good but it	Preferred options policy

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
		Turton		was felt there were too many take-aways.	4 plans for district and local centres to continue to serve the retail needs of local communities
02/00007	IO.627	Area Forum: South Turton	General comments	In general, for more development to occur in this area, a new road would be required which could go from Chapeltown Rd down to Crompton Way. New developments could then be possible along such a road.	The need for infrastructure to support development is addressed in Chapter 9 on the Infrastructure Plan and in the individual area profiles in Chapter 6. This road proposal is not supported in the preferred options.
02/00007	IO.628	Area Forum: South Turton	General comments	The important areas within this location include Birtenshaw Farm, Bradshaw & Eagley Brook, Great Oak Farm and the land around the proposed garden centre/football fields.	The overall preferred spatial option does not allow for changes to Green Belt boundaries in this area
02/00007	IO.629	Area Forum: South Turton	General comments	Garden grabbing was seen as a problem but this was more of an issues for Chorley New Rd.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00007	IO.630	Area Forum: South Turton	General comments	The Loco Works would be a good site for development along with Cutacre and Metrolink	The preferred option is for a concentration of

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				should be encouraged into Bolton.	housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00007	IO.631	Area Forum: South Turton	General comments	There are plenty of sites within the town centre that are brownfield and scruffy, not just buildings. We should have a town centre to be proud of and encourage people to visit. Town centre buildings should be preserved, e.g. Odeon, St. George's Rd and Little Bolton.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00007	IO.632	Area Forum: South Turton	General comments	Every road into the town centre is grotty (last quarter of a mile mostly) and is not a good gateway to Bolton. This gives a bad impression of Bolton to visitors.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00007	IO.633	Area Forum: South Turton	General comments	Within Turton/Bradshaw, the Old School (which is now a take-away) is in need of refurbishment and the furniture factory at the road that splits between Turton and Bradshaw.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00007	IO.634	Area Forum: South Turton	Green Issues	More greenery, especially children's play areas are required along with more wildlife areas.	Preferred options policy 9 safeguards parks and

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					gardens, allotments, civic space and playing fields from development, as well as improving their quality, but allows some development on informal green space if it meets strategic objectives
02/00007	IO.635	Area Forum: South Turton	Green Issues	There is a great need for recreational areas.	Preferred options policy 9 safeguards parks and gardens, allotments, civic space and playing fields from development, as well as improving their quality, but allows some development on informal green space if it meets strategic objectives
02/00007	IO.636	Area Forum: South Turton	General comments	Turton Heights is a good example of good design mixed with greenspace. Others include the fire station and police station on Crompton Way.	No response required
02/00007	IO.637	Area Forum: South Turton	General comments	The land on the junction between Bradshaw and Turton should be looked at as it is derelict.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works. but with some

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					new housing in other parts of the urban area
02/00007	IO.638	Area Forum: South Turton	Housing	There are plenty of open spaces and derelict mills that can be converted to flats or bulldozed to make houses in and around the town centre, however, not everybody will want to live in the town centre as they will require gardens (e.g. young families).	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00007	IO.639	Area Forum: South Turton	Housing	Houses could be accommodated in regeneration areas as long as the buildings were no higher than 2-storeys. There is also more brownfield land here that could be developed upon.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00007	IO.640	Area Forum: South Turton	Green Issues	Greenfield land and conservation areas should not be developed upon.	The overall preferred spatial option protects Green Belt and Protected Open Land from development except at Cutacre
02/00007	IO.641	Area Forum: South Turton	General comments	There is already a lot of congestion in Turton/Bradshaw and the roads cannot withstand any more housing development. There are enough houses in this area already. There are plenty of greenspaces in Brightmet which could be developed and not cause	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works. but with some

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				degradation.	new housing in other parts of the urban area
02/00007	IO.642	Area Forum: South Turton	Employment land	New jobs should be in town centres as: There is lots of out of town [business/shops?], but it takes too much out of the Town Centre where not enough is happening, too many empty places. The Innovation Zone is a major opportunity. Use Trinity church for housing.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00007	IO.643	Area Forum: South Turton	Transport & Access	Out of Town business parks: there are not good transport links into the town centre and there is lots of congestion. It is better to alleviate traffic congestion by having jobs out of town. You have to accept that cars will be used until there is a vast improvement in public transport. Also there is lots of parking out of town.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00007	IO.644	Area Forum: South Turton	Transport & Access	It affects the quality of life when you have to travel to work.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00007	IO.645	Area Forum: South Turton	Employment land	Farnworth: In Moses Gate up Egerton Street, Glynne St, Harper Green Road, Campbell Street there are a mixture of derelict mills, lodges, bad housing and old industrial sites. This could be an ideal business park, close to the motorway and Farnworth and Moses Gate train stations.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00007	IO.646	Area Forum: South	General comments	Dunscar industrial Estate and Deakins already	The preferred option

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		Turton		exist in the area. On Dunscair planning permission was granted despite green belt location as members saw the site as scrubland. Deakins has been much approved including housing since Tophams took over, although the mill has gone and its waterwheel (2nd largest in Country?)	focuses new employment in Bolton town centre and along the M61 corridor
02/00007	IO.647	Area Forum: South Turton	General comments	People are interested to see how people who live in this area work in other areas.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00007	IO.648	Area Forum: South Turton	Transport & Access	We need improvements in public transport. Blackburn line needs more stock. Need more Quality Bus Corridors. Cheaper transport.	The overall preferred spatial option will ensure that new development is accessible by a range of different types of transport
02/00007	IO.649	Area Forum: South Turton	Transport & Access	Congestion charging is not popular unless there is good public transport.	The overall preferred spatial option will ensure that new development is accessible by a range of different types of transport
02/00007	IO.650	Area Forum: South Turton	Transport & Access	GMPTA – should do up the railway from Bromley Cross to Blackburn which would cost £10million. Turton Station should be re-opened. Travel from Bromley Cross is subsidised so people drive in from Blackburn to park. so parking is a real problem. Then	Transport infrastructure needs are addressed in the Bolton Infrastructure Plan in chapter 9. Park and ride is promoted through the Greater

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
				heavy trains could come down through to Bolton.	Manchester Local Transport Plan and the Council has implemented or is programmed to implement park and ride at all rails stations in the Borough. Support for park and ride will be part of the Transport and Access SPD to be prepared to support the demand management policy on transport and access in chapter 8.
02/00007	IO.651	Area Forum: South Turton	Transport & Access	Get rid of the Salford Crescent and Oxford Road stations as they are bottle-necks. Parking at Bromley Cross is a real issue.	Transport infrastructure needs are addressed in the Bolton Infrastructure Plan in chapter 9. Park and ride is promoted through the Greater Manchester Local Transport Plan and the Council has implemented or is programmed to implement park and ride at all rails stations in the Borough. Support for park and ride will be part of the Transport and

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					Access SPD to be prepared to support the demand management policy on transport and access in chapter 8.
02/00007	IO.652	Area Forum: South Turton	Transport & Access	For both issues so far [housing & economy], there is not enough traffic access roads for housing or jobs – everything is gridlocked. There have been lots of new houses built but no new roads.	The need for infrastructure to support development is addressed in Chapter 9 on the Infrastructure Plan. The need to take traffic implications into account for individual developments is addressed in Chapter 8 on Development Management.
02/00007	IO.653	Area Forum: South Turton	General comments	Reference was made to Reg Dart's plan for Bromley Cross prepared by Turton UDC which was taken over in 1974 by Bolton. He planned a Civic Centre and multi-storey at Birtenshaw Crescent. There was also an inner relief road planned, the Blackburn Road bypass. One comment made suggested that this would have destroyed Bromley Cross and Egerton.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00007	IO.654	Area Forum: South Turton	General comments	Town Centre environment deteriorates south along Bradshawgate and is poor along Knowsley Street and Bark Street.	The overall preferred spatial option concentrates investment and development in town centres and

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					renewal areas
02/00007	IO.655	Area Forum: South Turton	General comments	There are ghastly buildings in TC. We should have improvements rather than demolishing and rebuilding.	The overall preferred spatial option supports the renewal and development of Bolton town centre
02/00007	IO.656	Area Forum: South Turton	Retail	Bolton used to be a desirable shopping town, it needs good shops again. Major names out, if Whitakers goes it would be a major issue. Most major stores want to come but units are too small. Developers say they want larger units.	The overall preferred spatial option supports the renewal and development of Bolton town centre
02/00007	IO.657	Area Forum: South Turton	Retail	Too many charity and pound shops, there is no real planning control possible, need to convince owners to not let them out for these uses.	The overall preferred spatial option supports the renewal and development of Bolton town centre
02/00007	IO.658	Area Forum: South Turton	Retail	There is only one department store and Debenhams, it is difficult to shop for older women, Bury or Preston is better.	The overall preferred spatial option supports the renewal and development of Bolton town centre
02/00007	IO.659	Area Forum: South Turton	General comments	In Bolton TC, the physical appearance is not good, lots of untended property. Victoria Square is ok. The Town Hall and square is good – build upon that. Improvements to lighting of Victoria Square and Town Hall with vertical lighting are being proposed and owners on Bradshawgate and Deansgate are	The overall preferred spatial option supports the renewal and development of Bolton town centre

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				to be encouraged to join in.	
02/00007	IO.660	Area Forum: South Turton	Retail	There are too many empty shops in Bolton.	The overall preferred spatial option supports the renewal and development of Bolton town centre
02/00007	IO.661	Area Forum: South Turton	General comments	Bolton TC is cleaner than it used to be.	The overall preferred spatial option supports the renewal and development of Bolton town centre
02/00007	IO.662	Area Forum: South Turton	General comments	Brownfield sites are run down and need doing up. The town centre is where most people form an impression of Bolton from. Church Wharf is awful – not many people go there but there are opportunities for water features set out in the development brief.	The overall preferred spatial option supports the renewal and development of Bolton town centre
02/00007	IO.663	Area Forum: South Turton	Housing	Examples of regeneration have occurred in suburban areas. Dunscair Petrol Station was demolished and the replacement houses were in character. The first application showed property crammed in but revisions including of materials following a public meeting have resulted in a very good example. (Bardsley's the builder).	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00007	IO.664	Area Forum: South Turton	Green Issues	Please protect our open spaces. They are the green lungs of urban areas, they provide space for kids to play, people to walk and breathe the air. Make use of them and make	Preferred options policy 9 safeguards parks and gardens, allotments, civic space and playing

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				them more attractive. In the middle of housing areas they are overlooked, so there is no vandalism.	fields from development, as well as improving their quality, but allows some development on informal green space if it meets strategic objectives
02/00007	IO.665	Area Forum: South Turton	General comments	The area has the second village green in the country at Brickback behind The Sportsman / Clay Street. You can't develop it because it is a village green.	Preferred options policy 9 safeguards parks and gardens, allotments, civic space and playing fields from development, as well as improving their quality, but allows some development on informal green space if it meets strategic objectives
02/00007	IO.666	Area Forum: South Turton	General comments	Longsight Park, Millennium Forest and Red Rose Forest are also in the area. There has been a loss of fields in Bromley Cross; we need to keep it a desirable place to live.	Preferred options policy 9 safeguards parks and gardens, allotments, civic space and playing fields from development, as well as improving their quality, but allows some development on informal green space if it meets strategic objectives
02/00007	IO.667	Area Forum: South	General comments	People want to live here. can't be nimbies. The	The preferred option is

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		Turton		higher end housing market has stalled caused by the economy and traffic.	for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00007	IO.668	Area Forum: South Turton	General comments	When push comes to shove there is always a problem with Bristol, because appeal decisions are taken out of Bolton's hands by the Inspectorate in Bristol.	No response required
02/00007	IO.669	Area Forum: South Turton	General comments	Support for regeneration areas	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00007	IO.670	Area Forum: South Turton	General comments	Regeneration areas (RA) are chosen because you should use Brownfield sites because there are no Greenfield sites left.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00007	IO.671	Area Forum: South Turton	General comments	Plan regeneration areas better, rather than plonking them in suburban areas, starting with a blank sheet. New transport links and new services.	The overall preferred spatial option concentrates investment and development in town centres and

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					renewal areas
02/00007	IO.672	Area Forum: South Turton	Housing	Union Road/Yates Street area contains awful housing and is to be flattened and re-developed for housing.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00007	IO.673	Area Forum: South Turton	General comments	Lots of other areas of the Borough if financed – should consider whole-scale demolition.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00007	IO.674	Area Forum: South Turton	Housing	If replacing older housing what different types should these be? Replace older terraces with terraces or mews. Many of the older houses are unsuitable for human habitation – beyond their life. It is substandard housing.	Preferred options policy 10 sets out requirements for the mix of size of dwellings
02/00007	IO.675	Area Forum: South Turton	General comments	Lakes Estate- replaced fronts and backs but not interiors.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00007	IO.676	Area Forum: South Turton	General comments	Support for Town Centre – all other options are no good when we need attractive local centres.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco

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					Works, but with some new housing in other parts of the urban area
02/00007	IO.677	Area Forum: South Turton	Housing	Bolton TC has a dearth of residential property and it is intimidating in the evening, whilst Manchester is vibrant (lots of footfall). Until Bolton TC gets more residential areas, we will not get this [vibrancy like Manchester].	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00007	IO.678	Area Forum: South Turton	Housing	The Town Centre needs more residents, but trying to overcome 50 years of drift away from the Town Centre may take time.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00007	IO.679	Area Forum: South Turton	General comments	When the new transport interchange is built in 2012 (Railway Triangle), there is an opportunity for an “urban village” opportunity on the former bus station site built around a green.	The overall preferred spatial option supports the renewal and development of Bolton town centre
02/00007	IO.680	Area Forum: South Turton	Green Issues	Riverside features are attractive, but the Environment Agency has resisted changes to the river Croal that would have enhanced the Town Centre.	The overall preferred spatial option supports the renewal and development of Bolton town centre

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02/00007	IO.681	Area Forum: South Turton	Employment land	(New jobs should go in) Town Centres as it is very difficult to travel across the borough. Town centres are more accessible)	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00007	IO.682	Area Forum: South Turton	Employment land	Business parks: Business parks should be built in locations where only that kind of development is viable.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00007	IO.683	Area Forum: South Turton	Transport & Access	Public transport is not up to scratch, we should stop paying lip service to public transport, we have to be realistic about it; some people have to use the car to get to work. (People on shifts etc)	The overall preferred spatial option will ensure that new development is accessible by a range of different types of transport
02/00007	IO.684	Area Forum: South Turton	Transport & Access	We need more park and rides at railway stations. The train station at Bromley Cross is already full up. (This is not helped by the fact that Bromley Cross is the end of the Manchester zone so people drive to Bromley Cross to get on the train there as it is cheaper.)	Park and ride is promoted through the Greater Manchester Local Transport Plan and the Council has implemented or is programmed to implement park and ride at all rails stations in the Borough. Support for park and ride will be part of the Transport and Access SPD to be prepared to support the

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					demand management policy on transport and access in chapter 8.
02/00007	IO.685	Area Forum: South Turton	Employment land	Should the Council try to provide jobs where people live? I think this is purely theoretical. The market is so elastic that people are prepared to travel long distances as they have their own vehicle. People will choose to work where they want to. (This is a wider issue of the way society has developed where people have aspired to leave the back to back terraced to get a house in the suburbs and own their own car etc)	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00007	IO.686	Area Forum: South Turton	Retail	Shopping/Retail - It just depends on what the market provides. There seems to be lots of supermarkets locating in the town centre- I think this is a mistake. Supermarkets locate where people are - market forces.	The overall preferred spatial option supports the renewal and development of Bolton town centre
02/00007	IO.687	Area Forum: South Turton	Employment land	Where should land for industry be (In this area)? No one could think of anywhere. 1 person suggested Thicketford Road. 1 person suggested Brightmet.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00007	IO.688	Area Forum: South Turton	General comments	If you provide facilities (such as parks) you need to maintain them e.g. by having wardens, CCTV, and lights otherwise it is a big waste of money. Where places are isolated they should be policed to stop them being vandalised.	Preferred options policy 9 safeguards parks and gardens, allotments, civic space and playing fields from development, as well as improving their quality but allows

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					some development on informal green space if it meets strategic objectives
02/00007	IO.689	Area Forum: South Turton	General comments	In this area most people look after themselves but there are some things that people cannot do e.g. gully cleaning, road conditions improved, and pavements cleared up. (We just want the area kept tidy)	This issue cannot be addressed by the Core Strategy
02/00007	IO.690	Area Forum: South Turton	General comments	One person said the town centre (Bolton) should be improved as we have enforcement powers to stop people littering but they don't seem to be used.	The overall preferred spatial option supports the renewal and development of Bolton town centre
02/00007	IO.691	Area Forum: South Turton	General comments	Some buildings have trees growing out of the top of them.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00007	IO.692	Area Forum: South Turton	General comments	Tonge Moor road has had improvements (hanging baskets iron railings etc) and this has benefited us all; BUT we so not get a fair share of the funding in this area.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00007	IO.693	Area Forum: South Turton	General comments	Farnworth Town Centre is really run down, that needs improving.	The overall preferred spatial option concentrates investment

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					and development in town centres and renewal areas
02/00007	IO.694	Area Forum: South Turton	General comments	Bolton town centre is nice it has open spaces and pedestrianised areas.	The overall preferred spatial option supports the renewal and development of Bolton town centre
02/00007	IO.695	Area Forum: South Turton	Green Issues	The park near the Royal Oak needs maintaining. It's a lovely park but it is not well kept. There are no litter bins.	Preferred options policy 9 safeguards parks and gardens, allotments, civic space and playing fields from development, as well as improving their quality, but allows some development on informal green space if it meets strategic objectives
02/00007	IO.696	Area Forum: South Turton	Green Issues	Absolutely should continue to protect this (moorland). The moorland is essential; it is the 'green lungs'.	Most moorland in Bolton is in the Green Belt and the Preferred Options continue to protect it from most development
02/00007	IO.697	Area Forum: South Turton	General comments	If any development does have to take place it should be low level so it does not obscure any views- but will this affect flooding?	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works. but with some

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					new housing in other parts of the urban area
02/00007	IO.698	Area Forum: South Turton	Housing	Apartments and smaller units should go in Town Centres. Single person households, people on low incomes and people with limited mobility could live in these units as they are more suited to them. (They may not be able to afford the cost of transport, or have difficult getting about, or they do not need access to schools etc.)	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00007	IO.699	Area Forum: South Turton	General comments	Families need play areas, so they should be housed in areas where this can be accommodated. (not in town centres)	Preferred options policy 9 safeguards parks and gardens, allotments, civic space and playing fields from development, as well as improving their quality, but allows some development on informal green space if it meets strategic objectives
02/00007	IO.700	Area Forum: South Turton	General comments	We have to realise we can only fit in so much development, this area is at saturation point, especially in terms of congestion.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00007	IO.701	Area Forum: South	General comments	Without deliberately invading the greenbelt	The preferred option is

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		Turton		there is no capacity to build in this area.	for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00007	IO.702	Area Forum: South Turton	Green Belt	The greenbelt has been breached to many times, there has to be a good case for doing so. We should respect the greenbelt.	The overall preferred spatial option protects Green Belt and Protected Open Land from development except at Cutacre
02/00007	IO.703	Area Forum: South Turton	Transport & Access	The road system is unable to change in this area; if we have more families in the area it will cause more congestion.	The overall preferred spatial option will ensure that new development is accessible by a range of different types of transport
02/00007	IO.704	Area Forum: South Turton	Transport & Access	We shouldn't have any more houses built in this area as the roads are full.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00007	IO.705	Area Forum: South Turton	Transport & Access	The Council missed an opportunity years ago to improve the road network. They should have extended St Peters Way up the Valley to	The overall preferred spatial option will ensure that new development is

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
				Crompton Way. There should have put a junction in there with a spur up to Bromley Cross. There are two corridors that are very congested. They are Blackburn Road and Tongue Moor Road. This was a missed opportunity as we can not develop this road as development has occurred and the Council would have to use its compulsory purchase powers.	accessible by a range of different types of transport
02/00007	IO.706	Area Forum: South Turton	Transport & Access	Traffic in Egerton is struggling; Darwin Road in particular is struggling to cope with the congestion.	The overall preferred spatial option will ensure that new development is accessible by a range of different types of transport
02/00007	IO.707	Area Forum: South Turton	Transport & Access	We need to look at public transport provision, as it is not possible to improve the roads. They are already at full capacity, and we can not expand this without major demolition)	The overall preferred spatial option will ensure that new development is accessible by a range of different types of transport
02/00007	IO.708	Area Forum: South Turton	Housing	There is a shortage of sheltered housing for elderly people. We should provide residential villages for the elderly. (Did not specify location for this as think people want to live in different places)	Preferred options policy 10 sets out requirements for the mix of size of dwellings
02/00007	IO.709	Area Forum: South Turton	General comments	I can see there will be a NIMBY (Not in My Back Yard) mentality as people want development for jobs etc but not anywhere near them.	The preferred option focuses new employment in Bolton town centre and along

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					the M61 corridor
02/00007	IO.710	Area Forum: South Turton	Housing	Areas in Bromley Cross/South Turton area forum area where housing could be built? Between the Royal Oak and Dimple there are two fields i.e. don't build on what's left, and: Little field crosslands.	The overall preferred spatial option does not allow for a change to the Green Belt boundary in this area
02/00008	IO.711	Area Forum: Two Towns	Transport & Access	Transport links to Manchester are bad.	The Core Strategy recognises that transport links from Bolton to Central Manchester are a priority and includes the proposed rapid bus transit scheme, funded potentially through the Transport Innovation Fund..
02/00008	IO.712	Area Forum: Two Towns	Employment land	Out of town business parks are a good option for new jobs as they provide free parking, have a wide catchment area, and because town centres are too busy	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00008	IO.713	Area Forum: Two Towns	General comments	In the area there is Middlebrook, the Loco Works and Crown Lane.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00008	IO.714	Area Forum: Two Towns	Prosperous Bolton	Should attract industry back into the area – it has all moved out to other areas. With industrv. one building will emplov 60-70	The preferred option focuses new employment in Bolton

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
				people, whereas offices buildings employ far fewer.	town centre and along the M61 corridor
02/00008	IO.715	Area Forum: Two Towns	Employment land	No room on Chorley New Road for new employment opportunities.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00008	IO.716	Area Forum: Two Towns	Transport & Access	A new road through Horwich is needed for new jobs to ease traffic. A new road on the old railway line into the Loco Works would ease congestion.	The preferred options allocate Horwich Loco Works as a strategic site, but ensures that any access constraints are addressed
02/00008	IO.717	Area Forum: Two Towns	Transport & Access	Use the canal – in Birmingham they have introduced canal buses – that would work!	The Canal is addressed as a potential tourism attraction in Chapter 7 on Implementing the Objectives and as a possible recipient of planning contributions in Chapter 8 on Development Management.
02/00008	IO.718	Area Forum: Two Towns	Transport & Access	Middlebrook – car park needs re-designing as it is really poor at present. Access roads are poor. Frequently takes up to an hour to get in and out of the car park at weekends. There is plenty of room to expand Middlebrook – upwards is a good idea and there is planning permission for this already.	The preferred development management option for Transport and Access in Chapter 8 sets out the approach to car parking, safe access

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					arrangements and requirements for a Transport Assessment and Travel Plan with major trip generating development.
02/00008	IO.719	Area Forum: Two Towns	General comments	Horwich market needs improving – it is very run down and is ugly and cold. Bad for the area.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00008	IO.720	Area Forum: Two Towns	General comments	Middlebrook has depressed Horwich town centre.	Preferred options policy 4 plans for Horwich town centre to serve its part of the Borough, but Middlebrook is not identified as a town centre
02/00008	IO.721	Area Forum: Two Towns	General comments	St John's area, Old job centre in Horwich, Captain Street, Firwood Avenue (need improving).	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00008	IO.722	Area Forum: Two Towns	Transport & Access	The main road through Blackrod needs total regeneration – a major facelift.	The overall preferred spatial option concentrates investment and development in town centres and

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
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					renewal areas
02/00008	IO.723	Area Forum: Two Towns	Transport & Access	Footpaths / pavements which are covered in tarmac by the council, if other companies are allowed to dig them up, they should be made to put them back how they were, as currently they can do what they like and the pavements end up a patchwork of different colours and materials and it looks a mess. Ruins the look of the area. Need a policy to state they have to leave it how they found it.	This is not an issue that can be addressed by the Core Strategy
02/00008	IO.724	Area Forum: Two Towns	Housing	Is there really that much pressure to provide that many houses / use that much green space?	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00008	IO.725	Area Forum: Two Towns	Green Issues	Some green space e.g. Rivington, Jumbles etc. all people in Bolton use and not just people from that area. This sort of green space needs proper protection – other, less valuable land can be used rather than this.	The overall preferred spatial option protects Green Belt and Protected Open Land from development except at Cutacre
02/00008	IO.726	Area Forum: Two Towns	Green Issues	Parks and open spaces – fields may not be used for anything but don't get rid of them.	Preferred options policy 9 safeguards parks and gardens, allotments, civic space and playing fields from development, as well as improving

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					their quality, but allows some development on informal green space if it meets strategic objectives
02/00008	IO.727	Area Forum: Two Towns	Green Issues	Land developed for play areas are not just recreational sites, they build the community.	Preferred options policy 9 safeguards parks and gardens, allotments, civic space and playing fields from development, as well as improving their quality, but allows some development on informal green space if it meets strategic objectives
02/00008	IO.728	Area Forum: Two Towns	Green Issues	Some green areas are not used often enough and other facilities should be put there to encourage use.	Preferred options policy 9 safeguards parks and gardens, allotments, civic space and playing fields from development, as well as improving their quality, but allows some development on informal green space if it meets strategic objectives
02/00008	IO.729	Area Forum: Two Towns	General comments	Land given to Education by Council has gone into disrepair as they cannot afford to pay for the upkeep. The Council should claw this back.	This is not an issue that the Core Strategy can address

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
02/00008	IO.730	Area Forum: Two Towns	General comments	New development – there is room, need to choose carefully where we put it.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00008	IO.731	Area Forum: Two Towns	General comments	Should re-use brownfield sites.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00008	IO.732	Area Forum: Two Towns	Housing	Suburban areas are too packed with housing already. There is no more room – where would you put new housing?	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00008	IO.733	Area Forum: Two Towns	Housing	Old mills and factories would be a good option – either knock them down and rebuild new or use the shell of the building. What has worked well in London was to use the old building but add balconies and extras to it to make it more housing friendly.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works. but with some

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					new housing in other parts of the urban area
02/00008	IO.734	Area Forum: Two Towns	General comments	Regeneration is a good thing – new flats etc.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00008	IO.735	Area Forum: Two Towns	Housing	There are already lots of new houses / apartments in Horwich. Too many apartments.	Preferred options policy 10 sets out requirements for the mix of size of dwellings
02/00008	IO.736	Area Forum: Two Towns	General comments	Land is actually available for new housing but there is a lack of services – doctors, dentist etc. Roads are already gridlocked and public transport is not good enough.	Preferred options policy 1 supports the development of new health facilities in accessible town centre locations and in renewal areas. The overall preferred spatial option will ensure that new development is accessible by a range of different types of transport
02/00008	IO.737	Area Forum: Two Towns	Transport & Access	Horwich Loco Works is a good site but congestion in the area is already too bad to take extra traffic.	The preferred options allocate Horwich Loco Works as a strategic

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					site, but ensures that any access constraints are addressed
02/00008	IO.738	Area Forum: Two Towns	Housing	Blackrod is surrounded by green belt land so there is no space for new housing – they don't want to encroach onto the green belt.	The overall preferred spatial option protects Green Belt and Protected Open Land from development except at Cutacre
02/00008	IO.739	Area Forum: Two Towns	Housing	There is a patch of land by the health centre in Blackrod for 1 house!	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00008	IO.740	Area Forum: Two Towns	Housing	Apartments should have lifts in them – the new ones don't as they are aimed at young people.	Preferred options policy 10 sets out requirements for the mix of size of dwellings
02/00008	IO.741	Area Forum: Two Towns	General comments	Young people in Blackrod can't afford to stay in the area and are all moving out.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
02/00008	IO.742	Area Forum: Two Towns	Housing	Affordable housing should be provided to help young people to stay in their area.	Affordable housing is addressed in Chapter 7 on Implementing the Objectives and in Chapter 8 on Development Management, based on the Strategic Housing Market Assessment.
02/00008	IO.743	Area Forum: Two Towns	Housing	Gated communities / retirement villages are absent from Bolton. These free up houses for young people.	Preferred options policy 10 sets out requirements for the mix of size of dwellings
02/00008	IO.744	Area Forum: Two Towns	Housing	Other areas need to take their share of new housing – Horwich has a lot already.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00008	IO.745	Area Forum: Two Towns	General comments	Lever Park Road – space available there – allotments are not fully utilised.	Preferred options policy 9 safeguards parks and gardens, allotments, civic space and playing fields from development, as well as improving their quality, but allows some development on informal green space if it

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					meets strategic objectives
02/00008	IO.746	Area Forum: Two Towns	General comments	Housing and employment don't go together in the same area.	The preferred policy approach on use considerations addresses housing and employment's environmental effects on one another
02/00008	IO.747	Area Forum: Two Towns	General comments	It is an irreversible trend – business parks are developing everywhere.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00008	IO.748	Area Forum: Two Towns	Employment land	Very large housing estates could be broken up to accommodate business; however at Johnson Fold Estate there is very little room for any businesses.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00008	IO.749	Area Forum: Two Towns	Prosperous Bolton	Need good mix of employment types, not just those who rely on paying the minimum wage. Too many retail outlets at Middlebrook pay minimum wage only, not good for local people. Middlebrook is successful however, and attracts businesses and shoppers.	Preferred options policy 3 seeks to identify a range of employment sites to satisfy the need for office, manufacturing and distribution employment. Other policies would result in retail employment and service sector including education and health.

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02/00008	IO.750	Area Forum: Two Towns	Transport & Access	Where the unemployed live is not relevant, providing that the transport infrastructure is good.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00008	IO.751	Area Forum: Two Towns	Transport & Access	Macro – out of town business and housing requires good transport systems.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00008	IO.752	Area Forum: Two Towns	Employment land	We need businesses closer to home. Business parks are a waste of time – no decent wages.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00008	IO.753	Area Forum: Two Towns	General comments	Brazeley housing estate was a very difficult to live on (residents) and manage (Council Officers). Now it is different, much better because of local employment.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00008	IO.754	Area Forum: Two Towns	Prosperous Bolton	Needs different types of jobs right across the spectrum – manual and skilled.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00008	IO.755	Area Forum: Two Towns	Prosperous Bolton	Don't think that Horwich will ever have something like BAE systems again, and if the town is to have a manufacturing base, it will need to compete re. realistic wages.	The preferred option focuses new employment in Bolton town centre and along

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					the M61 corridor
02/00008	IO.756	Area Forum: Two Towns	Employment land	A large sum of money was targeted for the improvement of Horwich Loco works, however it never happened and now the site is a disgrace. It is a pity as the site would be a good location for industry.	The Preferred Option allocates Horwich Loco Works as a strategic site for employment led development with a significant quantity of housing. Design will take into account Conservation Area status which applies to much of the site occupied by the former locomotive works buildings and the need for environmentally sustainable construction.
02/00008	IO.757	Area Forum: Two Towns	General comments	Want to protect the old engine sheds as they are part of our heritage. It's a good site but mixed feelings about what will happen – is it a price worth paying to see good investment (to demolish the engine sheds?) Was Lottery Grant money available for this?	The Preferred Option allocates Horwich Loco Works as a strategic site for employment led development with a significant quantity of housing. Design will take into account Conservation Area status which applies to much of the site occupied by the former locomotive works buildings and the need

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					for environmentally sustainable construction.
02/00008	IO.758	Area Forum: Two Towns	Prosperous Bolton	Blackrod's small businesses have disappeared. More people should be living in Blackrod or the remaining school & businesses will close. Blackrod residents don't however use their services e.g. they send their children to schools in Horwich, hence closure of one out of two Blackrod primary schools.	The vision for Blackrod is contained in Chapter 6 on the outer areas. Future development opportunities will be limited by retention of the Green Belt and Protected Open Land.
02/00008	IO.759	Area Forum: Two Towns	General comments	Negative perceptions of anti social behaviour & noise if people live in town centres (Bolton and Horwich)	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00008	IO.760	Area Forum: Two Towns	Housing	There have been some improvements to local dilapidated housing stock.	No response required
02/00008	IO.761	Area Forum: Two Towns	Housing	Terraced housing on Chorley New Road – are needs regenerating. This area was once part of Horwich Town Council's slum clearance scheme however within Bolton Council, nothing has been done.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00008	IO.762	Area Forum: Two Towns	General comments	Buildings and housing that are properly maintained lead to an incentive to keep them in a good state of repair.	The overall preferred spatial option concentrates investment

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					and development in town centres and renewal areas
02/00008	IO.763	Area Forum: Two Towns	General comments	If there is to be any redevelopment at all, there should be a proper infrastructure including good roads/rail links, schools, health clinics etc	The need for infrastructure to support development is addressed in Chapter 9 on the Infrastructure Plan.
02/00008	IO.764	Area Forum: Two Towns	Prosperous Bolton	Need sustainable businesses if we are 'going green' – not more pollution from people travelling to work!	The overall preferred spatial option ensures that new development is accessible by a choice of means of transport
02/00008	IO.765	Area Forum: Two Towns	Housing	Put housing on brownfield sites.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00008	IO.766	Area Forum: Two Towns	Green Issues	Need to protect existing greenspaces.	The overall preferred spatial option protects Green Belt and Protected Open Land from development except at Cutacre
02/00008	IO.767	Area Forum: Two	General comments	There is too much development already in the	The overall preferred

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
		Towns		west of the borough (i.e. Horwich & Westhoughton).	spatial option concentrates investment and development in town centres and renewal areas
02/00008	IO.768	Area Forum: Two Towns	General comments	Poor areas need regenerating wherever they are	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00008	IO.769	Area Forum: Two Towns	General comments	More people living in town centres could make congestion even worse	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00008	IO.770	Area Forum: Two Towns	General comments	Town Centre living (i.e. Bolton, Horwich and Blackrod) would be ideal for single people, not families	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00008	IO.771	Area Forum: Two Towns	Housing	Housing should be constructed off Whitehall Lane/Chorley Road. It is a big site, and would need access roads. The area faces old Bolton	The overall preferred spatial option does not allow for a change to the

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
				council housing stock. No other site available.	Green Belt boundary in this area
02/00008	IO.772	Area Forum: Two Towns	Housing	Willing to accept more housing provided that it is on brownfield sites	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00008	IO.773	Area Forum: Two Towns	Housing	Need more affordable homes.	Affordable housing is addressed in Chapter 7 on Implementing the Objectives and in Chapter 8 on Development Management, based on the Strategic Housing Market Assessment.
02/00009	IO.774	Area Forum: Westhoughton with Chew Moor	Retail	Retail should be in town centres.	The overall preferred spatial option concentrates investment and development in town centres.
02/00009	IO.775	Area Forum: Westhoughton with Chew Moor	Employment land	Call centre type jobs should be located in close proximity to residential areas for workers.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
02/00009	IO.776	Area Forum: Westhoughton with Chew Moor	General comments	Infrastructure should be in place before development takes place.	The need for infrastructure to support development is addressed in Chapter 9 on the Infrastructure Plan.
02/00009	IO.777	Area Forum: Westhoughton with Chew Moor	Transport & Access	Feeling that M61 corridor is not best for new jobs as this location would only encourage car borne trips. Needs to be in locations with good bus/tram access.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00009	IO.778	Area Forum: Westhoughton with Chew Moor	Employment land	Need to ensure that employment and retail land is saved for this purpose – cricket club site completely wrong for new Sainsbury's. Should have been located on the high street.	Preferred options policy 3 and 4 address the identification of future employment and retail sites. These would need to be carried forward into the Allocations DPD. No response required on Sainsbury's.
02/00009	IO.779	Area Forum: Westhoughton with Chew Moor	General comments	All blamed superstores for demise of independent high street shops, but suggested that would all use superstores.	Preferred options policy 4 plans for Westhoughton town centre to continue to serve its part of the Borough, and a mix of uses will be supported
02/00009	IO.780	Area Forum: Westhoughton with Chew Moor	Retail	Less takeaways and estate agents in Westhoughton town centre.	Preferred options policy 4 plans for Westhoughton town

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					centre to continue to serve its part of the Borough, and a mix of uses will be supported
02/00009	IO.781	Area Forum: Westhoughton with Chew Moor	General comments	Money spending on Westhoughton Market building.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00009	IO.782	Area Forum: Westhoughton with Chew Moor	Retail	No more out of centre shopping – at cost to local high street shops.	Preferred options policy 4 plans for Westhoughton town centre to continue to serve its part of the Borough, and a mix of uses will be supported
02/00009	IO.783	Area Forum: Westhoughton with Chew Moor	General comments	Should offer free business tax to local shops to enable to compete.	This is not an issue that the Core Strategy can address
02/00009	IO.784	Area Forum: Westhoughton with Chew Moor	General comments	Bolton Town Centre needs improving – grotty.	The overall preferred spatial option supports the renewal and development of Bolton town centre
02/00009	IO.785	Area Forum: Westhoughton with Chew Moor	General comments	Litter problems in rural areas.	This is not an issue that the Core Strategy can address
02/00009	IO.786	Area Forum:	General comments	Investment needed in Westhoughton Town	Preferred options policy

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
		Westhoughton with Chew Moor		Centre – example – Wilmslow, café culture.	4 plans for Westhoughton town centre to continue to serve its part of the Borough, and a mix of uses will be supported
02/00009	IO.787	Area Forum: Westhoughton with Chew Moor	Green Issues	No building on parks and open spaces.	Preferred options policy 9 safeguards parks and gardens, allotments, civic space and playing fields from development, as well as improving their quality, but allows some development on informal green space if it meets strategic objectives
02/00009	IO.788	Area Forum: Westhoughton with Chew Moor	General comments	Regeneration areas favoured – focus on vacant properties.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00009	IO.789	Area Forum: Westhoughton with Chew Moor	Housing	Welcome new housing in Bolton Town Centre but not necessarily other district centres.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					parts of the urban area
02/00009	IO.790	Area Forum: Westhoughton with Chew Moor	Housing	No new residential development in Westhoughton.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00009	IO.791	Area Forum: Westhoughton with Chew Moor	General comments	Pace of new housing has advanced quicker than other services such as transport/road infrastructure. Lostock County Primary unable to cope with numbers of new families.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00009	IO.792	Area Forum: Westhoughton with Chew Moor	General comments	New facilities proposed as part of new developments have not materialised – i.e. new doctors surgery and school as part of Metal Box development.	The development management option on planning contributions sets out the Council's approach to planning contributions including thresholds and types of infrastructure provision required.
02/00009	IO.793	Area Forum: Westhoughton with Chew Moor	Prosperous Bolton	Employment in Westhoughton has gone and replaced with more housing.	Preferred Options Policy 3 sets out the approach to safeguarding existing employment sites where

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					they are compatible with residential amenity and contribute to sustainability of communities. If not mixed uses will be encouraged.
02/00009	IO.794	Area Forum: Westhoughton with Chew Moor	Transport & Access	Westhoughton Station Rail Park and Ride unable to expand due to housing located all around – related to comment that not enough park and ride is provided in Horwich, Lostock areas for people travelling later in the day.	Park and ride is promoted through the Greater Manchester Local Transport Plan and the Council has implemented or is programmed to implement park and ride at all rails stations in the Borough. Support for park and ride will be part of the Transport and Access SPD to be prepared to support the demand management policy on transport and access in chapter 8.
02/00009	IO.795	Area Forum: Westhoughton with Chew Moor	Housing	Local people can't afford to buy in Westhoughton and new housing is being bought by people from outside the area. More housing will result in more people moving into the area. No affordable housing for children.	Affordable housing is addressed in Chapter 7 on Implementing the Objectives and in Chapter 8 on Development Management. based on

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					the Strategic Housing Market Assessment.
02/00009	IO.796	Area Forum: Westhoughton with Chew Moor	Housing	Not building enough affordable housing for local people!	Affordable housing is addressed in Chapter 7 on Implementing the Objectives and in Chapter 8 on Development Management, based on the Strategic Housing Market Assessment.
02/00009	IO.797	Area Forum: Westhoughton with Chew Moor	Employment land	Business parks are useful for 'dirty' jobs.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00009	IO.798	Area Forum: Westhoughton with Chew Moor	Employment land	White collar jobs should be in town centres	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00009	IO.799	Area Forum: Westhoughton with Chew Moor	Prosperous Bolton	We need permanent jobs.	The Core Strategy cannot influence whether employment is temporary or permanent
02/00009	IO.800	Area Forum: Westhoughton with Chew Moor	Achieving Bolton	We need trained people for example in building trades	This is not an issue the Core Strategy can address
02/00009	IO.801	Area Forum:	Achieving Bolton	Education and training need to be tailored to	This is not an issue the

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
		Westhoughton with Chew Moor		jobs.	Core Strategy can address directly
02/00009	IO.802	Area Forum: Westhoughton with Chew Moor	Transport & Access	We need the transport for people to get to work. Access to buses is declining, making it more difficult for people to get to work.	The overall preferred spatial option will ensure that new development is accessible by a range of different types of transport
02/00009	IO.803	Area Forum: Westhoughton with Chew Moor	General comments	Bolton Town Centre is the place where environmental improvements are most needed. Everybody goes there and so improvements will have the maximum effect.	The overall preferred spatial option supports the renewal and development of Bolton town centre
02/00009	IO.804	Area Forum: Westhoughton with Chew Moor	General comments	Bolton Town Centre is a mess; the central shopping area keeps moving around. The bus station shouldn't be moved.	The overall preferred spatial option supports the renewal and development of Bolton town centre
02/00009	IO.805	Area Forum: Westhoughton with Chew Moor	General comments	A lot of money has been spent on the Market Hall – Councillor Wilkinson stated that the council had not spent money on the Market Hall.	The overall preferred spatial option supports the renewal and development of Bolton town centre
02/00009	IO.806	Area Forum: Westhoughton with Chew Moor	General comments	Improvements are needed across the board in the Town Centre.	Preferred options policy 4 plans for Westhoughton town centre to continue to serve its part of the Borough. and a mix of

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					uses will be supported
02/00009	IO.807	Area Forum: Westhoughton with Chew Moor	General comments	In Westhoughton, Market Street needs improvement. There are too many takeaways and charity shops.	Preferred options policy 4 plans for Westhoughton town centre to continue to serve its part of the Borough, and a mix of uses will be supported
02/00009	IO.808	Area Forum: Westhoughton with Chew Moor	Green Issues	Hall Lee Bank Park should be protected from any development.	The overall preferred spatial option protects Green Belt and Protected Open Land from development except at Cutacre
02/00009	IO.809	Area Forum: Westhoughton with Chew Moor	Green Issues	The Jubilee Field at Chew Moor should have public access maintained.	The Core Strategy cannot address public accessibility and this has been followed up elsewhere
02/00009	IO.810	Area Forum: Westhoughton with Chew Moor	Green Issues	Hulton Park should be protected from development, but public access is required.	The overall preferred spatial option protects Green Belt and Protected Open Land from development except at Cutacre
02/00009	IO.811	Area Forum: Westhoughton with Chew Moor	Housing	There are a lot of facilities already in regeneration areas. New facilities and funding are going there and so more housing would complement all this.	The preferred option is for a concentration of housing in Bolton town centre. in renewal areas

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00009	IO.812	Area Forum: Westhoughton with Chew Moor	Housing	Bolton has a lot of houses that need pulling down.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00009	IO.813	Area Forum: Westhoughton with Chew Moor	Healthy Bolton	Health is poor in regeneration areas, and they need further regeneration. People living in these area want to stay there. Westhoughton has very few facilities e.g. no health centre.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00009	IO.814	Area Forum: Westhoughton with Chew Moor	Housing	Westhoughton should have no more houses because it has poor transport links, and needs more education and shopping facilities.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00009	IO.815	Area Forum: Westhoughton with Chew Moor	Transport & Access	Westhoughton needs to be brought into the 21st century, with roads and public transport in particular in need of improvement. Development should be sustainable with good transport links.	The vision for the whole of Westhoughton is contained in Chapter 6 on the outer areas.

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
02/00009	IO.816	Area Forum: Westhoughton with Chew Moor	General comments	Town centres e.g. Bolton, have lost population. There are a lot of empty properties there e.g. over shops.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00009	IO.817	Area Forum: Westhoughton with Chew Moor	General comments	We also need to regenerate town centres generally; housing is one way of doing this, and introduces an element of evening activity. Town centre redevelopment is cost effective.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00009	IO.818	Area Forum: Westhoughton with Chew Moor	General comments	Shops in Westhoughton can't survive.	Preferred options policy 4 plans for Westhoughton town centre to continue to serve its part of the Borough, and a mix of uses will be supported
02/00009	IO.819	Area Forum: Westhoughton with Chew Moor	Green Belt	We need the existing green belt.	The overall preferred spatial option protects Green Belt and Protected Open Land from development except at Cutacre
02/00009	IO.820	Area Forum:	Housing	There should be no more housina in	The preferred option is

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
		Westhoughton with Chew Moor		Westhoughton. There are already too many flats there. There is enough housing for young people in Westhoughton.	for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00009	IO.821	Area Forum: Westhoughton with Chew Moor	Housing	But housing is expensive. We do need affordable housing – the British Aerospace site is an example of what not to do for affordable housing. But where could affordable housing go in Westhoughton.	Affordable housing is addressed in Chapter 7 on Implementing the Objectives and in Chapter 8 on Development Management, based on the Strategic Housing Market Assessment.
02/00009	IO.822	Area Forum: Westhoughton with Chew Moor	General comments	The problem in Westhoughton is the lack of services and jobs.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00009	IO.823	Area Forum: Westhoughton with Chew Moor	General comments	Brownfield sites in Westhoughton are largely used up.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00009	IO.824	Area Forum:	General comments	There is a lack of GPs. though land at Metal	Preferred options policy

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
		Westhoughton with Chew Moor		Box may at least provide a site. If better physical facilities are provided, it may be possible to attract GPs. We need to improve rail facilities e.g. footpath links to station, better services. There is no police station.	1 supports the development of new health facilities in accessible town centre locations and in renewal areas
02/00009	IO.825	Area Forum: Westhoughton with Chew Moor	Employment land	Out of town business parks are preferred for new jobs.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00009	IO.826	Area Forum: Westhoughton with Chew Moor	Transport & Access	One mile north west of venue there is access to two huge industrial parks at Wingates and Middlebrook. There are motorways and train stations to serve the area and public transport to Middlebrook. People still go by car.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00009	IO.827	Area Forum: Westhoughton with Chew Moor	Transport & Access	Think about consequences: jobs are on the fringes, making existing transport problems worse. Put jobs in town centres.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00009	IO.828	Area Forum: Westhoughton with Chew Moor	Employment land	It is crazy to have car showrooms in the Town Centre. It would be better to have office blocks.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00009	IO.829	Area Forum: Westhoughton with Chew Moor	Retail	If there is Sainsburys/Tesco – who wants to open a shop in Market Street?	Preferred options policy 4 plans for Westhoughton town

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					centre to continue to serve its part of the Borough, and a mix of uses will be supported
02/00009	IO.830	Area Forum: Westhoughton with Chew Moor	Prosperous Bolton	Need jobs to create village.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00009	IO.831	Area Forum: Westhoughton with Chew Moor	Retail	We need a thriving Westhoughton TC; you can only go there now for a curry or charity shop.	Preferred options policy 4 plans for Westhoughton town centre to continue to serve its part of the Borough, and a mix of uses will be supported
02/00009	IO.832	Area Forum: Westhoughton with Chew Moor	Prosperous Bolton	Create jobs in Westhoughton TC. "Market forces will dictate!" "No scope for further employment!"	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00009	IO.833	Area Forum: Westhoughton with Chew Moor	General comments	There is no identity currently.	Preferred options policy 4 plans for Westhoughton town centre to continue to serve its part of the Borough, and a mix of uses will be supported
02/00009	IO.834	Area Forum:	Healthy Bolton	Doctor's surgeries are needed.	Preferred options policy

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		Westhoughton with Chew Moor			1 supports the development of new health facilities in accessible town centre locations and in renewal areas
02/00009	IO.835	Area Forum: Westhoughton with Chew Moor	General comments	Some centres for business have been very successful.	No response required
02/00009	IO.836	Area Forum: Westhoughton with Chew Moor	Employment land	Warehouses should have been resisted like Handlemans. There is no public transport to get there.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00009	IO.837	Area Forum: Westhoughton with Chew Moor	General comments	There is a pool of labour for part time workers.	No response required
02/00009	IO.838	Area Forum: Westhoughton with Chew Moor	Transport & Access	Massive capital outlay is required for moving people from A to B that is the trouble with public transport.	The overall preferred spatial option will ensure that new development is accessible by a range of different types of transport
02/00009	IO.839	Area Forum: Westhoughton with Chew Moor	Employment land	On Market Street there is no space for jobs.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00009	IO.840	Area Forum:	General comments	Industry has done and the economy has	No response required

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
		Westhoughton with Chew Moor		changed.	
02/00009	IO.841	Area Forum: Westhoughton with Chew Moor	Transport & Access	There was no foresight with Market Street. Westhoughton could have had a transport gyratory system.	Preferred options policy 4 plans for Westhoughton town centre to continue to serve its part of the Borough, and a mix of uses will be supported
02/00009	IO.842	Area Forum: Westhoughton with Chew Moor	Housing	Housing stock in Westhoughton is suffering, as other areas are being re-developed; this is a neglected dormitory town.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00009	IO.843	Area Forum: Westhoughton with Chew Moor	General comments	We need to keep our town centre competitive.	Preferred options policy 4 plans for Westhoughton town centre to continue to serve its part of the Borough, and a mix of uses will be supported
02/00009	IO.844	Area Forum: Westhoughton with Chew Moor	General comments	We need a thriving town centre and village, it's just dying!	Preferred options policy 4 plans for Westhoughton town centre to continue to serve its part of the Borough, and a mix of uses will be supported

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02/00009	IO.845	Area Forum: Westhoughton with Chew Moor	General comments	Why are restaurants not coming?	Preferred options policy 4 plans for Westhoughton town centre to continue to serve its part of the Borough, and a mix of uses will be supported
02/00009	IO.846	Area Forum: Westhoughton with Chew Moor	Retail	At the Trafford Centre you can do all shopping, cinema, restaurants in one place, you cannot do this not even in Bolton.	Preferred options policy 4 plans for Westhoughton town centre to continue to serve its part of the Borough, and a mix of uses will be supported
02/00009	IO.847	Area Forum: Westhoughton with Chew Moor	General comments	People are coming into the area but it is still going downhill.	Preferred options policy 4 plans for Westhoughton town centre to continue to serve its part of the Borough, and a mix of uses will be supported
02/00009	IO.848	Area Forum: Westhoughton with Chew Moor	General comments	Developers only build houses but provide nothing socially.	The development management option on planning contributions sets out the Council's approach to planning contributions including thresholds and types of infrastructure provision required.

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02/00009	IO.849	Area Forum: Westhoughton with Chew Moor	General comments	Lost clubs, mission, and the church school at Wingates.	The Council's preferred option, contained in the Development Management chapter, is to broaden the range of infrastructure to be provided as part of planning contributions.
02/00009	IO.850	Area Forum: Westhoughton with Chew Moor	General comments	Market Street needs improving.	Preferred options policy 4 plans for Westhoughton town centre to continue to serve its part of the Borough, and a mix of uses will be supported
02/00009	IO.851	Area Forum: Westhoughton with Chew Moor	Green Issues	Greenspaces, we want these protecting.	Preferred options policy 9 safeguards parks and gardens, allotments, civic space and playing fields from development, as well as improving their quality, but allows some development on informal green space if it meets strategic objectives
02/00009	IO.852	Area Forum: Westhoughton with Chew Moor	Housing	Houses are too crowded in.	Preferred options policy 10 sets out the approach to new housing density which includes taking

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					into account local character.
02/00009	IO.853	Area Forum: Westhoughton with Chew Moor	General comments	The Town Centre needs improving – e.g. the ex-snooker hall/cinema.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00009	IO.854	Area Forum: Westhoughton with Chew Moor	General comments	Westhoughton still has some suburban areas that should be considered as general improvement areas (GIAs) where older terraced properties lack amenities. 3 GIAs were proposed in the 1970s.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00009	IO.855	Area Forum: Westhoughton with Chew Moor	Housing	Give Westhoughton a breather, no more house building for a while please!	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00009	IO.856	Area Forum: Westhoughton with Chew Moor	Green Issues	There should be a block on Greenfield development.	The overall preferred spatial option protects Green Belt and Protected Open Land from development except at Cutacre
02/00009	IO.857	Area Forum:	General comments	There is too much building here	The preferred option is

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
		Westhoughton with Chew Moor		(Westhoughton)	for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00009	IO.858	Area Forum: Westhoughton with Chew Moor	General comments	Vote for Town Centre – negative vote against building on greenfields and open spaces.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00009	IO.859	Area Forum: Westhoughton with Chew Moor	Housing	Regeneration – poorer areas, old terraced houses, re-house or provide more affordable housing. Older houses have bigger gardens and more houses can be built on it.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00009	IO.860	Area Forum: Westhoughton with Chew Moor	Transport & Access	Public transport important – debate about when Daisy Hill Station new car park would be built.	The station car park has now been completed
02/00009	IO.861	Area Forum: Westhoughton with Chew Moor	General comments	Enough land being developed and no more development in Westhoughton.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area

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02/00009	IO.862	Area Forum: Westhoughton with Chew Moor	Housing	There is no shortage of housing generally.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00009	IO.863	Area Forum: Westhoughton with Chew Moor	Employment land	There is a need for amenities and jobs before new houses, as we need to drive to Manchester/Liverpool for work.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00009	IO.864	Area Forum: Westhoughton with Chew Moor	Transport & Access	Traffic is clogged up in Horwich as well – it is a common problem.	The need for infrastructure to support development is addressed in Chapter 9 on the Infrastructure Plan. The need to take traffic implications into account for individual developments is addressed in Chapter 8 on Development Management.
02/00009	IO.865	Area Forum: Westhoughton with Chew Moor	Transport & Access	There has been massive development and we were promised 3 or 4 new routes and this has not happened.	The need for infrastructure to support development is addressed in Chapter 9 on the Infrastructure

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					Plan and in the individual area profiles in Chapter 6. The straightening of Platt Lane to access Chequerbent roundabout is being investigated.
02/00009	IO.866	Area Forum: Westhoughton with Chew Moor	General comments	Houses have been put in front of the environment.	The need for infrastructure to support development is addressed in Chapter 9 on the Infrastructure Plan.
02/00009	IO.867	Area Forum: Westhoughton with Chew Moor	Transport & Access	We want to see good communications including roads.	The need for infrastructure to support development is addressed in Chapter 9 on the Infrastructure Plan.
02/00009	IO.868	Area Forum: Westhoughton with Chew Moor	General comments	It is a 21st Century town with a 19th Century infrastructure!	The need for infrastructure to support development is addressed in Chapter 9 on the Infrastructure Plan.
02/00009	IO.869	Area Forum: Westhoughton with Chew Moor	General comments	Accessible places for development.	The overall preferred spatial option concentrates development in locations

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					accessible by a choice of means of transport
02/00009	IO.870	Area Forum: Westhoughton with Chew Moor	General comments	People in Westhoughton are interested in Westhoughton.	No response required
02/00009	IO.871	Area Forum: Westhoughton with Chew Moor	General comments	At the Metal Box housing development the flats are not selling. There is also no joined up thinking between needs of development and infrastructure. Also the Church Street/Park Rd Collapse caused massive traffic problems.	The need for infrastructure to support development is addressed in Chapter 9 on the Infrastructure Plan.
02/00009	IO.872	Area Forum: Westhoughton with Chew Moor	Housing	Affordable housing is needed for everybody from 1st time buyers and up through the chain.	Affordable housing is addressed in Chapter 7 on Implementing the Objectives and in Chapter 8 on Development Management, based on the Strategic Housing Market Assessment.
02/00009	IO.873	Area Forum: Westhoughton with Chew Moor	Transport & Access	Shouldn't public transport follow housing?	The overall preferred spatial option will ensure that new development is accessible by a range of different types of transport
02/00009	IO.874	Area Forum: Westhoughton with Chew Moor	General comments	There is the need for one big plan to take everything into account.	The vision for the whole of Westhoughton is contained in Chapter 6

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					on the outer areas.
02/00009	IO.875	Area Forum: Westhoughton with Chew Moor	General comments	Are there larger building site in the Borough outside Westhoughton?	The overall preferred spatial option concentrates development in locations other than Westhoughton
02/00009	IO.876	Area Forum: Westhoughton with Chew Moor	General comments	Why shut Westhoughton primary school – what is it used for? Adult learning centre taking over for the moment.	This is not an issue that the Core Strategy can address
02/00009	IO.877	Area Forum: Westhoughton with Chew Moor	Housing	Need to realise that housing is driven by market forces.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00009	IO.878	Area Forum: Westhoughton with Chew Moor	General comments	Can't refuse brownfield development.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00009	IO.879	Area Forum: Westhoughton with Chew Moor	General comments	There is mismanagement of Westhoughton Market.	This is not an issue that can be addressed by the Core Strategy

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02/00009	IO.880	Area Forum: Westhoughton with Chew Moor	General comments	We are not happy about the situation with the proposed Sainsburys in Westhoughton.	No response required
02/00009	IO.881	Area Forum: Westhoughton with Chew Moor	Transport & Access	What about the railway station?	Chapter 9 Bolton Infrastructure Plan sets out public transport requirements and proposals. There is nothing specifically proposed through the Core Strategy for Westhoughton Station but improvements could be brought about through developer contributions, the Council's capital programme or if funding were to become available through the Transport Innovation Fund.
02/00009	IO.882	Area Forum: Westhoughton with Chew Moor	Employment land	Jobs should be in economic zones such as Middlebrook, Horwich.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00009	IO.883	Area Forum: Westhoughton with Chew Moor	Employment land	They should stop changing industrial estates into housing. You need to retain employment in local areas. so local people can get to jobs	Preferred Options Policy 3 sets out the approach to safeguarding existing

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				without having travel long distances, adding to congestion. It is better to bring jobs to local people, rather than creating more transport problems.	employment sites where they are compatible with residential amenity and contribute to sustainability of communities. If not mixed uses will be encouraged.
02/00009	IO.884	Area Forum: Westhoughton with Chew Moor	Employment land	Most local job sites in Westhoughton have gone to housing.	No response required
02/00009	IO.885	Area Forum: Westhoughton with Chew Moor	General comments	The Mills Strategy is important for Bolton, especially converting them into small units for business use.	Evidence from the Mills Study Action Plan will provide evidence to guide the future use of specific mills or mill sites. Specific allocations may be made in the Allocations Development Plan Document.
02/00009	IO.886	Area Forum: Westhoughton with Chew Moor	General comments	Westhoughton is seen as a commuter town, with lots of people travelling to work from Westhoughton.	The vision for the whole of Westhoughton is contained in Chapter 6 on the outer areas
02/00009	IO.887	Area Forum: Westhoughton with Chew Moor	General comments	Westhoughton Town Centre should be regenerated to make more jobs. There are too many minimum wage jobs in Westhoughton. There should be more shops for men.	The overall preferred spatial option concentrates investment and development in town centres and

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
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					renewal areas
02/00009	IO.888	Area Forum: Westhoughton with Chew Moor	General comments	There should be a better redistribution of money gained through Council Tax, ploughing it back into Westhoughton.	The re-distribution of Council Tax is beyond the remit of the Core Strategy. However the development management option for planning contributions suggests there may be circumstances where Section 106 contributions could be spent in areas where development has given rise to them.
02/00009	IO.889	Area Forum: Westhoughton with Chew Moor	Transport & Access	Public transport is limited in Westhoughton, it should be improved.	The overall preferred spatial option will ensure that new development is accessible by a range of different types of transport
02/00009	IO.890	Area Forum: Westhoughton with Chew Moor	General comments	We need better transport, amenities, Doctors, Dentists and facilities for younger people.	The Council's preferred option, contained in the Development Management chapter, is to broaden the range of infrastructure to be provided as part of planning contributions.
02/00009	IO.891	Area Forum:	General comments	It would be nice to give more support to small	This is not an issue that

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
		Westhoughton with Chew Moor		businesses in Westhoughton, and advertise the fact that there is money available.	the Core Strategy can address directly
02/00009	IO.892	Area Forum: Westhoughton with Chew Moor	Green Belt	People want Ditchers farm to definitely stay as greenbelt.	The overall preferred spatial option protects Green Belt and Protected Open Land from development except at Cutacre
02/00009	IO.893	Area Forum: Westhoughton with Chew Moor	General comments	Improve: Church Street, Great Lever, All Town Centres, Improve public toilet facilities, Burnden and Manchester Road area	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00009	IO.894	Area Forum: Westhoughton with Chew Moor	General comments	The gateways into Bolton need improving	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00009	IO.895	Area Forum: Westhoughton with Chew Moor	Transport & Access	There is a lack of car parking facilities in Town Centres.	The Preferred Option in Chapter 8 on Development Management sets out the proposed approach to transport and access including car parking. Town and district centre parking requirements will be considered in more

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					detail through the Transport and Access SPD.
02/00009	IO.896	Area Forum: Westhoughton with Chew Moor	General comments	It would be good to see shop frontages improved, especially when the shutters are down, it looks unsightly.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00009	IO.897	Area Forum: Westhoughton with Chew Moor	General comments	Le Mans Crescent looks run down.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00009	IO.898	Area Forum: Westhoughton with Chew Moor	General comments	The cleanliness of streets needs improving.	This is not an issue that the Core Strategy can address directly
02/00009	IO.899	Area Forum: Westhoughton with Chew Moor	General comments	It would be good to have litter bins at every bus stop. We could get corporate sponsorship and advertising on bins to pay for them, and keep them maintained.	This is not an issue that the Core Strategy can address directly
02/00009	IO.900	Area Forum: Westhoughton with Chew Moor	Green Issues	All greenspace should be protected.	Preferred options policy 9 safeguards parks and gardens, allotments, civic space and playing fields from development, as well as improving their quality. but allows

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					some development on informal green space if it meets strategic objectives
02/00009	IO.901	Area Forum: Westhoughton with Chew Moor	General comments	There is not enough infrastructure – needs improving.	The overall preferred spatial option will ensure that new development is accessible by a range of different types of transport
02/00009	IO.902	Area Forum: Westhoughton with Chew Moor	Green Issues	Bowlands Hey has fantastic views, they need protecting.	The overall preferred spatial option protects Green Belt and Protected Open Land from development except at Cutacre
02/00009	IO.903	Area Forum: Westhoughton with Chew Moor	Housing	There are 5000 vacant properties in Bolton, do something with them instead.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00009	IO.904	Area Forum: Westhoughton with Chew Moor	General comments	Make better use of brownfield.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area

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02/00009	IO.905	Area Forum: Westhoughton with Chew Moor	Green Issues	Once greenspace is built upon, it is gone forever, so we need to protect it.	The overall preferred spatial option protects Green Belt and Protected Open Land from development except at Cutacre
02/00009	IO.906	Area Forum: Westhoughton with Chew Moor	Green Belt	Sport and recreation is OK on greenbelt as long as it is tightly controlled to provide facilities where there are none in local areas. If there is already a football pitch nearby that is not used, you should not go building on greenbelt to put new football pitches. Any new facilities should be open for any member of the public, and should not be members-only clubs.	The overall preferred spatial option protects Green Belt and Protected Open Land from development except at Cutacre
02/00009	IO.907	Area Forum: Westhoughton with Chew Moor	Green Issues	Please Protect: Leigh Common, Ditchers farm, Bowlands Hey, Lee Hall, Rumworth Lodge, St Johns wood	The overall preferred spatial option protects Green Belt and Protected Open Land from development except at Cutacre
02/00009	IO.908	Area Forum: Westhoughton with Chew Moor	General comments	There is a problem with too many new planning permissions being granted, so we have an over-supply.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00009	IO.909	Area Forum: Westhoughton with	Housing	New housing should be on Brownfield sites only. However, Brownfield sites in	The preferred option is for a concentration of

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		Chew Moor		Westhoughton are filling up. People are starting to artificially create brownfield sites by letting businesses go down hill, so they can make money from getting housing on the site. Bolton Road is one example of an artificially created site.	housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00009	IO.910	Area Forum: Westhoughton with Chew Moor	General comments	People are also buying Greenfield sites and letting them get run down so they can then claim that putting housing on it would be an improvement.	The overall preferred spatial option protects Green Belt and Protected Open Land from development except at Cutacre
02/00009	IO.911	Area Forum: Westhoughton with Chew Moor	Housing	People want planners/government to have more say over the types of housing being – there are too many flats being built that are then left empty. More housing for families is needed. There should also be in-built figures for affordable housing, and less buy to let property.	Preferred options policy 10 sets out requirements for the mix of size of dwellings.
02/00009	IO.912	Area Forum: Westhoughton with Chew Moor	Housing	There are too many new apartments in Westhoughton, with many sitting vacant – there is no need for more to be built.	Preferred option policy 10 limits the number of smaller housing units to be built
02/00009	IO.913	Area Forum: Westhoughton with Chew Moor	General comments	Farnworth should be built on and redeveloped.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
02/00010	IO.914	Area Forum: Focus Group Workshop	General comments	Lower paid jobs need to be in the local community	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00010	IO.915	Area Forum: Focus Group Workshop	General comments	Not enough is made of Bolton's history and tourism should be made more of to make more jobs	Preferred Option Policy 5 recognises the potential of Bolton as a visitor destination and sets out the main focus for future development.
02/00010	IO.916	Area Forum: Focus Group Workshop	General comments	More people should be employed to look after buildings, greenspace etc	This is not an issue that the Core Strategy can address directly
02/00010	IO.917	Area Forum: Focus Group Workshop	Achieving Bolton	Education is important and the College should be involved in the right training	This is not an issue that can be addressed directly by the Core Strategy
02/00010	IO.918	Area Forum: Focus Group Workshop	General comments	What are we doing to encourage employers to take on local people?	This is not an issue that can be addressed directly by the Core Strategy
02/00010	IO.919	Area Forum: Focus Group Workshop	Achieving Bolton	We should be encouraging jobs for graduates	The preferred options encourage a range of employment opportunities, some of which will be appropriate for graduates
02/00010	IO.920	Area Forum: Focus	General comments	Can Bolton attract manufacturing jobs.	The preferred option

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
		Group Workshop		especially in high tech industries. We need to keep existing employers as well as attracting new ones.	focuses new employment in Bolton town centre and along the M61 corridor
02/00010	IO.921	Area Forum: Focus Group Workshop	Retail	There should be no more Middlebrooks or other retail parks.	Preferred options policy 4 concentrates major retail development in Bolton town centre, and to a lesser extent in other existing centres in the Borough; it discourages out of centre development
02/00010	IO.922	Area Forum: Focus Group Workshop	Retail	Big stores need not be in the Town Centre, but more smaller, locally owned shops are needed	Preferred options policy 4 plans for major retail development in Bolton town centre
02/00010	IO.923	Area Forum: Focus Group Workshop	Retail	We don't need designer shops in Bolton, but shops that provide Bolton with a unique identity	Preferred options policy 4 plans for Westhoughton town centre to continue to serve its part of the Borough, and a mix of uses will be supported
02/00010	IO.924	Area Forum: Focus Group Workshop	General comments	We need to make the best use of existing buildings to provide employment e.g. old health centres as they are replaced by new ones	The overall preferred spatial option concentrates investment and development in town centres and renewal areas

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
02/00010	IO.925	Area Forum: Focus Group Workshop	General comments	There may be more working from home in the future	While there is some evidence that the number of people working at or from home will increase the overall numbers are small and will have limited impact on the Core Strategy approach to employment land.
02/00010	IO.926	Area Forum: Focus Group Workshop	Transport & Access	We need to look at traffic as a result of new development, though housing isn't seen as too much of a problem	The need for infrastructure to support development is addressed in Chapter 9 on the Infrastructure Plan. The need to take traffic implications into account for individual developments is addressed in Chapter 8 on Development Management.
02/00010	IO.927	Area Forum: Focus Group Workshop	Green Issues	Much green space should be protected, but play areas and parks above all	Preferred options policy 9 safeguards parks and gardens, allotments, civic space and playing fields from development, as well as improving their quality, but allows some development on informal green space if it

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					meets strategic objectives
02/00010	IO.928	Area Forum: Focus Group Workshop	General comments	People should be encouraged to use green spaces	Preferred options policy 9 safeguards parks and gardens, allotments, civic space and playing fields from development, as well as improving their quality, but allows some development on informal green space if it meets strategic objectives
02/00010	IO.929	Area Forum: Focus Group Workshop	General comments	We need a network of spaces, not just piecemeal provision	Preferred options policy 9 safeguards parks and gardens, allotments, civic space and playing fields from development, as well as improving their quality, but allows some development on informal green space if it meets strategic objectives
02/00010	IO.930	Area Forum: Focus Group Workshop	Green Issues	Open fields add to people's sense of well-being. They should only be developed if new building is very important, adds value and is well designed	Preferred options policy 9 safeguards parks and gardens, allotments, civic space and playing fields from development, as well as improving

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					their quality, but allows some development on informal green space if it meets strategic objectives
02/00010	IO.931	Area Forum: Focus Group Workshop	General comments	We should keep spaces between Horwich and other towns	The overall preferred spatial option protects Green Belt and Protected Open Land from development except at Cutacre
02/00010	IO.932	Area Forum: Focus Group Workshop	General comments	We don't want lots of small projects on greenfield sites; it would be better to have one big project to build up a community.	The integration of housing with supporting infrastructure is addressed in the overall spatial option, as well as in chapter 6 on specific parts of the Borough and chapter 7 on implementing objectives.
02/00010	IO.933	Area Forum: Focus Group Workshop	General comments	We can't put them (waste sites) very close to where people live, Management issues are vital to lessen the impact of waste sites, Union Road is a good site because it is in an industrial area	Preferred options policy 6 supports waste management facilities in accordance with the proximity principle in renewal areas, and along key transport corridors
02/00010	IO.934	Area Forum: Focus Group Workshop	Housing	Shortage of housing is an issue.	The preferred option is for a concentration of

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00010	IO.935	Area Forum: Focus Group Workshop	Housing	Housing should be concentrated on redevelopment areas e.g. Burnden Park should have been housing rather than retail and the same is true in Horwich	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00010	IO.936	Area Forum: Focus Group Workshop	General comments	There is still space in Bolton for this redevelopment	The preferred overall spatial options concentrates most new development within the urban area, focussing particularly on Bolton Town Centre, renewal areas and Horwich Locoworks. It also proposes strategic employment development on peripheral Green Belt land at Cutacre.
02/00010	IO.937	Area Forum: Focus Group Workshop	General comments	At the moment we are losing the nice bits to development, the green bits.	Preferred options policy 9 safeguards parks and

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					gardens, allotments, civic space and playing fields from development, as well as improving their quality, but allows some development on informal green space if it meets strategic objectives
02/00010	IO.938	Area Forum: Focus Group Workshop	General comments	We need to provide linked greenspace and not block it with development.	Preferred options policy 9 safeguards parks and gardens, allotments, civic space and playing fields from development, as well as improving their quality, but allows some development on informal green space if it meets strategic objectives
02/00010	IO.939	Area Forum: Focus Group Workshop	Housing	Some new houses are too high e.g. blocks of apartments.	The preferred policy approach on the built environment takes safety, appearance and accessibility for all into account
02/00010	IO.940	Area Forum: Focus Group Workshop	Housing	Some areas of the town have been neglected and there is potential for new housing there.	The preferred option is for a concentration of housing in Bolton town centre. in renewal areas

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00010	IO.941	Area Forum: Focus Group Workshop	Housing	We need a bigger proportion of houses rather than flats, We need family houses.	Preferred options policy 10 sets out requirements for the mix of size of dwellings
02/00010	IO.942	Area Forum: Focus Group Workshop	Housing	Apartments are built because they make higher profits for builders; they are also too expensive.	Preferred options policy 10 sets out requirements for the mix of size of dwellings
02/00010	IO.943	Area Forum: Focus Group Workshop	Housing	Houses should be for local needs and not for people coming from outside Bolton Houses need external spaces – gardens etc	Preferred options policy 10 sets out requirements for the mix of size of dwellings based on the Strategic Housing Market Assessment
02/00010	IO.944	Area Forum: Focus Group Workshop	Housing	Small family housing is the most pressing need.	Preferred options policy 10 sets out requirements for the mix of size of dwellings
02/00010	IO.945	Area Forum: Focus Group Workshop	Housing	Housing can be appropriate in the Town Centre but we need to make sure that we are building communities.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					parts of the urban area
02/00010	IO.946	Area Forum: Focus Group Workshop	Housing	Houses – as opposed to flats – may not be appropriate in the town centre.	Preferred options policy 10 sets out requirements for the mix of size of dwellings
02/00010	IO.947	Area Forum: Focus Group Workshop	General comments	We need to keep the older character of areas like Horwich.	The preferred policy approach on the built environment takes safety, appearance and accessibility for all into account
02/00010	IO.948	Area Forum: Focus Group Workshop	Housing	There is enough brownfield land for houses, three storey houses may be the best approach.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00010	IO.949	Area Forum: Focus Group Workshop	General comments	St Georges Road is an example of poor design, not reflecting the surrounding area.	The preferred policy approach on the built environment takes safety, appearance and accessibility for all into account
02/00010	IO.950	Area Forum: Focus Group Workshop	General comments	Housing areas need local shops, pubs etc	The integration of housing with supporting infrastructure is addressed in the overall

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					spatial option, as well as in chapter 6 on specific parts of the Borough and chapter 7 on implementing objectives.
02/00010	IO.951	Area Forum: Focus Group Workshop	General comments	We need proper planning, not piecemeal development	The overall preferred spatial option does this
02/00010	IO.952	Area Forum: Focus Group Workshop	General comments	There is very little to offer families in the Town Centre	The preferred option for the town centre identifies the Innovation Zone for family orientated leisure
02/00010	IO.953	Area Forum: Focus Group Workshop	General comments	Conversion of old mills to housing can be good, but it depends on the mill; some may be better demolished and some may be better for other uses	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00010	IO.954	Area Forum: Focus Group Workshop	General comments	The development at Eagley Mills is not part of the community – big developments like that need facilities like shops	Preferred options policy 4 plans for district and local centres to continue to serve the retail needs of local communities
02/00010	IO.955	Area Forum: Focus Group Workshop	Housing	Affordable housing is important.	Affordable housing is addressed in Chapter 7 on Implementing the Objectives and in Chapter 8 on

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					Development Management, based on the Strategic Housing Market Assessment.
02/00011	IO.0956	Young Persons Workshop	Healthy Bolton	Put health centres in the town centre where transport is good	Preferred options policy 1 supports the development of new health facilities in accessible town centre locations and in renewal areas
02/00011	IO.0957	Young Persons Workshop	General comments	More people would use it if it's in the town centre	Preferred options policy 1 supports the development of new health facilities in accessible town centre locations and in renewal areas
02/00011	IO.0958	Young Persons Workshop	Healthy Bolton	Would be better to have hospitals or clinics in the suburban areas where it is quiet.	Preferred options policy 1 supports the development of new health facilities in accessible town centre locations and in renewal areas
02/00011	IO.0959	Young Persons Workshop	Healthy Bolton	Could have health centre near sports centres so people use both to improve health.	Preferred options policy 1 supports the development of new health facilities in accessible town centre

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					locations and in renewal areas
02/00011	IO.0960	Young Persons Workshop	General comments	We definitely need a swimming pool	Preferred options policy 5 focuses new major leisure attractions in Bolton town centre
02/00011	IO.0961	Young Persons Workshop	General comments	Difficult to find enough space in central Bolton for large swimming pool and car parking etc.	Preferred options policy 5 focuses new major leisure attractions in Bolton town centre
02/00011	IO.0962	Young Persons Workshop	General comments	Would be very noisy and busy therefore better in town area.	Preferred options policy 5 focuses new major leisure attractions in Bolton town centre
02/00011	IO.0963	Young Persons Workshop	General comments	Depends on size of swimming pool, central so convenient for everyone because of good transport. Put on main road, build it where the old one was knocked down. Get rid of some of the supermarkets to make space. Put it near the Sports centre on Manchester Road.	Preferred options policy 5 focuses new major leisure attractions in Bolton town centre
02/00011	IO.0964	Young Persons Workshop	General comments	Some suburban areas already have pools.	Preferred options policy 5 focuses new major leisure attractions in Bolton town centre
02/00011	IO.0965	Young Persons Workshop	General comments	Big differences between young peoples views re whether colleges should go in "poor" areas or not.	Preferred options policy 2 supports education facilities in a variety of different locations

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
02/00011	IO.0966	Young Persons Workshop	Achieving Bolton	Some felt they would be wasted in poorer areas because people there don't want it, others felt that it would help people in these areas get a better education.	Preferred options policy 2 supports education facilities in a variety of different locations
02/00011	IO.0967	Young Persons Workshop	General comments	Shouldn't concentrate it in one area, should think of everyone	Preferred options policy 2 supports education facilities in a variety of different locations
02/00011	IO.0968	Young Persons Workshop	Achieving Bolton	Locate colleges near other facilities i.e. sports centres therefore maybe best in central area.	Preferred options policy 2 supports education facilities in a variety of different locations
02/00011	IO.0969	Young Persons Workshop	General comments	Currently travel very varied distances to get to schools especially 6th form colleges from 5 minutes walking to 30 minutes. by car or bus. (Some longer).	Preferred options policy 2 supports education facilities in a variety of different locations
02/00011	IO.0970	Young Persons Workshop	Achieving Bolton	Quality of school and college more important than location	Preferred options policy 2 supports education facilities in a variety of different locations
02/00011	IO.0971	Young Persons Workshop	Achieving Bolton	Build new facilities on Manchester Road.	Preferred options policy 2 supports education facilities in a variety of different locations
02/00011	IO.0972	Young Persons Workshop	Achieving Bolton	Ladybridge area has gone up since a college was put there	Preferred options policy 2 supports education facilities in a variety of different locations

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
02/00011	IO.0973	Young Persons Workshop	Achieving Bolton	Don't need it in the centre because the university is there	Preferred options policy 2 supports education facilities in a variety of different locations
02/00011	IO.0974	Young Persons Workshop	Achieving Bolton	But if school or college could link in with university, might encourage more people to go to the university (if college was built close by).	Preferred options policy 2 supports education facilities in a variety of different locations
02/00011	IO.0975	Young Persons Workshop	Achieving Bolton	Would maybe attract better college staff if they have links with the university.	Preferred options policy 2 supports education facilities in a variety of different locations
02/00011	IO.0976	Young Persons Workshop	Employment land	Future jobs: Focus on existing areas of development.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00011	IO.0977	Young Persons Workshop	Employment land	There are some run down areas which could be used for building factories etc.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00011	IO.0978	Young Persons Workshop	Employment land	Puts bits and bobs everywhere, (spread it out).	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00011	IO.0979	Young Persons Workshop	Employment land	Would be better to spread it out so that people can go to local jobs. and this would cut down	The preferred option focuses new

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
				on pollution/ traffic.	employment in Bolton town centre and along the M61 corridor
02/00011	IO.0980	Young Persons Workshop	Transport & Access	All the young people in our group said they preferred to travel by car, but some acknowledged it was healthier and more environmentally sound to walk or use public transport.	The overall preferred spatial option will ensure that new development is accessible by a range of different types of transport
02/00011	IO.0981	Young Persons Workshop	Transport & Access	We should walk but it depends on where and how far you're going. If buses were on time it would be better. Taxis are useful. Walking is healthier.	The overall preferred spatial option will ensure that new development is accessible by a range of different types of transport
02/00011	IO.0982	Young Persons Workshop	Transport & Access	Public transport should be cheaper and better quality, Raising prices of public transport just makes less people use it	The public transport fares structure is not within the remit of the Core Strategy.
02/00011	IO.0983	Young Persons Workshop	General comments	Need more security cameras.	This is not an issue that can be addressed by the Core Strategy
02/00011	IO.0984	Young Persons Workshop	General comments	Locate rubbish dumps near houses then people would take more responsibility for it and recycle more.	Preferred options policy 6 supports waste management facilities in accordance with the proximity principle in renewal areas, and along key transport

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					corridors
02/00011	IO.0985	Young Persons Workshop	General comments	Don't have recycling places too far away but not right outside houses either.	Preferred options policy 6 supports waste management facilities in accordance with the proximity principle in renewal areas, and along key transport corridors
02/00011	IO.0986	Young Persons Workshop	General comments	Have recycling places in local communities but rubbish dumps further away.	Preferred options policy 6 supports waste management facilities in accordance with the proximity principle in renewal areas, and along key transport corridors
02/00011	IO.0987	Young Persons Workshop	Q7 - Sustainable Design & Considerate Construction	Climate Change: Put energy efficient buildings as priority.	The preferred policy approach is to set sustainable design and construction standards as high as possible
02/00011	IO.0988	Young Persons Workshop	General comments	Priorities should be in regeneration areas. Bring these areas up to scratch, Create an upward spiral of improvements.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00011	IO.0989	Young Persons	General comments	Farnworth still has places that need	The overall preferred

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
		Workshop		improvements	spatial option concentrates investment and development in town centres and renewal areas
02/00011	IO.0990	Young Persons Workshop	General comments	If left they will get worse.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00011	IO.0991	Young Persons Workshop	General comments	If we invest in poor or deprived areas then more people will see those areas in a better light and things will get better.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00011	IO.0992	Young Persons Workshop	Housing	Good quality housing, Spread this out through out the district	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00011	IO.0993	Young Persons Workshop	Housing	Don't put new houses in the countryside	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					Works, but with some new housing in other parts of the urban area
02/00011	IO.0994	Young Persons Workshop	Housing	Families don't want to live in the town centres. Maybe young people would.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00011	IO.0995	Young Persons Workshop	General comments	The group felt that all of Bolton should be improved to a similar level in terms of the physical environment. However, they did feel that there were not enough places for young people to meet together. It was stated that poorer areas of Bolton get their facilities taken away due to vandalism.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00011	IO.0996	Young Persons Workshop	General comments	The group would not want to live in Bolton town centre.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00011	IO.0997	Young Persons Workshop	Healthy Bolton	The group agreed with the majority of people, that health centres should be located in regeneration areas. They also felt that along with putting such facilities here, people need	Preferred options policy 1 supports the development of new health facilities in

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
				educating about their health and visiting such centres.	accessible town centre locations and in renewal areas
02/00011	IO.0998	Young Persons Workshop	General comments	The group felt that the areas around facilities such as swimming pools need to be attractive in order to encourage people to walk there as accessibility to such facilities is a big issue. People generally want to do more than one activity when they go swimming, e.g. go shopping afterwards therefore facilities in the town centre are better.	Preferred options policy 5 focuses new major leisure attractions in Bolton town centre
02/00011	IO.0999	Young Persons Workshop	General comments	Colleges and schools should have more facilities, sports and hobbies for example.	Preferred options policy 2 supports education facilities in a variety of different locations
02/00011	IO.1000	Young Persons Workshop	Achieving Bolton	Education facilities should be open to everyone to apply not just those in that area – discrimination!	Preferred options policy 2 supports education facilities in a variety of different locations
02/00011	IO.1001	Young Persons Workshop	Transport & Access	Good transport access for new developments.	The overall preferred spatial option will ensure that new development is accessible by a range of different types of transport
02/00011	IO.1002	Young Persons Workshop	Transport & Access	Unless public transport drastically improved major sites such as hospitals and leisure facilities should be centrally located; if located on fringes of urban areas people in suburbs	The overall preferred spatial option will ensure that new development is accessible by a range of

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
				would have to travel into the centre and back out again.	different types of transport
02/00011	IO.1003	Young Persons Workshop	Transport & Access	People would be encouraged to use public facilities if easier to get to.	The overall preferred spatial option will ensure that new development is accessible by a range of different types of transport
02/00011	IO.1004	Young Persons Workshop	Transport & Access	Transport links don't provide enough access to out of town areas.	The overall preferred spatial option will ensure that new development is accessible by a range of different types of transport
02/00011	IO.1005	Young Persons Workshop	Transport & Access	Healthy to walk or cycle but many things too far away!	The overall preferred spatial option will ensure that new development is accessible by a range of different types of transport
02/00011	IO.1006	Young Persons Workshop	Transport & Access	Buses and trains should be much cheaper or free for young people.	The overall preferred spatial option will ensure that new development is accessible by a range of different types of transport
02/00011	IO.1007	Young Persons Workshop	Healthy Bolton	Combine health centres with sports and leisure facilities to encourage fitness.	The preferred options allow for mixed and combined uses

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
02/00011	IO.1008	Young Persons Workshop	Employment Land	Locate new economic developments (e.g. factories, offices) in derelict areas or those with low employment/deprivation to encourage more people into work.	New employment will be focussed in the Town Centre and along the M61 corridor
02/00011	IO.1009	Young Persons Workshop	Employment Land	People may be unemployed through choice so even if a workplace next door to them they may still not want to work.	New employment will be focussed in the Town Centre and along the M61 corridor
02/00011	IO.1010	Young Persons Workshop	Transport & Access	People may need to travel to these areas to their jobs – again access would be an issue here.	New employment will be focussed in the Town Centre and along the M61 corridor
02/00011	IO.1011	Young Persons Workshop	Transport & Access	People from out of the area may not want to travel into a deprived area to work – stigma.	New employment will be focussed in the Town Centre and along the M61 corridor
02/00011	IO.1012	Young Persons Workshop	Prosperous Bolton	New businesses may fail if can't get right skilled workers – unemployed people may be unskilled so shouldn't focus on them particularly.	New employment will be focussed in the Town Centre and along the M61 corridor
02/00011	IO.1013	Young Persons Workshop	Prosperous Bolton	Areas of high unemployment may have other problems that should be looked into – what is the reason for the unemployment? There may be a requirement for training and education rather than building factories.	New employment will be focussed in the Town Centre and along the M61 corridor
02/00011	IO.1014	Young Persons Workshop	Prosperous Bolton	More jobs should be central in Bolton or transport links very good for those who don't drive or can't afford to run a car.	New employment will be focussed in the Town Centre and along the M61 corridor

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
02/00011	IO.1015	Young Persons Workshop	Prosperous Bolton	More jobs in local areas so people don't have to travel and put pressure on public transport.	New employment will be focussed in the Town Centre and along the M61 corridor
02/00011	IO.1016	Young Persons Workshop	Prosperous Bolton	Encourage local investment and jobs so people not travelling out to Manchester for the best jobs.	New employment will be focussed in the Town Centre and along the M61 corridor
02/00011	IO.1017	Young Persons Workshop	Prosperous Bolton	Investment in deprived areas may improve people's perception of the area and this may in turn lead to more sustainable improvements.	New employment will be focussed in the Town Centre and along the M61 corridor
02/00011	IO.1018	Young Persons Workshop	Retailing	We have a good range of shops and stores in the town centre.	New retail development will be focussed in the Town Centre
02/00011	IO.1019	Young Persons Workshop	Transport & Access	Have to travel in by public transport if live out of area and it is sometimes not reliable.	The overall preferred spatial option will ensure that new development is accessible by a range of different types of transport
02/00011	IO.1020	Young Persons Workshop	Transport & Access	Out of town shopping and leisure facilities can be difficult to get to for young people. What if we miss last buses or trains home!!	New retail development will be focussed in the Town Centre
02/00011	IO.1021	Young Persons Workshop	Cleaner & Greener Bolton	If waste disposal sites near residential areas people might take more responsibility for sensible disposal.	Waste facilities will be in accordance with the proximity principle, and in regeneration areas and along transport

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					corridors
02/00011	IO.1022	Young Persons Workshop	Cleaner & Greener Bolton	But if near to houses what about people who have to live there?	Waste facilities will be in accordance with the proximity principle, and in regeneration areas and along transport corridors
02/00011	IO.1023	Young Persons Workshop	Cleaner & Greener Bolton	People who live in poorer areas may have disposal sited built near them – not fair.	Waste facilities will be in accordance with the proximity principle, and in regeneration areas and along transport corridors
02/00011	IO.1024	Young Persons Workshop	Healthy Bolton	What about health issues?	Waste facilities will be in accordance with the proximity principle, and in regeneration areas and along transport corridors
02/00011	IO.1025	Young Persons Workshop	Cleaner & Greener Bolton	Recycling areas should nearby to encourage use but not right next to houses.	Waste facilities will be in accordance with the proximity principle, and in regeneration areas and along transport corridors
02/00011	IO.1026	Young Persons Workshop	Cleaner & Greener Bolton	Perhaps put recycling points in local neighbourhoods but locate waste disposal sites out of residential areas, on outskirts of town.	Waste facilities will be in accordance with the proximity principle, and in regeneration areas

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					and along transport corridors
02/00011	IO.1027	Young Persons Workshop	Strong & Confident Bolton	The group largely chose option c as they felt that that improvement schemes should take place in the suburban areas as more people live there and so more people would benefit.	The overall preferred spatial option is a combination of issues and options 2 and 4, concentrating development in town centres, regeneration areas and at Cutacre
02/00011	IO.1028	Young Persons Workshop	Housing	Deprived areas are already cramped up and that more houses would make things worse.	The overall preferred spatial option is a combination of issues and options 2 and 4, concentrating development in town centres, regeneration areas and at Cutacre
02/00011	IO.1029	Young Persons Workshop	Housing	Some members of the group thought that people should be asked whether they use the green spaces/more rural areas, and if they didn't these areas could be sacrificed to provide homes.	The overall preferred spatial option is a combination of issues and options 2 and 4, concentrating development in town centres, regeneration areas and at Cutacre
02/00011	IO.1030	Young Persons Workshop	Green Issues	Some members of the group did not think rural areas should not be built on.	The overall preferred spatial option is a combination of issues and options 2 and 4.

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					concentrating development in town centres, regeneration areas and at Cutacre
02/00011	IO.1031	Young Persons Workshop	Strong & Confident Bolton	The group largely chose option B as they felt that the money should go into areas that needed it. The second choice was option C as they felt it would benefit more people as more people live in suburban areas.	The overall preferred spatial option is a combination of issues and options 2 and 4, concentrating development in town centres, regeneration areas and at Cutacre
02/00011	IO.1032	Young Persons Workshop	Housing	If the rural areas/green spaces are not used by people then houses should go there. "I like walking, especially in big open spaces (like the west Pennine moors) and do not think they should be built on."	The overall preferred spatial option is a combination of issues and options 2 and 4, concentrating development in town centres, regeneration areas and at Cutacre
02/00011	IO.1033	Young Persons Workshop	Strong & Confident Bolton	We should make the areas better that need more attention. Those areas will get worse so we need to fix them.	The overall preferred spatial option is a combination of issues and options 2 and 4, concentrating development in town centres, regeneration areas and at Cutacre
02/00011	IO.1034	Young Persons Workshop	Housing	Houses are spoiling the countryside.	The overall preferred spatial option is a

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					combination of issues and options 2 and 4, concentrating development in town centres, regeneration areas and at Cutacre
02/00011	IO.1035	Young Persons Workshop	Housing	Regeneration areas are already cramped up more houses will make this worse.	The overall preferred spatial option is a combination of issues and options 2 and 4, concentrating development in town centres, regeneration areas and at Cutacre
02/00011	IO.1036	Young Persons Workshop	Green Issues	We should prioritise what areas (of green spaces) we want to keep and build on the ones that we do not want.	The overall preferred spatial option is a combination of issues and options 2 and 4, concentrating development in town centres, regeneration areas and at Cutacre
02/00011	IO.1037	Young Persons Workshop	Green Issues	We should keep nature reserves.	Preferred options policy 9 protects significant biodiversity sites from development
02/00011	IO.1038	Young Persons Workshop	Green Issues	We should not waste land and build in a way that doesn't waste space.	The overall preferred spatial option is a combination of issues and options 2 and 4.

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					concentrating development in town centres, regeneration areas and at Cutacre
02/00011	IO.1039	Young Persons Workshop	Healthy Bolton	Health: If facilities are in town then more people can access them, access is really important	Preferred options policy 1 supports the development of new health facilities in accessible town centre locations, and in renewal areas
02/00011	IO.1040	Young Persons Workshop	Healthy Bolton	Facilities should be in the suburban areas, sport should be available locally. "I like being able to walk to my local leisure centre (at school/college)"	Preferred options policy 11 supports the concentration of community facilities in the neighbourhoods they serve
02/00011	IO.1041	Young Persons Workshop	Healthy Bolton	If sports facilities are closer to where people live then they may use it more	Preferred options policy 11 supports the concentration of community facilities in the neighbourhoods they serve
02/00011	IO.1042	Young Persons Workshop	Healthy Bolton	If people don't like/want to do sports they wont, and if the facilities are good people will travel to them.	Preferred options policy 11 supports the concentration of community facilities in the neighbourhoods they serve

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
02/00011	IO.1043	Young Persons Workshop	General comments	It was also suggested that there were no facilities in the town centre, e.g. cinemas and they are desperately needed. Other smaller centres in Bolton have such facilities so why doesn't Bolton itself?	Preferred options policy 11 supports the concentration of cultural activities that attract people from across the Borough in Bolton town centre
02/00011	IO.1044	Young Persons Workshop	Achieving Bolton	They felt that schools should be located in regeneration areas, but a major factor that needs to be taken into consideration is that people who live in such areas do not value education and need financial support to a greater extent (therefore, it is better for a resident of such an area to get a job and earn money rather than continue in education).	Preferred options policy 2 supports education facilities in a variety of different locations
02/00011	IO.1045	Young Persons Workshop	Prosperous Bolton	The group stated that they would not want to live and work in the same area.	New employment will be focussed in the Town Centre and along the M61 corridor
02/00011	IO.1046	Young Persons Workshop	Transport & Access	The group preferred the car as it is the most direct way to travel. There is a fear of crime when using public transport, cycling and walking.	The overall preferred spatial option will ensure that new development is accessible by a range of different types of transport
02/00011	IO.1047	Young Persons Workshop	Transport & Access	The young people felt that public transport was poor in Bolton in terms of its expense, timing and frequency. They felt it was important to generate our own energy, especially on public buildings, e.g. Council offices, libraries etc.	The overall preferred spatial option will ensure that new development is accessible by a range of different types of

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
				They felt the most appropriate technology was wind turbines and solar panels. However, when asked they felt that there was not enough information and publicity provided to their parents about renewable energy and energy conservation, e.g. insulation, but a lot of information was provided at schools.	transport
02/00011	IO.1048	Young Persons Workshop	Green Issues	The young people felt that the town centre and rural areas already had an attractive physical environment, however more greenery was possibly needed in the town centre. People thought that suburban areas and regeneration areas needed improvements because lots of people lived there.	The overall preferred spatial option is a combination of issues and options 2 and 4, concentrating development in town centres, regeneration areas and at Cutacre
02/00011	IO.1049	Young Persons Workshop	General comments	With regards to climate change, the young people felt that choice A (renewable energy on new buildings) was good but it would prove too costly. However, others in the group contradicted this and said that renewable energy in the long-term would be more effective, especially if used constantly.	The preferred policy approach on renewable energy is to make standards as high as possible
02/00011	IO.1050	Young Persons Workshop	General comments	Want everyone to be the same – narrow the gap. Everyone should have a chance.	The overall preferred spatial option is a combination of issues and options 2 and 4, concentrating development in town centres, regeneration areas and at Cutacre

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
02/00011	IO.1051	Young Persons Workshop	Housing	Should build homes in suburban areas as roads are already there.	The overall preferred spatial option is a combination of issues and options 2 and 4, concentrating development in town centres, regeneration areas and at Cutacre
02/00011	IO.1052	Young Persons Workshop	Green Issues	Green spaces make people happier- we should leave the countryside alone.	The overall preferred spatial option is a combination of issues and options 2 and 4, concentrating development in town centres, regeneration areas and at Cutacre
02/00011	IO.1053	Young Persons Workshop	Housing	People who chose rural areas; People won't buy houses in deprived areas; suburban areas are already full so have to build in the rural areas.	The overall preferred spatial option is a combination of issues and options 2 and 4, concentrating development in town centres, regeneration areas and at Cutacre
02/00011	IO.1054	Young Persons Workshop	Green Issues	Rural areas should be preserved	The overall preferred spatial option is a combination of issues and options 2 and 4, concentrating development in town

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					centres, regeneration areas and at Cutacre
02/00011	IO.1055	Young Persons Workshop	Housing	The group came to a bit of a consensus that there should be a balance, the houses should be spread all over Bolton and not concentrated in one area (like the rural or deprived areas etc)	The overall preferred spatial option is a combination of issues and options 2 and 4, concentrating development in town centres, regeneration areas and at Cutacre
02/00011	IO.1056	Young Persons Workshop	Employment Land	Jobs should be in the town centre so people can get to them	New employment will be focussed in the Town Centre and along the M61 corridor
02/00011	IO.1057	Young Persons Workshop	Employment Land	If the town centre has more jobs this could be a 'feeding place' for more jobs	New employment will be focussed in the Town Centre and along the M61 corridor
02/00011	IO.1058	Young Persons Workshop	Employment Land	If people don't want to work they will not work, wherever the jobs are - I don't think you should make it too easy for them.	New employment will be focussed in the Town Centre and along the M61 corridor
02/00011	IO.1059	Young Persons Workshop	Employment Land	People can travel to jobs	New employment will be focussed in the Town Centre and along the M61 corridor
02/00011	IO.1060	Young Persons Workshop	Transport & Access	I want to use a car as they are much more convenient as you do not have to wait around (like you do for a bus or a train). Cars are	The overall preferred spatial option will ensure that new development is

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
				better as they take you exactly where you want to go	accessible by a range of different types of transport
02/00011	IO.1061	Young Persons Workshop	Q7 - Sustainable Design & Considerate Construction	The group felt that renewables should be placed on all public buildings as it could prove too costly to place on the homes of people who live in Bolton along with the fact that more energy is used in public buildings than in homes.	The Council's preferred option, contained in the Development Management chapter, is to set out detailed design and construction standards in a supplementary planning document.
02/00011	IO.1062	Young Persons Workshop	General comments	In terms of option C (building better developments) the group felt that more developments should be developed in built-up areas in order to encourage the use of public transport, but the sense of crime was perceived greatly, especially using public transport, walking and cycling.	The overall preferred spatial option protects Green Belt and Protected Open Land from development except at Cutacre
02/00011	IO.1063	Young Persons Workshop	General comments	In terms of improving the physical environment, the group felt that regeneration areas needed improving the most, but lots of people visit the town centre of Bolton, therefore this area needs to have a good physical environment.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00011	IO.1064	Young Persons Workshop	General comments	The group felt that vandalism was a real issue for Bolton and the way to help reduce this was to inform people more of works going on in their area along with getting them involved (so they have pride in their work. thus their area).	This is not an issue that can be directly addressed by the Core Strategy

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				Some also felt the need for more CCTV.	
02/00011	IO.1065	Young Persons Workshop	Q7 - Sustainable Design & Considerate Construction	The group felt that renewable energy was good because it saved money and reduced CO2 emissions. However, it would only provide these savings in the long-term.	The Council's preferred option, contained in the Development Management chapter, is to set out detailed design and construction standards in a supplementary planning document.
02/00011	IO.1066	Young Persons Workshop	Transport & Access	Public transport was okay in Bolton but it was expensive. The group felt more cycle lanes were required in town centres.	The overall preferred spatial option will ensure that new development is accessible by a range of different types of transport
02/00011	IO.1067	Young Persons Workshop	Q7 - Sustainable Design & Considerate Construction	In terms of where to place renewable energy, the group felt that public buildings should have renewable energy on them, but not wind turbines as they do not produce much energy.	The Council's preferred option, contained in the Development Management chapter, is to set out detailed design and construction standards in a supplementary planning document.
02/00011	IO.1068	Young Persons Workshop	General comments	Should be a balance as different people want to live in different areas	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					Works, but with some new housing in other parts of the urban area
02/00011	IO.1069	Young Persons Workshop	Housing	Don't want to live in Bolton Town Centre especially on a Friday and Saturday night - it's loud and dirty	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00011	IO.1070	Young Persons Workshop	Housing	It's different than living in Manchester city centre, as there are things to do at night and it's bigger.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00011	IO.1071	Young Persons Workshop	Housing	Flats are good as they take up less room and allow space for more houses	Preferred options policy 10 sets out requirements for the mix of size of dwellings
02/00011	IO.1072	Young Persons Workshop	Housing	If you made the flats nicer and have facilities for people in the town centre then I think people would live there.	The overall preferred spatial option supports the renewal and development of Bolton town centre
02/00011	IO.1073	Young Persons	General comments	The group felt that the regeneration areas and	The overall preferred

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
		Workshop		suburban areas where lots of people lived were in most need of improvements physically. They felt more green areas were required in these areas (and to a certain extent in town centres) and they also felt people should be more involved and informed more about works going on in their area (as this would increase the feeling of ownership within a community).	spatial option concentrates investment and development in town centres and renewal areas
02/00011	IO.1074	Young Persons Workshop	Q7 - Sustainable Design & Considerate Contraction	The group liked the idea of renewable energy as it produced energy and reduced CO2 emissions, but it was seen as expensive and provided long-term benefits. They felt that renewables should be placed on public buildings because they use more energy and should set an example to the rest of the borough. They also felt that if renewables were to be introduced, they would need to be brought in slowly. They also thought that more information should be provided to people, e.g. regarding better insulation of houses.	The Council's preferred option, contained in the Development Management chapter, is to set out detailed design and construction standards in a supplementary planning document.
02/00011	IO.1075	Young Persons Workshop	Transport & Access	The group felt that public transport was good, but quite expensive.	The overall preferred spatial option will ensure that new development is accessible by a range of different types of transport
02/00011	IO.1076	Young Persons Workshop	General comments	The group felt that suburban areas should be physically improved as lots of people live there and greenspaces are needed. They also felt that the town centre should be improved as it	The overall preferred spatial option concentrates investment and development in

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
				is the first place that visitors to Bolton see, therefore old, derelict buildings need to be regenerated.	town centres and renewal areas
02/00011	IO.1077	Young Persons Workshop	Green Issues	More greenspace is required in the town centre where people can sit and relax along with more covered places (for when it rains!)	The overall preferred spatial option supports the renewal and development of Bolton town centre
02/00011	IO.1078	Young Persons Workshop	General issues	If waste disposal sites were located in suburban areas, traffic could be an issue. If recycling improves, there would not be as much demand for waste tips.	Preferred options policy 6 supports waste management facilities in accordance with the proximity principle in renewal areas, and along key transport corridors
02/00012	IO.1079	Representative Adults Workshop	General issues	Town centres. They are easy to get to on the bus. They are central for everybody. They are accessible from rural areas as well	The overall preferred spatial option supports the renewal and development of Bolton town centre
02/00012	IO.1080	Representative Adults Workshop	General comments	Poorer people need facilities close to them. They can't afford to get facilities further away. They could also be used to run courses for parents etc	Preferred options policy 2 supports education facilities in a variety of different locations
02/00012	IO.1081	Representative Adults Workshop	General comments	If there is only one pool everybody can get to it. Poor areas are not attractive to go to and in any case poorer people wouldn't use them.	Preferred options policy 5 focuses new major leisure attractions in Bolton town centre

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02/00012	IO.1082	Representative Adults Workshop	General comments	Would give a chance to people living in poor areas. It would be an opportunity to get people in communities in working together	Preferred options policy 5 focuses new major leisure attractions in Bolton town centre
02/00012	IO.1083	Representative Adults Workshop	General comments	Middlebrook would be a good location for a swimming pool. It would attract more people and would be next to other sports like bowling.	Preferred options policy 5 focuses new major leisure attractions in Bolton town centre
02/00012	IO.1084	Representative Adults Workshop	Healthy Bolton	Health centres: A: Town centre is an ideal location with good public transport. B: Handy for people in poor health. People don't want to travel any distance with children. The new health centre at Waters Meeting Road is an excellent example of what is needed.	Preferred options policy 1 supports the development of new health facilities in accessible town centre locations and in renewal areas
02/00012	IO.1085	Representative Adults Workshop	General comments	Facilities for recreation and sport: A: A nice big central pool would be ideal. Trips to a town centre pool can be combined with other things like shopping. B: Would help people in poor health. C: A pool would be used most where people live. They could be located in schools in suburban areas.	Preferred options policy 5 focuses new major leisure attractions in Bolton town centre
02/00012	IO.1086	Representative Adults Workshop	General comments	A: Would be easier to get to for everybody	Preferred options policy 2 supports education facilities in a variety of different locations
02/00012	IO.1087	Representative Adults Workshop	General comments	B: Would be close to people who need it. Putting education facilities in the Town Centre would increase congestion	Preferred options policy 2 supports education facilities in a variety of

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					different locations
02/00012	IO.1088	Representative Adults Workshop	General comments	C: Some facilities are needed in suburban areas	Preferred options policy 2 supports education facilities in a variety of different locations
02/00012	IO.1089	Representative Adults Workshop	General comments	Improving educational achievement: A: Anybody can get a bus into town. Poor people aren't going to go to college – they will just walk past it. B: There are already colleges in Bolton Town Centre. There is a need to take education to the people. Getting people into work is important. People are reluctant to travel. There is a need to build schools and colleges that are convenient to students.	Preferred options policy 2 supports education facilities in a variety of different locations
02/00012	IO.1090	Representative Adults Workshop	Transport & Access	In terms of choice B (public transport) people felt that public transport was not really used by the majority of people now as it is very expensive and not very punctual.	The overall preferred spatial option will ensure that new development is accessible by a range of different types of transport
02/00012	IO.1091	Representative Adults Workshop	Q7 - Sustainable Design & Considerate Construction	A: You can sell what electricity you don't need back to the grid	The preferred policy approach is to set sustainable design and construction standards as high as possible
02/00012	IO.1092	Representative Adults Workshop	Transport & Access	B: Using the car less would be better	The overall preferred spatial option will ensure that new development is accessible by a range of

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					different types of transport
02/00012	IO.1093	Representative Adults Workshop	Q7 - Sustainable Design & Considerate Construction	C: Need to sort out our existing buildings first. Not sure that solar panels are very efficient.	The preferred policy approach is to set sustainable design and construction standards as high as possible
02/00012	IO.1094	Representative Adults Workshop	Green Issues	Improving the physical environment A: There is very little green space in the Town Centre. B: Deprived areas give a bad impression since they act as a gateway. C: Cleaning up graffiti and burnt out cars is a priority since it gives a bad impression of an area. D: Rural areas are getting forgotten. They are also a gateway. There should be less development and more trees	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00012	IO.1095	Representative Adults Workshop	Q7 - Sustainable Design & Considerate Construction	Climate change: A: Any renewable energy is a good idea. B: Cycling and walking in particular is important. Using cars less will improve the environment. Wind turbines can be noisy. Cost of wind turbines and solar panels is expensive and has a long pay back period.	The preferred policy approach is to set sustainable design and construction standards as high as possible
02/00012	IO.1096	Representative Adults Workshop	Retail	Physical environment: A: The town centre is a dump because of Middlebrook – more people now go there. There is a need to spend more money in the Town Centre e.g. around the station. Some people only see the Town Centre. It is generally dirty with a poor quality of shopping. We need to get more development in the Town Centre especially for	The overall preferred spatial option concentrates investment and development in town centres and renewal areas

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				evening uses. B: We need to improve where people live. It would teach respect for the environment. C: People live in suburban areas so they need to be improved.	
02/00012	IO.1097	Representative Adults Workshop	General comments	People who need to work need local jobs they can access easily, therefore option B is appropriate. Along with this, more jobs would regenerate an area.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00012	IO.1098	Representative Adults Workshop	Prosperous Bolton	Some felt there were not enough jobs in Bolton and that if jobs were to be located anywhere it needed to be in the town centre. Along with this, if jobs were located at places such as Middlebrook, there would be further increases in traffic congestion in the area.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00012	IO.1099	Representative Adults Workshop	Prosperous Bolton	In terms of out-of-town areas, some felt that businesses can cause pollution and nobody would want to live in an area with pollution.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00012	IO.1100	Representative Adults Workshop	Transport & Access	People preferred the bus because driving conditions, including stress and congestion is bad at the moment. Also people with disabilities in Bolton feel that disabled parking is poor in the borough. However, people who preferred the car stated that there is a poor frequency and timeliness of buses and the car was more convenient, easier and quicker.	The overall preferred spatial option will ensure that new development is accessible by a range of different types of transport
02/00012	IO.1101	Representative	Prosperous Bolton	The majority of people felt jobs should be	The preferred option

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		Adults Workshop		located in places that need them most, e.g. regeneration areas. They thought that this would encourage people out of work. They also felt that people in suburbs would not want to live too close to where they work.	focuses new employment in Bolton town centre and along the M61 corridor
02/00012	IO.1102	Representative Adults Workshop	Prosperous Bolton	On the other hand some stated they would like jobs to be located in the suburbs as it would be easier to travel to work and transport costs would not be as high.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00012	IO.1103	Representative Adults Workshop	Prosperous Bolton	Another person felt jobs should be located at places such as Middlebrook in order to improve public transport to such places.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00012	IO.1104	Representative Adults Workshop	Transport & Access	Some preferred the bus as it was fairer on the rest of society to use the bus. Also the costs of buying a car were examined.	The overall preferred spatial option will ensure that new development is accessible by a range of different types of transport
02/00012	IO.1105	Representative Adults Workshop	Transport & Access	Some preferred the car due to its convenience and the fact that technology is making cars cleaner every year, e.g. bio-diesel.	The overall preferred spatial option will ensure that new development is accessible by a range of different types of transport
02/00012	IO.1106	Representative Adults Workshop	Transport & Access	Others felt the motorbike was better as congestion would not be a problem.	The overall preferred spatial option will ensure

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					that new development is accessible by a range of different types of transport
02/00012	IO.1107	Representative Adults Workshop	Transport & Access	Walking and cycling are healthier and some felt this was the best option as it would mean communities would become stronger as they were in the past.	The overall preferred spatial option will ensure that new development is accessible by a range of different types of transport
02/00012	IO.1108	Representative Adults Workshop	General comments	People felt that rural areas were better for waste disposal sites as the pollution it creates would affect people to a large extent if located anywhere else, even though travelling to the site, especially if a car was not available would be difficult.	Preferred options policy 6 supports waste management facilities in accordance with the proximity principle in renewal areas, and along key transport corridors
02/00012	IO.1109	Representative Adults Workshop	General comments	Some felt that such facilities should be located near to where people live as access would be better.	Preferred options policy 6 supports waste management facilities in accordance with the proximity principle in renewal areas, and along key transport corridors
02/00012	IO.1110	Representative Adults Workshop	General comments	Most people felt a rural location would be better for landfill sites as once it has been completely filled it could be turned back into Greenfield land. Also, as recycling becomes	Preferred options policy 6 supports waste management facilities in accordance with the

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
				more popular and more items can be recycled we may not need as much land for landfill sites.	proximity principle in renewal areas, and along key transport corridors
02/00012	IO.1111	Representative Adults Workshop	General comments	Some felt derelict sites would be better as it would be easier for the bin-men to collect. Landfills in rural areas would ruin the countryside and be harmful to wildlife.	Preferred options policy 6 supports waste management facilities in accordance with the proximity principle in renewal areas, and along key transport corridors
02/00012	IO.1112	Representative Adults Workshop	General comments	One person preferred suburban areas as they felt society should be responsible for their waste and it would maybe encourage more recycling.	Preferred options policy 6 supports waste management facilities in accordance with the proximity principle in renewal areas, and along key transport corridors
02/00012	IO.1113	Representative Adults Workshop	Q7 - Sustainable Design & Considerate Construction	Renewables should be on every new building in Bolton, no matter what the cost. Alternative fuels, especially for vehicles needs to be thought about.	The preferred policy approach is to set sustainable design and construction standards as high as possible
02/00012	IO.1114	Representative Adults Workshop	General comments	People felt the benefits of regeneration should be spread across the borough, not just in one area, such as regeneration areas.	The preferred policy approach is to set sustainable design and construction standards as high as possible

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02/00012	IO.1115	Representative Adults Workshop	Housing	Providing good quality housing to meet the needs of local communities: There was a mix of opinions with this question. Some felt that rural land should be used for new housing, and even the possibility of creating a new town. Some felt that land that used to be for farming is not now used for such purposes and would be better used for housing. Others felt that deprived areas needed to accommodate new housing as it would encourage more employment opportunities into the area, which in turn would mean new health and community facilities to help rejuvenate the area.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00012	IO.1116	Representative Adults Workshop	General comments	Regeneration & combating social exclusion: Some people felt places close to the town centre needed regeneration because there is a lot of crime in these areas, therefore regeneration could help combat this. Some felt suburban areas should be regenerated because some of these areas are poor and if all the money went to areas (such as above) the people who live in these areas would not appreciate it and would vandalise it. Some felt that everybody would benefit if schemes were located in town centres.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00012	IO.1117	Representative Adults Workshop	Housing	Some felt housing in the town centre would be better because there are more facilities/attractions in the town centre for people. Some felt in regeneration areas because they have poor housing in these areas that needs improving and also good	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works. but with some

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
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				access to the town centre by public transport is needed.	new housing in other parts of the urban area
02/00012	IO.1118	Representative Adults Workshop	General comments	A: If it is central it is good to get to for everybody. If it is in a poor area, people might be put off from going because they would worry about their cars getting broken into and other crime – its better to have it in a central, safer area. B: Give poor people a chance to access facilities, there are decent people in poor areas who deserve a chance, not everyone who is poor is bad. C: Build new facilities near existing places like Hollywood Bowl at Middlebrook, that way, people can do many activities in the same place and have a good choice. Other points: Why did they demolish the Water Place? “We came to go swimming one day from Manchester and it had been knocked down, the kids were really upset and we knew nothing about it.”	Preferred options policy 5 focuses new major leisure attractions in Bolton town centre
02/00012	IO.1119	Representative Adults Workshop	General comments	A: Central, ideal location. Shops are there so you can swim and then shop, you have more choice about what you do.	Preferred options policy 5 focuses new major leisure attractions in Bolton town centre
02/00012	IO.1120	Representative Adults Workshop	General comments	B: Get people fit who need it the most.	Preferred options policy 5 focuses new major leisure attractions in Bolton town centre
02/00012	IO.1121	Representative Adults Workshop	General comments	C: This would be the best location because it is where a lot of people live, and it is close to schools.	Preferred options policy 5 focuses new major leisure attractions in

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
					Bolton town centre
02/00012	IO.1122	Representative Adults Workshop	General comments	A: It is hard to go into town and then out again, it's better to just get one bus into town, rather than several buses.	Preferred options policy 5 focuses new major leisure attractions in Bolton town centre
02/00012	IO.1123	Representative Adults Workshop	General comments	B: There is too much congestion into town, spread it around a bit. Make education more accessible in local areas. Put them in poor areas where people can't afford to travel. C: There is nothing in Heaton, it could do with something.	Preferred options policy 2 supports education facilities in a variety of different locations
02/00012	IO.1124	Representative Adults Workshop	Transport & Access	A: It is easy to get a bus into town. "Poor people don't go to college apart from to get off the dole". It is difficult for poor people to go to college. The transport links into town are good. One bus into the town centre is better than getting 1 bus into town and then another bus out of town again	Preferred options policy 2 supports education facilities in a variety of different locations
02/00012	IO.1125	Representative Adults Workshop	Transport & Access	B: There are already enough colleges in the town centre. We need to spread the colleges around and encourage people to learn in all the different areas [of Bolton?]. It would be good to get more people back into work through better education.	Preferred options policy 2 supports education facilities in a variety of different locations
02/00012	IO.1126	Representative Adults Workshop	Healthy Bolton	A: Central for people to get to, Public transport. B: If you do not have transport or bus fare it is difficult to get to hospital, and if it is late at night there are no buses, taxis home can be very expensive. Closer to facilities for parents	Preferred options policy 1 supports the development of new health facilities in accessible town centre

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
				with children. Better for poor people who might find it difficult to use buses because of the expense. Maybe a ring and ride type bus service would be good for all people in rural areas to get to health facilities.	locations and in renewal areas
02/00012	IO.1127	Representative Adults Workshop	Healthy Bolton	A: The town centre is good because public transport goes there.	Preferred options policy 1 supports the development of new health facilities in accessible town centre locations and in renewal areas
02/00012	IO.1128	Representative Adults Workshop	Healthy Bolton	B: Handier for people with poor health, the disabled, etc, because it is easier to access. Put it where it is needed. It would be good to have more health centres like the new one on Blackburn Road.	Preferred options policy 1 supports the development of new health facilities in accessible town centre locations and in renewal areas
02/00012	IO.1129	Representative Adults Workshop	Green issues	A: Bolton needs more town centre gardens, need to build more. Bournemouth has a lovely town centre with lots of parks, it is a very pleasant place to be.	The overall preferred spatial option supports the renewal and development of Bolton town centre
02/00012	IO.1130	Representative Adults Workshop	Prosperous Bolton	B: You need to drive through deprived areas to access a city centre. This creates a bad lasting impression, even if the town centre is nice.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas

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02/00012	IO.1131	Representative Adults Workshop	General comments	C: You need to concentrate on the surrounding areas	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00012	IO.1132	Representative Adults Workshop	General comments	D: You need to remember the rural areas, not just the town centres, they need improving as well.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00012	IO.1133	Representative Adults Workshop	General comments	A: The town centre is a dump and it needs improving. Middlebrook is lovely and we need to make the town centre nicer like Middlebrook. We need to make the town centre more attractive. When you get off the train at the station, the area is unpleasant and it makes you want to turn around and leave Bolton. The town centre is dirty and there are too many pigeons. There are too many pound shops. Great Moor Street needs work.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00012	IO.1134	Representative Adults Workshop	General comments	B: Regeneration areas need the most improvements so start there.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00012	IO.1135	Representative Adults Workshop	General comments	C: Clean up all the urban areas [I think the gentlemen meant 'suburban' and not confused.	The overall preferred spatial option

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				because he was not talking about town centre areas] because that is where all the shops are moving to anyway.	concentrates investment and development in town centres and renewal areas
02/00012	IO.1136	Representative Adults Workshop	General comments	In the main, people seemed to see waste and recycling as two separate issues, and saw no difference between doing the recycling in local shopping centres and the main town centre.	Preferred options policy 6 supports waste management facilities in accordance with the proximity principle in renewal areas, and along key transport corridors
02/00012	IO.1137	Representative Adults Workshop	Q7 - Sustainable Design & Considerate Construction	Making new buildings better insulated is a good idea. Also a good idea is ripping down old buildings that are no good and replacing them with modern, well-insulated houses, NOT FLATS.	The preferred policy approach is to set sustainable design and construction standards as high as possible
02/00012	IO.1138	Representative Adults Workshop	General comments	A: Build some houses sunk into the ground with turf roofs like in Great Yarmouth – they look good and are efficient. If you generate your own electricity on your house, you can sell what you don't use back to the National Grid, which is good.	The preferred policy approach is to set sustainable design and construction standards as high as possible
02/00012	IO.1139	Representative Adults Workshop	Transport & Access	B: It is generally better to cycle and walk anyway.	The overall preferred spatial option will ensure that new development is accessible by a range of different types of transport

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02/00012	IO.1140	Representative Adults Workshop	General comments	C: There are a lot of old buildings in poor condition, you should either improve these before going for solar panels, or knock them down and build new very efficient buildings instead.	The preferred policy approach is to set sustainable design and construction standards as high as possible
02/00012	IO.1141	Representative Adults Workshop	General comments	A: We need to regenerate old, existing buildings to make them better. Any renewable energy is a good idea, you need to start as you mean to go on, even if it does not make much difference right now it is still a good idea.	The preferred policy approach is to set sustainable design and construction standards as high as possible
02/00012	IO.1142	Representative Adults Workshop	Transport & Access	B: Help the environment by getting cars off the road – building more houses wont help the environment. Walking is good for you and so is cycling, and they don't make any pollution.	The overall preferred spatial option will ensure that new development is accessible by a range of different types of transport
02/00013	IO.1143	BADGE consultation	General comments	A riding school in Bolton for disabled people?	The preferred options would allow this to happen, but it is too detailed an issue to be addressed specifically
02/00013	IO.1144	BADGE consultation	Housing	Build new housing as close to public transport routes as possible (buses, trains & trams).	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area

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02/00013	IO.1145	BADGE consultation	Transport & Access	Expensive to commute from suburban areas e.g.. Westhoughton	The overall preferred spatial option concentrates development in locations that are accessible by a choice of means of transport
02/00013	IO.1146	BADGE consultation	Safe Bolton	Safety & security paramount for disabled people	The preferred policy approach on the built environment takes safety and accessibility for all into account
02/00013	IO.1147	BADGE consultation	General comments	Need to take into account dropped kerbs & housing infrastructure	The preferred policy approach on the built environment takes safety and accessibility for all into account
02/00013	IO.1148	BADGE consultation	Transport & Access	Lack of disabled access in Bolton Town Centre – can't access Post Office due to steps / no low kerb. Regeneration areas have biggest problems re. disabled access	The preferred policy approach on the built environment takes safety and accessibility for all into account
02/00013	IO.1149	BADGE consultation	Transport & Access	Some disabled people have no access to work because they can't access public transport.	The overall preferred spatial option will ensure that new development is accessible by a range of different types of transport
02/00013	IO.1150	BADGE consultation	Transport & Access	Plenty of free parking. but too far 'out of	The preferred options for

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				town'.(Bolton Town Centre)	Bolton town centre allows for new multi-storey car parks, but does not specify that there should be more free parking
02/00013	IO.1151	BADGE consultation	General comments	Town Centre streets are dirty. In regeneration areas, there are uncared for areas of greenspace. Bolton Council is doing what it can however; it is up to residents to smarten up places themselves.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00013	IO.1152	BADGE consultation	General comments	Farnworth Town Centre – there are many closed & boarded up shops – a pity as it is accessible for disabled people – shopping area is more compact and easy to navigate.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00013	IO.1153	BADGE consultation	Transport & Access	Market area in Farnworth has a raised platform	This is not an issue that can be directly addressed by the Core Strategy
02/00013	IO.1154	BADGE consultation	General comments	Problems with Environmental Services – bin collections. Disabled communities don't want large wheelie bins.	This is not an issue that can be directly addressed by the Core Strategy
02/00013	IO.1155	BADGE consultation	General comments	Spirit of Sport statue in Horwich should be lit – no point of putting up the statue otherwise.	This is not an issue that can be directly addressed by the Core

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
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02/00013	IO.1156	BADGE consultation	Green Issues	Green spaces need to be completely protected and made accessible for everyone.	Preferred options policy 9 safeguards parks and gardens, allotments, civic space and playing fields from development, as well as improving their quality, but allows some development on informal green space if it meets strategic objectives
02/00013	IO.1157	BADGE consultation	General comments	Lots of disused buildings – why can't they be refurbished?	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00013	IO.1158	BADGE consultation	Housing	Why can't the rugby pitch in Westhoughton be used for housing (along with another disused playing field).	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00013	IO.1159	BADGE consultation	Safe Bolton	Safety is an issue – need to look at open spaces and how they're used.	The preferred policy approach on the built environment takes safety and accessibility

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					for all into account
02/00013	IO.1160	BADGE consultation	General comments	Old Lord's Park – has been refurbished but now badly vandalised. It needs maintenance.	This is not an issue that can be directly addressed by the Core Strategy
02/00013	IO.1161	BADGE consultation	General comments	Lack of play facilities in Farnworth, and it is dirty.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00013	IO.1162	BADGE consultation	General comments	There is room for further development – concentrate on housing and transport infrastructure e.g. schools. There are no support services for disabled people at present.	The integration of housing with supporting infrastructure is addressed in the overall spatial option, as well as in chapter 6 on specific parts of the Borough and chapter 7 on implementing objectives.
02/00013	IO.1163	BADGE consultation	General comments	A newcomer to Bolton stated that she had seen plenty of derelict buildings and land – suggested concentration of development on derelict land plus parking provision.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00013	IO.1164	BADGE consultation	Transport & Access	PCT – Health Centre on Watersmeetina Road	Preferred options policy

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				is not accessible..	1 supports the development of new health facilities in accessible town centre locations and in renewal areas
02/00013	IO.1165	BADGE consultation	General comments	Will the new Magistrates Court be accessible for disabled people?	The preferred policy approach on the built environment takes safety and accessibility for all into account
02/00013	IO.1166	BADGE consultation	Transport & Access	Many disabled people don't drive, and would therefore choose option A for housing (In town centres with good public transport links). (8 respondents). 1 respondent chose this option because of accessibility. Clinical need overrides choice.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00013	IO.1167	BADGE consultation	General comments	2 respondents chose Option B (several respondents objected to the adjective 'deprived' as they felt this had negative connotations & stereotypes. Preferred 'regeneration'.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00013	IO.1168	BADGE consultation	Housing	They have to live where they are – lack of choice in other areas re. suitable housing for people with physical disabilities.	Preferred options policy 10 sets out requirements for the mix of housing types and sizes.

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02/00013	IO.1169	BADGE consultation	Housing	Why can't housing be built on the site of a neglected park on Thicketford Road (Brightmet).	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00013	IO.1170	BADGE consultation	General comments	There is a link between disabled people & housing tenants – not many disabled people are home owners	Preferred options policy 10 sets out requirements for the mix of housing types and sizes.
02/00013	IO.1171	BADGE consultation	Housing	Accessible housing for life – with access to all amenities.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area. The preferred policy approach on the built environment takes safety and accessibility for all into account
02/00013	IO.1172	BADGE consultation	General comments	Disabled people don't want to live in 'ghettos'	Preferred options policy 10 sets out requirements for the mix of housing types and sizes.
02/00013	IO.1173	BADGE consultation	General comments	Hunder Hill not a good place to live for the	The preferred policy

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				disabled communities – poor built environment.	approach on the built environment takes safety and accessibility for all into account
02/00013	IO.1174	BADGE consultation	Housing	Issues with Council housing – age makes this type of housing inaccessible for many disabled people. Some Council houses are now 60 years old.	The preferred policy approach on the built environment takes safety and accessibility for all into account. Implications of Bolton's Strategic Housing Market Assessment will need to be taken into account when this is published.
02/00013	IO.1175	BADGE consultation	Housing	No housing available for young disabled people (families).	Preferred options policy 10 sets out requirements for the mix of housing types and sizes. Implications of Bolton's Strategic Housing Market Assessment will need to be taken into account when this is published.
02/00013	IO.1176	BADGE consultation	Transport & Access	Please remove cobbles – they are a nightmare for wheelchair users and other disabled people. Bollards need to be a different colour – can't be seen by partially sighted people. Public toilets should be fitted with doors that	This is not an issue that can be directly addressed by the Core Strategy

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				open outwards (doors opening inwards can't be negotiated by wheelchair users)	
02/00014	IO.1177	Bolton Strategic Economic Partnership	General comments	Attempts at regeneration, such as City Challenge, SRBs, have been at the margins of regeneration. We need to be much bolder to achieve comprehensive regeneration. We should follow "Option 2+", concentrating on regeneration areas and town centres but including some greenfield land for economic development. Option 2 is based on Victorian infrastructure and inter-war bus routes. Bus routes need a major overhaul e.g. linking orbital routes to radial ones. We need to think about the A5225 partly to provide better transport links for the Borough as a whole, but also to open up land for development.	The overall preferred spatial option concentrates investment and development in town centres and renewal areas
02/00014	IO.1178	Bolton Strategic Economic Partnership	General comments	To attract inward investment we need new roads such as the A5225. We need more land for economic development to compete with other boroughs.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00014	IO.1179	Bolton Strategic Economic Partnership	Transport & Access	We need to think about rail links, including long distance ones e.g. to London, and international links from Bolton.	The preferred options' infrastructure plan addresses transport routes outside the Borough
02/00014	IO.1180	Bolton Strategic Economic Partnership	Transport & Access	The City Region will have influence on these issues. Bolton needs a comprehensive transport review.	The preferred options' infrastructure plan comprehensively addresses transport

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					issues
02/00014	IO.1181	Bolton Strategic Economic Partnership	Employment Land	In order to close the gap we need to make sure that people living in the more deprived areas in the South and East of the Borough can get to jobs in the North and West. We must learn from the experiences of Middlebrook. We must have good transport links for Cutacre. Buses are perceived as being old fashioned.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00014	IO.1182	Bolton Strategic Economic Partnership	General comments	The Town Centre is an accessible location.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00014	IO.1183	Bolton Strategic Economic Partnership	General comments	Lack of public transport may not be a barrier e.g. people taking up jobs at Handelsmans at Wingates are finding ways to get there e.g. through car sharing.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor
02/00014	IO.1184	Bolton Strategic Economic Partnership	Transport & Access	Can we do something radical like 20mph zones across the whole built up area, and a southern ring road?	The preferred options' infrastructure plan does not support either of these proposals
02/00014	IO.1185	Bolton Strategic Economic Partnership	Transport & Access	Transport must follow the economic opportunities.	The overall preferred spatial option will ensure that new development is accessible by a range of different types of transport

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02/00015	IO.1186	BATRA Environment Committee	Transport & Access	The development of the Metal Box site in Westhoughton for housing has resulted in traffic congestion. How can we ensure that new development and improved roads and transport are better coordinated?	The need for infrastructure to support development is addressed in Chapter 9 on the Infrastructure Plan. The need to take traffic implications into account for individual developments is addressed in Chapter 8 on Development Management.
02/00015	IO.1187	BATRA Environment Committee	General comments	The use of some new green space for development would be favoured if it meant that the right quality and quantity of housing could be provided.	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco Works, but with some new housing in other parts of the urban area
02/00016	IO.1188	Great Lever Neighbourhood Management Partnership Board	General comments	Improving Newport Street and the area around the railway station should be a priority within the Town Centre	The overall preferred spatial option supports the renewal and development of Bolton town centre
02/00016	IO.1189	Great Lever Neighbourhood Management Partnership Board	Green Issues	Concern was raised about the possibility of losing open space within housing areas to further housing development	The preferred option is for a concentration of housing in Bolton town centre, in renewal areas and at Horwich Loco

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					Works, but with some new housing in other parts of the urban area
02/00017	IO.1190	Bolton Community Homes Board	Q7 - Sustainable Design & Considerate Construction	We need to increase the requirements for sustainable development and construction.	The preferred policy approach is for Sustainable Design and Construction standards to be as high as possible
02/00017	IO.1191	Bolton Community Homes Board	General comments	The Core Strategy must support Transforming Estates. There was also a discussion on the effect of Transforming Estates on land values.	Preferred options policy 10 supports Transforming Estates
02/00017	IO.1192	Bolton Community Homes Board	Housing	We need to get the thresholds for affordable housing right. If they are too low and developers are asked for too much, this may discourage development.	The Preferred Option on planning contributions is contained in Chapter 8 on Development Management. Option PC1 A is the preferred approach, for a threshold of 15 dwellings or 0.4ha.
02/00018	IO.1193	Cutacre Residents Liason group	Employment land	Both residents and councillors, from both Bolton and Salford, indicated that they were opposed to any more employment development following the completion of opencast operations, over and above what already has planning permission. They will be making further responses to reinforce this view.	The preferred option focuses new employment in Bolton town centre and along the M61 corridor including Cutacre
07/00004	IO.100	Mike Birchall	A Spatial Vision	Generally agree with objectives. However,	The integration of

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			with Spatial Objectives	more emphasis should be placed on good housing and supporting infrastructure for education, healthcare etc as this and associated spatial implications relate to the majority of the objectives e.g. Healthy, Achieving, Prosperous etc.	housing with supporting infrastructure is addressed in the overall spatial option, as well as in chapter 6 on specific parts of the Borough and chapter 7 on implementing objectives.
07/00004	IO.101	Mike Birchall	Q2 - Employment land	I support the principle of providing what is required to ensure Bolton is competitive. It is difficult to know whether this is met with either Option EL A or EI B without any quantitative analysis.	The Employment Land Review has provided quantitative analysis and has informed the preferred option on the amount of employment land.
07/00004	IO.102	Mike Birchall	Q3 - Retail Development	I support the principle of providing retail space to meet demand and without any quantitative analysis it is difficult to assess what might be required. However, given increasing population Option RF A does not seem realistic. At this stage I support Option RF B as being the most realistic option.	Based on the Retail and Leisure Assessment and other evidence, the Council has chosen to increase the quantity of retail floorspace, concentrating mostly in Bolton town centre.
07/00004	IO.103	Mike Birchall	Q4 - Overall Spatial Options	I support Spatial Option 3 - dispersed urban development combined with some peripheral development. However, I see no reason why there could not also be an additional option which combines Options 1, 2 and 3 and is probably the most realistic. Given the anticipated number of houses required over	The Council's preferred spatial option does not include development on currently Protected Open Land in the light of evidence on housing and employment land.

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				the plan period I cannot see how these can realistically be developed without constructing on some land currently designated as Protected Open Land. However, sites should be chosen which are on the edge of existing development to minimise impact, and close to existing supporting infrastructure in the form of transport, education, health facilities, retail etc.	
07/00004	IO.104	Mike Birchall	Q5 - Built Environment	Support	The Council's preferred option on the built environment is contained in chapter 8 on development management.
07/00004	IO.105	Mike Birchall	Q6 - Built Environment	I support Option BE1(a)	The Council's preferred option on the built environment is contained in chapter 8 on development management.
07/00004	IO.106	Mike Birchall	Q7 - Sustainable Design & Considerate Construction	I support Option BE4 A	The Council's preferred option, contained in the Development Management chapter, is to set out detailed design and construction standards in a supplementary planning document.
07/00004	IO.107	Mike Birchall	Q9 - Thresholds	I don't support any of the options as the basis	The Council's preferred

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				for the threshold numbers is not clear. The inference seems to be that the threshold for Affordable Housing has to be 15. However, this does not mean that the thresholds for Education and Health should also be 15. Why can these not remain at 25?	option, contained in the Development Management chapter, is to set a common threshold of 15 dwellings for all planning contributions.
07/00004	IO.108	Mike Birchall	Q10 - Types of Infrastructure	I support Option PC2 A.	The Council's preferred option, contained in the Development Management chapter, is to broaden the ranger of infrastructure to be provided as part of planning contributions.
07/00004	IO.109	Mike Birchall	Q11 - Incompatible Uses	I support the issues listed in assessing incompatible uses.	The Council's preferred option is contained in the Development Management chapter
07/00004	IO.110	Mike Birchall	Q12 - Transport & Access	I agree with the issues listed for consideration in developing transport policy.	The Council's preferred option on transport and access is contained in the Development Management chapter
07/00004	IO.111	Mike Birchall	Q13 - Parking Standards	I support Option TA1 A i.e. use maximum parking standards as set out in the draft RSS. Lower standards will result in inadequate parking with resultant problems for housing and commercial developments.	The Council's preferred option is to use parking standards as set out in the Regional Spatial Strategy supplemented by local standards for

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					specific uses.
07/00006	IO.228	Andrew Gouldstone RSPB	Q4 - Overall Spatial Options	The RSPB is not inclined to support or object to any particular option. However we would stress that any development should take account of the Borough's biodiversity duties under NERC, which includes protection of designated sites, and enhancement of biodiversity where possible within the Borough. With regards designated sites, the Borough will be aware, through its membership of the West Pennine Moors Area Management Committee, of the importance of the West Pennine Moors, as an extension of the South Pennines SSSI/SPA. Because of this importance, especially for breeding upland birds, there is current consideration for improved conservation status for the West Pennine Moors and greater legislative protection for the threatened species and habitats that they support. Ultimately, this could lead to the designation of the West Pennine Moors as a SSSI and a European Natura 2000 site.	The need to take into account biodiversity is addressed in Chapter 7 on Implementing the Objectives. At the moment there is no need to take into account the West Pennine Moors as a SSSI, but it is identified as strategic green infrastructure.
07/00006	IO.229	Andrew Gouldstone RSPB	Q5 - Built Environment	Yes, we do agree that, for example, sustainable design should be included as considerations in a policy for the built environment. There are a number of considerations within this that can be used to deliver biodiversity benefits. Some of these the Borough is recognising via its Sustainable Design and Construction SPD, such as SUDs. We have made comments elsewhere that	The Preferred Option for sustainable design and construction is set out in Chapter 8 on Development Management. The preferred approach is option BE4C.

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				appropriate guidance could be used to ensure that building design incorporates features that provide nesting sites for swifts for example. Practical guidance on this is readily available via several websites.	
07/00006	IO.230	Andrew Gouldstone RSPB	Q7 - Sustainable Design & Considerate Construction	Option BE4c This would be on the basis that we believe, whilst the current Sustainable Design and Construction Document does reflect some important principles to conserve and enhance biodiversity, it could be added to by the inclusion in Section 5.0 'Biodiversity' of reference to catering for swift nesting sites within the built environment. This is a key species in an area such as Bolton. This would represent a significant contribution to conservation and sustainability that this SPD could make. The Key Guidance under this section could highlight the following websites, which provide useful and practical information on incorporating nesting sites for birds, such as swift, into building design. http://www.rspb.org.uk/advice/helpingbirds/roofs/index.asp and http://www.actionforswifts.com/	The Preferred Option for sustainable design and construction is set out in Chapter 8 on Development Management. The preferred approach is option BE4C. The inclusion of swift nesting sites would be too detailed a policy for the Core Strategy.
07/00007	IO.112	Peter Wishart Viridor Waste Management	Q4 - Overall Spatial Options	On behalf of Viridor Waste Management the emerging Bolton Core Strategy must fully recognised and accommodate the outcomes of the broader Manchester Joint Waste Development Plan Document being prepared by GMGU. In particular, adequate sites need to be safeguarded and/or allocated to meet	Chapter 7, Implementing the Objectives, sets out the relationship between the Core Strategy and the Joint Waste Development plan Document.

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				future waste management needs for Bolton and the rest of the sub-region of Manchester, as advised under PPS10. In view of this Viridor supports the options which provides the widest range of potential locations where various existing or new waste management facilities can be either protected or encouraged, namely Options 3&4.	The overall spatial option includes an element of Option 4 to allow development on Green Belt land at Cutacre.
07/00008	IO.113	Robert Evans Resident	Q4 - Overall Spatial Options	Comment in relation to an aspect of Option 4 As a resident of the Over Hulton area I believe that there is no immediate justification for allowing commercial or any other development on the Green Belt land between here and Little Hulton. Protection of this status is vital to prevent the merging of the Manchester/Salford conurbation with Bolton and other smaller urban areas to the southwest. While I accept that the existing use of land, as in the past, must be subject to review, it is important to ensure that the present work by UK Coal on the Cutacre Site is completed before any consideration is given to that company's desire to extend onto the bordering Green Belt. Local residents both here and also in Little Hulton will first wish to see the area of derelict land converted as promised to open countryside for agricultural and recreational use. Similarly we need to see evidence of environmentally attractive industrial/commercial development on the area of reclaimed tip set aside for this which does provide high quality employment	The Council's preferred option includes Green Belt changes in the Over Hulton area for the reasons set out in Chapter 6c on the M61 corridor.

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				opportunities for the people of Bolton South East before any consideration is given to further expansion.	
07/00011	IO.133	Martin Friend SJS Property Management	Spatial Vision with Spatial Objectives	These representations are made by Vincent and Gorbing Planning Associates on behalf of SJS Property Management Limited. SJS in turn act on behalf of Arndale Properties Ltd, the freehold owner of - nos 1 and 2 Beehive Mills, Crescent Road - Lorne Street Mill, Farnworth - Croal Mill off the Wigan Road. Neither the Spatial Vision nor the employment land and housing land sections of the LDF make mention of the issues of former Mills within the town. SJS consider that policies are required as part of the spatial strategy in order to address, on a strategic basis, the future of these important buildings. Whilst all four Mills are currently in employment it is possible that alternative uses will need to be sought in the future in order to maintain the buildings, all of which are Listed. None of the buildings are ideally suited to the purpose for which they are currently used (principally warehousing), as they were never designed for this purpose in the first place. Their physical preservation needs to be ensured and they also represent a significant opportunity for a mix of potential uses. In formulating policies in the Core Strategy, the Council should highlight this issue in order to ensure sufficient flexibility so that new uses might be considered in a	The future of mills can be considered by the overall policies of the Core Strategy and does not need a specific policy.

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				<p>positive policy framework. This would be consistent with PPG15 which states that "Policies for development and listed building controls should recognise the need for flexibility where new uses have to be considered to secure a building's survival." SJS Property consider that the issue is of sufficient significance to warrant consideration in the spatial strategy of the LDF rather than be left to site specific policies or development control considerations.</p> <p>Reference should be made to the important contribution that former mills can make to the future regeneration of the town. Their use should be considered on a flexible basis to ensure their retention and refurbishment.</p>	
07/00012	IO.243	John Fletcher The Manchester, Bolton and Bury Canal Society	Prosperous Bolton	<p>Although Bolton MBC is a partner in the current restoration of the Manchester Bolton & Bury Canal there is no reference to the importance of the canal and the potential for restoration in Bolton with the economic growth potential it would bring, and also environmental enhancement. The canal will link to the national connected network via the Middlewood locks currently under re-construction in Salford. Part of the line of the canal is protected in the UDP. This should be replicated in LDF plans and documents, and the potential of finding and then protecting an alternative route to the town centre should be</p>	<p>The Canal is addressed as a potential tourism attraction in Chapter 7 on Implementing the Objectives and as a possible recipient of planning contributions in Chapter 8 on Development Management.</p>

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				recognised. The restored canal is essential as the viable centrepiece of the proposed Croal Irwell Regional Park. Finally minor amendments should be made to Green Belt policy to permit recreation lead development directly linked to the restoration of the canal especially in the vicinity of Hall Lane.	
07/00013	IO.291	Hugh Smith Bracewell Management Ltd	Q4 - Overall Spatial Options	We wish to support Option 3, albeit with a possible suggested variation. In doing so, the case put forward is consistent with the contention that land to the west of Westhoughton is suitable for residential development, but this is made firmly within the context of assessing the 4 options on the basis of their strategic planning merits. Option 3 should secure an appropriate supply of housing throughout the period of the LDF in accordance with the RSS for the North West, while not encroaching into strategically important open countryside, which would result from Option 4, since it would develop Green Belt sites. It is accepted that in the short term there may not be a housing land supply shortfall in Bolton, but the LDF provides the planning framework until 2017. This also needs to be viewed within the context of the RSS. PPS 12 states that the 'core strategy should aim to look ahead to any longer-term time horizon which is set out in the relevant regional spatial strategy'. The draft RSS for the North West proposed to cover the period up to	The Preferred Overall Spatial Option is for concentrated urban development with a change to Green Belt boundaries at Cutacre to allow for a strategic employment site. It does not support development of currently protected open land around Westhoughton.

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
				<p>2021, but this was criticised in the Panel Report, which recommended it period should extend to at least 2026. As a result, the lifespan of Bolton Core Strategy may well need to be extended, therefore increasing the amount of housing land that will be required to be identified. While housing completions in Bolton have been at a high level over the last 2-3 years this needs to be viewed in the context of the buoyant housing market and the fact that many other authorities in the region had restrictive housing policies in place, which will need to be lifted or significantly relaxed once the housing figures in the RSS are adopted, thus having the temporary effect of increasing supply in Bolton and other LPAs without such restrictions. The RSS Panel also recommended an increase in the additional number of dwellings required from 9,200 to 10,400. For these reasons, it is not considered that Options 1 or 2 can be relied upon to achieve a consistent supply of housing throughout the period of the LDF. Options 1 and 2 would also be likely to fail deliver a suitable mix of housing types in accordance with guidance with PPS3. A (possibly unintended) consequence of concentrating residential development in highly sustainable locations has been the disproportionate supply of flats compared to provision of houses suitable for families & the 2007 Housing Land Availability Study for Bolton amply</p>	

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
				<p>demonstrates this point. Option 3 is also unlikely to jeopardise the RSS target of providing 80% of new housing on brownfield sites. Flexibility exists since Bolton currently exceeds this figure (standing at 92%). Over-reliance on brownfield sites is also likely to result in the following effects: It would reduce the choice and range of suitable employment sites. The Annual Employment Land Resource recognises the need to reduce the loss of employment sites to other uses such as housing. It would meet housing needs in certain areas, such as inner parts of Bolton or Horwich, but not others such as Westhoughton, where fewer redevelopment opportunities exist. If the Council decide that the release of all of the Protected Open Land sites would result in the oversupply of housing in the whole or part of the Council's area, then we would recommend some form of sequential appraisal and/or phased release of such sites. This is on the basis that some of these sites are clearly more suitable for development than others. A straightforward approach would be to prioritise those sites not identified as Green Corridors in the adopted Bolton UDP, which are acknowledged as being of nature conservation or recreational value. If deemed necessary, other sustainability criteria, such as proximity to local shops and services, could also be taken into account. This would demonstrate the suitability of the Protected</p>	

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
				Land to the west of Westhoughton for development as previously recognised by the 1995 Bolton UDP. For the above reasons it is concluded that Option 3 (or the suggested variant in the preceding paragraph) would present the most realistic means of providing an adequate supply of housing land for the duration of the LDF period in a manner which accords with the objectives of national and regional planning policy.	
07/00014	IO.245	Paul Entwistle North West Regional Assembly	General comments	I would like to take this opportunity to inform you of the current situation regarding the Regional Spatial Strategy. As you are aware the Adopted RSS Regional Planning Guidance for the North West (RPG13) now forms an integral part of the development plan and should be given due consideration when assessing planning documents. In addition the Submitted Draft Regional Spatial Strategy for the North West of England has now undergone a number of periods of consultation, with an Examination in Public which ended on the 15th February 2007. The panel report was published on the 8th May 2007. As the document is now somewhat progressed in the process towards its adoption, it should also be given some consideration when assessing planning documents. Other Comments The document is very long (even when the sustainability appraisal is removed) and not particularly easy to read. As the issues and	No response required.

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
				options document is to be used to better inform the final core strategy, it will be important to ensure that following consultations provide a much more user friendly document. The Assembly has provided comments on numerous core strategies at various stages of development and could provide details of easier to use layouts if requested.	
07/00014	IO.246	Paul Entwistle North West Regional Assembly	Prosperous Bolton	<p>Minerals and Waste. While I understand that the Greater Manchester Authorities are producing a Joint Waste Development Plan Document, I can find no reference to 'issues and options' on waste within the document or reference to the fact of waste issues and options being dealt with through the joint waste DPD.</p> <p>Similarly, while I note the document makes reference to active mineral workings in the borough, there appears to be no reference to 'minerals issues and options' or the intention to address minerals issues and options through a similar joint Greater Manchester document.</p>	Minerals and waste are generally addressed in Chapter 7 on Implementing the objectives, but will be considered in more detail in Waste and Minerals Development Plan Documents for the County as a whole.
07/00014	IO.247	Paul Entwistle North West Regional Assembly	Housing	Housing Map 1 identifies a North Manchester Housing Area (defined in draft RSS). I would reiterate that the groupings of authorities in table 9.1 are just that, groupings. They are not intended to be a representation of HMAs. You will be aware that the Assembly has commissioned work on the identification of sub-regional HMAs which is due to be	Affordable housing is addressed in Chapter 7 on Implementing the Objectives and in Chapter 8 on Development Management, based on the Strategic Housing

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
				<p>completed in December 2007. This work currently identifies Bolton in the Manchester City Region West HMA with Wigan and parts of Salford. I welcome recognition of the need to provide housing that meets everyone needs as discussed in Submitted Draft RSS policy L4. I also note that the document makes reference to reducing the number of privately owned empty homes, an approach which again would be supported by Submitted Draft RSS policy L4. It appears that there is little difference between option 1 and 2, except that the provision of affordable housing in option 1 may be on greenfield sites in urban areas. While Adopted RSS policy UR9 and Submitted Draft RSS policy L5 would offer broad support for the provision of affordable housing, the core/regional development principles outlined in both Adopted and Submitted Draft RSS policy DP1, place emphasis on a sequential approach to development. On that basis I would offer support option 2 which would provide affordable housing on brownfield sites.</p> <p>Gypsy and Traveller Accommodation The proposed Partial Review of RSS will cover a number of issues including setting out pitch provisions by district for Gypsies & Travellers and Travelling Showpeople. The Partial Review of RSS will be informed by the results of Gypsy and Traveller Accommodation Assessments (GTAAs) which have been undertaken in the region. In July 2007, the</p>	<p>Market Assessment. The Preferred Option for gypsies, travellers and travelling showpeople is contained Chapter 7 on Implementing the Objectives.</p>

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
				Assembly and partners published the results of GTAA's for the North West, Lancashire and Cheshire. Currently (as at September 2007) sub regional GTAA's are being prepared for Cumbria, Greater Manchester and Merseyside. As an interim measure, the Assembly believes that pending the incorporation of pitch provision requirements in RSS, local planning authorities should ensure that emerging Local Development Framework (LDF) Core Strategies and other Development Plan Documents (DPDs) take account of the GTAA findings and contain policies for provision of sites in line with the advice in ODPM Circular 01/2006 - Planning For Gypsy and Traveller Caravan Sites and CLG Circular 04/2007 ¿ Planning for Travelling Showpeople.	
07/00014	IO.248	Paul Entwistle North West Regional Assembly	Q2 - Employment Land	Employment and Retail. I would not support option 3 or 4 and I have some concern about option 2 including the M61 corridor as a location for office and manufacturing uses. Government guidance in the form of PPS6: Town Centres, Adopted RSS policy EC8 and Submitted Draft RSS policy W3 & W5 all direct (B1) office development to and retail development to existing centres. I also note that map 5 (option 1), map 7 (option 3) and map 8 (option 4) all mark Middlebrook as a 'other town centre'. I consider that the identification of Middlebrook as a town centre is particularly inappropriate and in no way	The Preferred Overall Spatial Option is for concentrated urban development with a change to Green Belt boundaries at Cutacre to allow for a strategic employment site. The M61 corridor is a key element of this approach. The Preferred Option on Middlebrook is not to identify it as a town

Unique ID	Ref	Name Organisation	Issue	Comments	Council Response in Core Strategy Preferred Options
				conforms to either national or RSS guidance.	centre, set out in Chapter 6.
07/00014	IO.249	Paul Entwistle North West Regional Assembly	Q4 - Overall Spatial Options	I would offer broad support for spatial option 2, with the caveat that 'For office and manufacturing uses, the M61 corridor within the existing urban area' is removed and office development direct towards existing centres and industrial development to brownfield sites within the existing urban area, in accordance with national and regional policy, is encouraged.	The Preferred Overall Spatial Option is for concentrated urban development with a change to Green Belt boundaries at Cutacre to allow for a strategic employment site. The M61 corridor is a key element of this approach.
07/00014	IO.250	Paul Entwistle North West Regional Assembly	Q12 - Transport & Access	The concentration of development in urban areas (option 2) would be the most appropriate in terms of developing critical mass for public transport networks. The presumption should be towards development that is designed in such a way to encourage walking and cycling with penetration by public transport (especially buses) to provide credible alternatives to the private car. Regional guidance on this is provided in Adopted RSS policies T1, T2 & T8 and in Submitted Draft RSS policy RT1 & RT7. In terms of parking standards, consideration should be given to the revised standards as proposed by the recent Assembly commissioned Mouchel study on Parking Standards, commissioned by the Assembly. These will be taken forward into the proposed Partial Review of Submitted Draft RSS or	The Preferred Overall Spatial Option is for concentrated urban development with a change to Green Belt boundaries at Cutacre to allow for a strategic employment site. Analysis of accessibility in Bolton shows that the existing urban area is almost all well served by public transport. The preferred option in Chapter 8 on Development Management is to use RSS parking standards.

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				development of the Integrated Regional Strategy and it would probably be in Bolton's interests to incorporate them early (if appropriate) as they are much "smarter" than those in extant RSS as they are tied in much more closely to accessibility and clearly address the questions raised in the issues and options document.	but to augment them with additional standards for some types of land use.
08/00001	IO.328	William Usher Resident	Green Belt	<p>Living in Westhoughton, we enjoy the benefits of the open green spaces that have been preserved in the current UDP. The town has grown significantly in the last ten years, and generally the growth has been beneficial, for example new housing on the sites of old industrial premises. But I feel that the town is now at the limit of what it can sustain without significant harm to the environment. I am particularly concerned about any changes to planning policy that would allow housing or commercial development on what is presently Green Belt land.</p> <p>I have ticked the "sound" box in question 4 only because the questions in sections 5 to 7 are way beyond the competence of a member of the public to contemplate answering.</p>	The Preferred Overall Spatial Option is for concentrated urban development with a change to Green Belt boundaries at Cutacre to allow for a strategic employment site. It does not support development of Green Belt in Westhoughton.

Appendix 3: Preferred Options Analysis

Local Development Framework

Council response to comments made on
Bolton's Core Strategy Preferred Options

Shaping the future of Bolton



Unique ID	Ref	Name Organisation	Chapter	Summary of Comments	Council Response
08/00003	P_O/00001	Ailie Savage NOMS	Ch 7 - Core Strategy Policies	While there are no specific proposals for new prison development in your district at present nor specific sites identified, in line with Government guidance NOMS requests that you consider the inclusion of a criteria based policy to deal with a firm prison proposal should it arise during the plan period. I would be pleased to propose a detailed policy for inclusion in your Development Plan Document and would welcome your views on how this proposal should be taken forward.	No policy on prisons has been included because other policies set adequate criteria.
08/00004	P_O/00002	Andrew Gouldstone RSPB	Ch 2 - Spatial Portrait & Issues	Paragraph 2.21 Reference to sites of nature conservation importance including SSSIs is welcomed, as is the recognition that their continued protection remains a key issue. We would urge that recognition of the West Pennine Moors should be made here, especially in light of proposals that could see this area designated as SSSI in the near future. The outstanding wildlife value of the West Pennine Moors is now widely recognised and Bolton's LDF should highlight this.	The wildlife value of the West Pennine Moors is reflected in policy LO1, which states that "The Council and its partners will ... protect green infrastructure of sub-regional importance in the West Pennine Moors and the Croal Irwell Valley from adverse development".
08/00004	P_O/00003	Andrew Gouldstone RSPB	Ch 4 - Choosing the Preferred Spatial Option	<p>Paragraph 4.33 The Horwich Loco works, identified in this section as being a development area within the M61 corridor, is adjacent to the Red Moss SSSI. Any development in this area must therefore take due consideration to avoid any negative impacts on this designated site. Impacts on hydrology for example are likely to be a key issue. Opportunities to enhance or extend the habitats at this site should be actively sought.</p> <p>Paragraph 4.36 If Options 2 and 4 are adopted, then the possible loss of biodiversity associated with development of green space must be off-set by careful consideration of incorporating appropriate habitat</p>	<p>4.33 Policy M2 considers the effect of the development of the Loco Works on Red Moss.</p> <p>4.36 Policy CG 1 to CG 4 cover these issues.</p>

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				management and creation within these developments. Comments in this paragraph that recognise this need at Cutacre for example are therefore welcomed.	
08/00004	P_O/00004	Andrew Gouldstone RSPB	Ch 6 - The Areas of Bolton	<p>Paragraph 6.38 The Horwich Loco works, identified in this section as being a development area within the M61 corridor, is correctly identified as being adjacent to the Red Moss SSSI. As stated earlier, any development in this area must therefore take due consideration to avoid any negative impacts on this designated site. Impacts on hydrology for example are likely to be a key issue. Opportunities to enhance or extend the habitats at this site should be actively sought.</p> <p>Paragraph 6.49 The comments here to enhance biodiversity and mitigate against any adverse impacts in relation to development on green space at Cutacre are welcomed.</p> <p>Paragraph 6.62 The statement that 'recreational' areas in the West Pennine Moors around Horwich will be protected from adverse development is supported. The significant wildlife value of the West Pennine Moors is now widely accepted, and designation as a SSSI is a distinct possibility in the near future.</p> <p>Paragraph 6.85 We support the statement here that the West Pennine Moors (correctly identified in 6.84 as being 'green infrastructure' with important wildlife habitats and as having a climate change mitigation/adaptation role) will be protected from adverse development.</p>	6.38: Policy M2 considers the effect of the development of the Loco Works on Red Moss. 6.49, 6.62, 6.85, 6.87 No response required.

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				Paragraph 6.87 We support the Council's intent to work with other local authorities to protect areas of green infrastructure. In the case of the West Pennine Moors, this should include the Council's continued involvement with, and support for, those seeking to have the Moors designated as a SSSI for their significant wildlife value.	
08/00004	P_O/00005	Andrew Gouldstone RSPB	Ch 7 - Core Strategy Policies	<p>Paragraph 7.83 Climate change within Bolton Council, the West Pennine Moors are a resource that should be recognised as helping to mitigate against climate change. Blanket bog habitats within the moors, if managed appropriately, can act as carbon sinks. On the other hand, if inappropriately managed, then they can act as a source of carbon. So as a resource within the Borough, the protection and enhanced management of these habitats is significant in terms of their role in helping to address climate change. This role should be recognised and supported by the LDF.</p> <p>Paragraph 7.88 Policy 9 we support policies here to safeguard biodiversity. This should relate not only to designated sites, but also wider biodiversity within areas of green infrastructure around the Borough. Opportunities should also be sought to create and enhance habitats for biodiversity.</p>	<p>7.83 The importance of the blanket bog habitats has been recognised within the Cleaner Greener section of the Core Strategy.</p> <p>7.88 The safeguarding and enhancement of biodiversity has been included within policy CG1 of the Core Strategy.</p>
08/00004	P_O/00006	Andrew Gouldstone RSPB	Ch 8 - Development Management Options	<p>Paragraph 8.5 We strongly support the inclusion of biodiversity provision within the proposed design SPD, including reference to swifts as a key species in the Bolton area (p91).</p> <p>Paragraph 8.91 Planning contributions and biodiversity. Where development will impact adversely on a feature</p>	<p>8.5 Referencing swifts as a key species for Bolton is not an issue for consideration under urban design, this is a biodiversity issue. This is too detailed an issue for the core strategy.</p> <p>8.91. The protection and</p>

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				of biodiversity interest we would support the need for contributions from the developer. Identifying adverse impact however is not always straightforward, and will need therefore to be interpreted in its broadest sense. Impact can be direct (actual loss of habitat under the footprint of the development) or indirect (disruption of hydrology or 'sterilisation' of habitat through proximity of development or disturbance through increased access etc). Positive contributions should therefore be sought across a broad interpretation of adverse impact, and could provide for improved habitat management, habitat enhancement and creation, both within and adjacent (and potentially away from) the development site.	enhancement of biodiversity is covered in policy CG1 of the Core Strategy and policy IPC1 on planning contributions seeks contributions to biodiversity where development would have an adverse effect on a feature of biodiversity interest.
08/00005	P_O/00007	Alison Truman British Waterways	Ch 1 - Introduction	<p>a) A significant portion of the Manchester, Bolton and Bury Canal is located within the District. Whilst this is currently disused there are proposals to restore and re-open it in the future and BW are keen to ensure that future development proposals do not prejudice that aim.</p> <p>b) There is the potential for future development adjoining the canal to pollute the waterway to the detriment of its ecology. Prospective developers need to be made aware of this and of the need to undertake measures:- i) to ensure that contaminants do not leach into the canal, and ii) to ensure that the preferred means of draining their development suitably safeguard the channel.</p> <p>c) Where development is to be carried out adjacent to the canal, sensitive boundary treatment should be</p>	<p>Policies RA1 and OA6 protect 'significant recreational areas' along the line of the canal from development.</p> <p>Policy CG3 requires good design and would apply to the canal boundary treatment.</p>

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				employed. British Waterways would request that reference is made to the above in the finalised document	
08/00005	P_O/00008	Alison Truman British Waterways	Ch 8 - Development Management Options	<p>Paragraph 8.91 British Waterways supports the Council's commitment to seek developer contributions towards the restoration of the Manchester, Bolton and Bury Canal from all types of development in the vicinity of the canal.</p> <p>Paragraph 8.93 British Waterways agrees that it will be necessary for the Council to produce a Financial Contributions SPD to address detailed implementation matters and we look forward to commenting further in relation to the section relating to the Manchester, Bolton and Bury Canal. It is essential that the SPD contains a map indicating the line of the canal so that developers are aware of those sites that are likely to be subject to this type of financial contribution. It should also be made clear that developments do not necessarily have to be sited immediately adjacent to the canal in order to benefit from it as a recreation, leisure, heritage and ecological resource or for land drainage.</p>	<p>Policy IPC1 specifically seeks contributions towards the restoration of Manchester, Bolton and Bury Canal.</p> <p>Policies RA1 and OA6 protect significant recreational areas along the line of the canal from adverse development. An SPD is proposed which will contain additional details.</p>
08/00006	P_O/00009	Ronald Boardman	Ch 6 - The Areas of Bolton	I support the proposed overall preferred options, with specific reference to the above listed pages (Westhoughton). Your proposals to leave the Greenbelt boundaries unchanged and the protected open land undeveloped is very commendable. All too often in the part have we seen encroachment of the Greenbelt and deterioration of the environment as a result.	No response required.
08/00007	P_O/00010	Morrison's	Ch 4 -	we note that para 4.58 of the Preferred options	Policy P2 on retailing reflects the

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		Supermarket s Plc	Choosing the Preferred Spatial Option	document states that the Council will not support the development of substantial additional shops until 2016, except those that already have planning permission. We therefore request that Policy 4 (6) is amended to have regard to the findings of the recently published retail and leisure needs assessment as required by PPS6.	retail and leisure study in accordance with PPS6.
08/00007	P_O/00011	Morrison's Supermarket s Plc	Ch 7 - Core Strategy Policies	Policy 4 (6) of the above mentioned document states that the Council and its partners will plan for additional convenience goods floorspace of up to 10,000 sq m in town; district and local centres where communities have good access. Morrison's would comment that this approach is inconsistent with the guidance contained within PPS6. Paragraph 2.23 of PPS6 states that need assessments for the development plan period should be carried out as part of the plan preparation and review process and updated regularly.	Policy P2 confirms this policy approach, which is based on the Retail and Leisure Study, but flexibility will need to be applied if new evidence becomes available. This presumably relates to PPS6 paragraph 3.23, not 2.23 as stated.
08/00008	P_O/00012	Christie McDonald	Ch 4 - Choosing the Preferred Spatial Option	The Preferred Option set out in the report is recognised as being a hybrid of Option 2 and Option 4. This is considered to be a pragmatic and feasible approach as choosing one of the four options would severely limit the development of sites throughout the Borough which have good development potential.	No response required
08/00008	P_O/00013	Christie McDonald	Ch 6 - The Areas of Bolton	Land at Chew Moor Lane, Lostock Bolton It is respectively suggested that the removal of the Chew Moor Lane site from its current Green Belt allocation would be one such "local detailed change" which could be done in addition to the strategic changes to the Green Belt boundary which cater for the "Cutacre Strategic Site". It is considered that the Chew Moor Lane site no longer serves any purpose as Green Belt	Policy OA4 seeks to maintain current Green Belt boundaries except at Cutacre. Cutacre is accessible from a number of deprived areas. Significant job opportunities will be created for areas in need of

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				<p>land. The M61 motorway provides the permanent boundary between settlements and relatively recent approvals surrounding the site have resulted in our client's land being nothing more than a piece of open land which happens to be in the Green Belt. The reasons for it being included in the Green Belt have since been superseded by the development of the surrounding area and its reallocation would be no means prejudice those reasons. Additionally, it appears Bolton Council is keen to promote development along the "M61 corridor" and our client's site provides the Council with an opportunity to supplement the development of this corridor without any major improvements to the existing infrastructure. Despite the confidence of the Council in being able to deliver the necessary housing numbers for the next 5, 10 and 15 years, it is considered noteworthy that the site in question would be well suited to the larger family dwellings which the Council's Strategic Housing Market Assessment (SHMA) has found to be in short supply in the Borough. However, one of the main benefits of the site is that it is suited to most types of urban development and could just as easily be developed as a Business Park or be the location for a high quality mixed use scheme. Most importantly, the site has no known insurmountable physical or legal constraints which would impinge upon its immediate development once removed from its restrictive plan allocation.</p>	<p>economic and social regeneration. Residents will be able to access jobs on foot/cycle from Little Hulton and by public transport/cycle from Bolton, Farnworth, Atherton and Tyldesley.</p> <p>There are a lack of suitable alternative sites to meet Bolton's employment land requirement for manufacturing and distribution. An area of land the size of Cutacre needs to be identified in addition to currently allocated sites. In addition the Association of Greater Manchester Authorities Employment Land Position Statement recommends that Bolton should provide 195 hectares of employment land in the period up to 2026. A sustainability appraisal shows that the best way of doing this is by identifying a single site at Cutacre because alternatives are not deliverable or are in unsustainable locations. There is no similar need to use green belt land for housing.</p>
08/00009	P_O/00014	Dave Arstall GONW	Ch 2 - Spatial	Section 2.3 should set out the key regional and sub-regional policy context for Bolton provided by RSS.	RSS policy is discussed in Chapter 3 Spatial Vision &

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			Portrait & Issues		Objectives at paragraphs 3.8 & 3.9
08/00009	P_O/00015	Dave Arstall GONW	Ch 3 - Spatial Vision & Objectives	At present the spatial vision in paragraph 3.10 is not spatial and could apply to many parts of the country. One way to overcome these problems would be to incorporate the material in Section 5 on 'The Bolton we all want' into the spatial vision. Also, as currently drafted, the strategic objectives in Section 3 do not appear to be measurable and it is not wholly clear how they feed through into the rest of the document. This will need to be rectified. In addition, you will need to include objectives in relation to minerals and waste.	The spatial vision has been amended to make it specific to Bolton. Minerals and waste objectives have been included in the published Core Strategy.
08/00009	P_O/00016	Dave Arstall GONW	Ch 4 - Choosing the Preferred Spatial Option	How have flood risk issues informed the preparation of the Core Strategy, especially in terms of selecting the preferred option and areas for future development? What are the findings of the Strategic Flood Risk Assessment and what further work is proposed? It should be noted that it is necessary for the Core Strategy to reflect the Council's strategic approach to flood risk so this approach needs to be explained, and it should be made clear how it has informed the preparation of the Core Strategy. The PPS25 Practice Guide indicates that the LPA should demonstrate through evidence that it has considered a range of options in conjunction with the flood zone information from the SFRA and applied the Sequential Test, and where necessary the Exception Test, in the site allocation process.	The AGMA Greater Manchester Strategic Flood Risk Assessment identified Bolton overall as a low risk but recommended in a roundabout way a further borough-wide level one assessment and a level 2 for the Town Centre. A hybrid study carried out a borough-wide level 1 study and concluded that no additional SFRA level 2 studies were required. The level 2 Town Centre part made a variety of recommendations for further development of the town centre. The SFRA assessment findings were accounted for in the Core Strategy preparation and the relevant flood risk issues are

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					addressed principally by the CG policies and relevant area-based policies.
08/00009	P_O/00017	Dave Arstall GONW	Ch 5 - The Bolton we all want	It is unclear how this section is intended to fit into the Core Strategy. Paragraph 5.1 says it is the overall vision of how Bolton and the places within it should develop up to 2026. As such, as indicated above, it is recommended that it be incorporated into the spatial vision set out in paragraph 3.10 thus ensuring a single vision statement.	The contents of Preferred Options chapter 5 have been incorporated into the spatial vision.
08/00009	P_O/00018	Dave Arstall GONW	Ch 6 - The Areas of Bolton	<p>As with section 5, it is unclear how this section will fit in to the Core Strategy. Is it an explanation of the how the preferred option relates to individual areas, or will it from the basis of the strategy/policies in the plan at publication stage? We recognise that Section 6 and other Sections of the document set out details of how policies are to be implemented. However, this aspect will need further development in order to comply fully with PPS12 (paragraph 4.1), which emphasises the need to incorporate a delivery strategy for the achievement of its objectives, setting out how much development is intended to happen where, when and by what means it will be delivered. The delivery strategy will need to contain clear targets or measurable outcomes to facilitate monitoring (PPS12 paragraph 4.47).</p> <p>With regard to paragraph 6.47, the Council will need to be able to demonstrate evidence of the consideration given to alternative means of meeting employment needs as against the Cutacre proposals. This should include consideration of alternative sites both within</p>	<p>The Core Strategy contains policies for each area of Bolton. Policies include indicators, targets and means of delivery.</p> <p>Also see separate Cutacre response.</p>

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				and outside the Borough.	
08/00009	P_O/00019	Dave Arstall GONW	Ch 7 - Core Strategy Policies	<p>Policy 3 says that between 120 to 130 hectares of employment land will be along the M61 corridor, including the strategic sites at Horwich Loco Works and Cutacre, to provide for employment uses including offices. To what extent has this been informed by an assessment of the need for new office floorspace over the development plan document period (paragraph 2.39 of PPS6) and the sequential approach set out in paragraph 2.44 of PPS6? In addition, is it intended that the Greater Manchester employment land study, which it is understood will be examining how best to apportion the RSS employment land requirement for Greater Manchester between districts, will inform the approach taken in the Core Strategy towards employment land in Bolton? It will also be important to establish that the strategic employment site proposals are consistent with RSS policies.</p> <p>In particular, as regards Cutacre, there is a need in the first instance to determine in the context of RSS Policy RDF4 whether the removal of over 100 hectares from the Green Belt represents an exceptional substantial strategic change to the Green Belt or whether it can be viewed as a detailed boundary change. It may be difficult to make the case that the removal of such a large area from the Green Belt is a detailed boundary change. Policy RDF4 says that there is no need for any exceptional substantial strategic change to the Green Belt in Greater Manchester before 2011. After 2011, the presumption will be against exceptional strategic change to the Green Belt in Greater Manchester.</p>	<p>The ARUP Bolton Employment Land Study identified a need for 175 - 195 ha of general employment use in the period up to 2026. In compliance with the sequential test office developments will be concentrated in Bolton town centre, especially in the Bolton Innovation Zone, Merchant's Quarter and Church Wharf. There will be no B1 uses at Cutacre. There will be some B1 uses at The Loco Works, Middlebrook and Parklands / Lostock and this will include some offices to reflect the market demand for out of centre offices identified in the Bolton Employment Land Study. This will not compete directly with the town centre. In the case of the Loco Works this is an integral part of a sustainable mixed use development. At Middlebrook and Parklands / Lostock, there is only a small amount of land left to complete the last phases of previous development. The Greater Manchester Employment Land Position</p>

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				<p>Strategic studies, undertaken by the RPB, together with relevant stakeholders should investigate both the need for change and options for implementation. The findings will inform future reviews of RSS and subsequent reviews of plans and strategies.</p> <p>It would seem that between 1500 to 1800 dwellings are being proposed for the Horwich Loco Works site as part of a mixed use scheme. How does the use of employment land for employment purposes at this location purposes relate to the proposal to remove land from the Green Belt at Cutacre for employment purposes? Has the option of retaining the Horwich Loco Works site wholly for employment purposes been considered?</p> <p>With regard to Policy 9, to what extent do you have an evidence based understanding of the local feasibility and potential for renewable and low-carbon technologies, including micro generation, to supply new development in the Borough? The PPS1 Climate Change Supplement (paragraph 26) indicates that, drawing on this evidence-base, the LPA should: set out a target percentage of the energy to be used in new development to come from decentralised and renewable or low-carbon energy sources where it is viable. The target should avoid prescription on technologies and be flexible in how carbon savings from low energy supplies are to be secured; where there are particular and demonstrable opportunities for greater use of decentralised or low-carbon energy than the target percentage, bring forward development area or site-specific targets to secure this potential; and, in</p>	<p>Statement is complete and forms an important part of the evidence base underpinning the employment policies in the Core Strategy.</p> <p>The ARUP (2008) employment land study recommends retaining the majority of the existing allocated employment sites, especially Cutacre and the Horwich Loco Works. These existing allocated sites are located both within renewal areas and the M61 Corridor. The study also recognises the M61 corridor as an excellent piece of transport infra-structure, with a strong commercial appeal. The study also recommend that Bolton Council should consider allocating the town centre sites assessed through the study (as well as Church Wharf) because they score well against both availability and deliverability criteria as well as planning policy and sustainability criteria.</p> <p>Cutacre: see separate response.</p> <p>Likewise the Bolton Affordable Housing Viability Study forms an important part of the evidence</p>

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				<p>bringing forward targets, set out the type and size of development to which the target will be applied; and ensure there is a clear rationale for the target and it is properly tested.</p> <p>As regards Policy 10, it would seem that the approach is to incorporate the housing growth point aspiration into the housing provision. It may be preferable to plan for meeting the RSS requirement but to build in the flexibility to meet the higher housing growth point target. Such an approach would indicate how and where the additional provision, over and above the RSS requirement, could be made. It would be helpful for a housing trajectory to be included in the Core Strategy and, in this context, the phasing of housing land provision could be considered. At present, no phasing seems to be proposed. In accordance with PPS3, the Core Strategy should illustrate the expected rate of housing delivery through a housing trajectory for the plan period and should also include a previously-developed land trajectory (paragraphs 55 and 43 of PPS3 respectively). Also as regards Policy 10, the recent Blyth Valley judgement emphasised the need to take account of advice in PPS3 in respect of affordable housing as the document progresses. In particular, paragraph 29 advises that plan wide-targets for affordable housing should reflect an assessment of the likely economic viability of land for housing within the area. We recently circulated an advice note from CLG on this issue, which included the following link to the evidence prepared by South Hams District Council, as an example of how this issue might be approached: (Link to South Hams Evidence)</p>	<p>base.</p> <p>For the publication document a further sustainability appraisal has been carried out measuring an option that would keep the whole of the Horwich Loco Works as an employment site. The appraisal shows that this option would perform less well than the chosen option on retaining local companies, on improving the prosperity of the Borough as a competitive regional centre, and on raising the profile of Bolton to attract more investment. This is because the regeneration of the site will not occur unless there is a mixed use development, allowing some higher value uses, and because regeneration will result in an improved image. Regarding renewable energy, Bolton Council is relying on the AGMA Decentralised Energy Study, authored by Urbed, to provide the evidence required by the PPS1 Climate Change Supplement. This study was commissioned by AGMA to provide an evidence-based understanding of local feasibility and potential for renewable and low carbon energy technologies</p>

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					<p>within the Greater Manchester City Region. A target percentage and threshold for CO2 reductions has been set out for new developments, and this will be applied flexibly as needed. Bolton is also encouraging proposals that contribute towards the renewable energy targets set out in the Regional Spatial Strategy.</p> <p>The justification to policy SC1 sets out the reasons why housing provision figures are above RSS. The Core Strategy contains a housing trajectory which includes a brownfield trajectory. An economic viability study has been completed to justify the affordable housing target.</p>
08/00009	P_O/00020	Dave Arstall GONW	Ch 8 - Development Management Options	Paragraphs 8.4-8.5 do not appear to accord with advice in the planning and climate change supplement to PPS1 (paragraph 33) which advise that any policy relating to local requirements for decentralised energy supply to new development or for sustainable buildings should be set out in a DPD, not a supplementary planning document, so as to ensure examination by an independent inspector. With regard to paragraphs 8.29 - 8.30, it is unclear how this approach will add anything to what is already set out in national policy. With regard to paragraph 8.42, at publication stage the flood risk	A sustainable design and construction development management policy is now included within the Core Strategy publication document, as advised by supplement to PPS1. The sustainable design and construction SPD will be updated on an ongoing basis to provide advice and guidance on this topic.

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				implications for any strategic sites which are to be included in the Core Strategy will need to be clearly understood.	Detailed flood risk implications have been fully considered for the strategic site at Horwich Locoworks and Cutacre.
08/00010	P_O/00021	Rose Freeman Theatres Trust	Ch 7 - Core Strategy Policies	<p>Policy 11 - We welcome this policy to support cultural activities as it almost reflects Strategic Objective 13 but the content is inadequate because the wording of your policies needs to be robust for clarity because they determine whether or not and how, development can take place. It also does not conform to your Community Strategy which is quoted at 3.3 of this document as providing 'good quality leisure and cultural facilities'. This is not reflected in Policy 11. Lack of clarity and too much succinctness is likely to seriously undermine the effectiveness of the Core Strategy and fail to clearly communicate the strategy to the public and stakeholders. The Trust requests that the document provides sufficient protection to ensure continued theatre use within the Borough, particularly where buildings for performance arts, may not be covered by listing or conservation area designations, or may be affected by proposals which come forward for development sites. This should include performing arts facilities that stand-alone, are part of other facilities, or are contained within educational or community buildings. Cultural activities throughout the Borough should therefore be seen as an essential prerequisite for a healthy population, rather than an additional, but nonessential, component of life. We suggest the policy is made more precise and to reflect the aspirations in your Community Strategy by including a section to</p>	Policy SC2 addresses local cultural activities across the Borough, and policy TC5 promotes cultural activities in the Cultural Quarter in Bolton town centre. Together these policies represent a spatial approach to cultural provision.

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				promote and protect your existing community, cultural and leisure facilities. Without such protection it could become difficult to retain an essential community asset particularly where land values become higher for an alternative use. This policy should also state that the loss of an existing facility will be resisted unless it can be demonstrated that the facility is no longer needed, or it can be established that the services provided by the facility can be served in an alternative location or manner that is equally accessible by the community.	
08/00010	P_O/00022	Rose Freeman Theatres Trust	Ch 8 - Development Management Options	Item 8.126 on page 115 We note that cultural provision will not be included for developer contributions. The cultural infrastructure of town centres where theatres are normally located has been inadequately recognised in policy statements. Cultural facilities should be acknowledged as a key priority to receive planning contributions. Public art is usually seen as an 'add-on', and although important in its own right, there should be a section dealing with buildings that are for cultural use. Section 106 has significantly benefited the provision of cultural facilities and should continue to be used in this way. As new developments take place, new houses built and new residents arrive, existing performance spaces within development areas' catchments may require upgrading to meet demands of increasing audience numbers. The Trust is concerned that theatre buildings will not benefit enough from the use of developer contributions, and that with the decrease of Lottery funds, Treasury funds and EU structural funds, and the greater likelihood of audiences with lower levels of disposable income, theatres will find it increasingly hard to unlock new sources of funding to	Policy IPC1 on planning contributions does not include a requirement to contribute to cultural facilities as there is little evidence to justify contributions.

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				help pay for improvements to meet new market demands. We request that cultural provision be included in a policy for developer contributions	
08/00011	P_O/00023	Andrew Johnston Taylor Wimpey Plc & Persimmon Plc	Ch 4 - Choosing the Preferred Spatial Option	We agree with the Council's preferred spatial option. Concentrating development in urban areas with an element of peripheral development will allow for targeted sustainable growth and represents the best opportunity for all residents to gain access to key services and benefit from new development. The town centre cores should still be the focus for all primary retail, office and leisure development, however, housing and employment land should be dispersed to allow access for all residents. This gives the opportunity for infrastructure and local services to be either enhanced or developed in a sustainable manner, rather than over-burdening existing key service centres and transport routes. We particularly support proposals for an element of peripheral development of Bolton's towns and would request that this explained further in the Core Strategy to include broad locations. There is a limit to the amount of brownfield land that is capable of coming forward in Bolton and its development produces very little 'social benefit' because of the costs associated with remediation. Bolton has successfully defended green corridors throughout the urban area, which are necessary to enhance the living environment of its residents. Peripheral development therefore becomes a necessity, rather than an option. Ditcher's Farm provides an excellent opportunity to create a sustainable residential development close to Westhoughton with good access to jobs, key services and transport links. We would recommend that Ditchers	The location of new housing reflects the overall spatial option of concentrating new development in Bolton Town Centre, renewal areas and at Horwich Locoworks and this is supported by evidence from the Strategic Housing Land Availability Assessment. There is therefore no need to consider release of Protected Open Land for housing.

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				Farm remain as Protected Open Land in the emerging LDF, but as a priority site for consideration for housing should the Council fail to meet their brownfield land target and 10 year supply. While we acknowledge that the identification of specific sites or reallocation is an issue that will be addressed in the Allocations DPD, the principle of development of designated Protected Open Land needs to be explored at this stage. The North West RSS has set Bolton a housing target to deliver 10,400 new homes by 2021, which equates to 578 dwellings per annum. The Core Strategy will therefore need to show broad locations for housing development and identify strategic sites critical to the delivery of Bolton's housing supply.	
08/00011	P_O/00024	Andrew Johnston Taylor Wimpey Plc & Persimmon Plc	Ch 6 - The Areas of Bolton	We disagree that Protected Open Land around Westhoughton should remain undeveloped during the plan period. While we acknowledge Ditcher's Farm will not form part of the Council's immediate 5 year supply of housing land, it should be identified as part of Bolton's long term delivery strategy for 6-15 years time. Following increased housing targets for Bolton identified in the RSS and Greater Manchester being awarded Growth Point Status in July 2008, Ditcher's Farm provides a key opportunity to help Bolton meet its housing targets and deliver a variety of new housing in terms of tenure, type and price in line with Government guidance set out in PPS3.	The location of new housing reflects the overall spatial option of concentrating new development in Bolton Town Centre, renewal areas and at Horwich Locoworks and this is supported by evidence from the Strategic Housing Land Availability Assessment. There is therefore no need to consider release of Protected Open Land for housing.
08/00011	P_O/00025	Andrew Johnston Taylor Wimpey Plc &	Ch 7 - Core Strategy Policies	The costs associated with brownfield land remediation and site assembly will mean that the Council's ambitious target to deliver at least 80% of new housing on previously developed land will be very difficult to achieve, particularly in the challenging housing market	The location of new housing reflects the overall spatial option of concentrating new development in Bolton Town Centre, renewal areas and at

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		Persimmon Plc		we now find ourselves in. In order to meet minimum RSS annual housing targets it will be imperative for the Council to recognise that the development of some Greenfield land will be necessary to meet long-term housing requirements. The experience of recent years has seen high percentages of brownfield development being achieved in the main through high density schemes. This has led to an over-provision of apartments and three storey town houses; and there is now a low demand for these housing types. Point 2 of Policy 10 should be reworded to include specific reference to providing additional dwellings in Westhoughton as well as Bolton town centre, renewal areas, Horwich Loco Works and the outer areas of Bolton. Westhoughton is one of the largest towns in Bolton and is already a primary location for housing, jobs, retail, schools and leisure facilities. The Core Strategy should therefore focus some future residential development in this area in order to create sustainable communities and avoid urban sprawl on other Greenfield sites in Bolton that are less accessible and poorly served by local services.	Horwich Locoworks and this is supported by evidence from the Strategic Housing Land Availability Assessment. There is therefore no need to consider release of Protected Open Land for housing.
08/00011	P_O/00026	Andrew Johnston Taylor Wimpey Plc & Persimmon Plc	Ch 8 - Development Management Options	We would favour proposals that increase the threshold for developer contributions from 15 dwellings closer towards 50 dwellings. A higher threshold would help to encourage residential development in Bolton by creating a more attractive environment for house builders and developers. A threshold of 15 dwellings for planning contributions as proposed in the Preferred Options could deter house builders and developers from developing smaller brownfield sites in Bolton during these testing financial times. Such stringent	Planning contributions policy IPC1 sets the threshold of 15 dwellings. It also explicitly acknowledges that the Council will apply the policy flexibly to take into account requirements for the obligations together with the scheme's viability.

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				thresholds would only have a negative impact upon Government plans aimed at directing as much new housing to brownfield sites and achieving Bolton's RSS annual housing target.	
08/00012	P_O/00027	Ruth Duckworth SWAN	Ch 3 - Spatial Vision & Objectives	Strongly agree that an improved quality of life should be the main aim of this strategy. This should include environmental and social considerations as well as economic ones. A further aim should be added: To improve social and environmental aspects of life e.g. green spaces, community provision, health facilities, transport to hospitals etc. Economic prosperity alone does not lead to an improved quality of life-the vision specified in 3.2. Strong and confident should be replaced by an improvement in social aspects , this is what they are. Strong and confident does not relate to anything in particular. The first paragraph "leading to a higher quality of life for all, and reduced social, economic and environmental disparities" fits far more closely to the vision of improved quality of life than the statement in para 3.4. The last two statements are very important. Public transport to Bolton Hospital is poor or non existent or very difficult to access in many parts of Bolton. It needs to be direct, run more frequently and at times which relate to people's use of the hospital. Open spaces and environments are known to aid physical and mental wellbeing and must be given much more important role than in previous plans. Even when the environmental importance has been included in past plans in practice lip service has been paid to it in planning considerations. .24 states that 10000 new jobs will be created by 2017. 3.27 states that 15000 new jobs will be created by 2021. These are pure	The Council is working with the Health Sector to ensure that new health facilities are in accessible town centre locations and renewal areas as in clause 2 of Policy 1. In terms of the Royal Bolton Hospital the Council is working with the Greater Manchester Passenger Transport Executive and bus operators to ensure that the hospital is well served by public transport. Currently 40% of the borough's population is within 30minutes by public transport to the Royal Bolton Hospital. The Hospital is served by the high frequency 501 bus route from Bolton town centre to Farnworth town centre via the Royal Bolton Hospital. Other areas are also served with local link services direct to the Royal Bolton Hospital including Daubhill, Deane and East Bolton. The Council will do all it can within a deregulated bus system to improve access by public transport to the Royal Bolton

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				<p>estimates based on a ratio used to calculate them - they are not real figures - they can't be. Page 60 para 6.49 states that Cutacre will have B8 uses (distribution). These produce far fewer jobs than B1 and B2 use. Oppose Cutacre - on Green Belt. Make it clear that these are calculated figures and show how they have been estimated i.e. what percent of B1, B2 and B8 use. Look for alternative employment sites on brownfield sites. Agree with vision to provide sufficient and well located land. Would like to keep existing employment site that are well located i.e. near to population so that commuting to jobs is limited. Provide protection for existing employment sites so they can't go to housing as has happened e.g. Metal Box site and Perseverance Mill, Westhoughton. Allocate such employment sites so employers are not encouraged to sell employment land for housing. Difficult to see how these opportunities can benefit people in the deprived areas as they are located away from the M61 corridor. M61 corridor - economic areas need to be defined properly e.g. names of estates. Ensure that transport links are provided to link the M61 and deprived areas if this is to work. Far better to keep existing employment land close to deprived areas (but not Cutacre as on Green Belt). Need to identify areas at risk of flooding. Need to emphasise benefits of open space and environments. Need to also recognise informal open spaces. Such areas not always protected e.g. Hoskers, Westhoughton. Need to protect sites important for biodiversity - often ignored at the moment. New housing in Bolton gives Town Centre sites, Council owned areas and older industrial sites as priority. First 2 fine bit we're not happy with mixed use</p>	<p>Hospital.</p> <p>The revised spatial vision and objectives do reflect economic, social and environmental considerations.</p> <p>The Strong and Confident theme is retained because it reflects the Community Strategy.</p> <p>The numbers of jobs are drawn from other (referenced) documents.</p> <p>Policy P1 provides protection of existing employment sites in appropriate circumstances.</p> <p>Most specific allocations of land for economic development will be set out in the Allocations Development Plan Document Re Cutacre, see separate response.</p> <p>Biodiversity, open space, flood risk and other environmental issues are covered by CG1 and the area based policies and evidence base.</p> <p>As set out in paragraph 4.52 the location of new housing will reflect the overall spatial option of concentrating development in Bolton town centre, renewal areas and at Horwich Loco Works. The Green Belt and Protected Open Land will continue to be inappropriate</p>

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				redevelopment on Horwich Loco Works - feel it should be all industry. We support the others as long as house building is restricted to those sites only. Building must not spread to greenfield, POL or Green Belt sites.	locations for new housing. With the exception of some Transforming Estates sites within regeneration areas other greenfield sites are unlikely to be developed. Policy SC1 seeks to ensure that at least 80% of new housing is on previously developed land. A full justification for the development of Horwich Locoworks as a sustainable mixed use community is set out in background document BD8.
08/00012	P_O/00028	Ruth Duckworth SWAN	Ch 4 - Choosing the Preferred Spatial Option	Strongly support development and regeneration in the urban area with current POL and Green Belt in the current UDP protected. Would welcome protection for housing and retail and employment. Elsewhere the studies mentioned state that building on these areas not needed for housing and relate. Bolton has a lot of existing permissions on brownfield sites. Would welcome a definition of the urban area. Bolton has a continuous area of urban development in the old Borough but Westhoughton and Horwich are separate urban areas. Please clarify - the UDP, I was told, referenced only to Bolton when referring to the urban area. Disagree with an opportunistic approach to development and regeneration. Disagree with greenfield development within the urban area (does this include Westhoughton?). More planning needed than opportunism - leads to problems e.g. retail and employment sites have been lost to housing (Pavilion	The spatial vision reflects the desire to concentrate development within the urban area, except for development of land at Cutacre, for the reasons set out in the BD9 on Cutacre. The urban area is defined in paragraph 3.11 of the Core Strategy. Flooding issues are considered in policy CG1. No green belt land is needed for housing.

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				<p>Square and Metal Box sites, Westhoughton) and other sites then taken for these uses. No need for greenfield sites - studies state that these not needed for retailing or to meet housing targets. Ample brownfield cited. Strongly agree with effects of loss of open space loss of trees. Some Councillors seem to be unaware of effects of concreting over hitherto permeable areas of soil. Where infiltration of water occurs - change to impermeable surface increases surface run off. No figures are given for the results of public consultation. At the Westhoughton Area Forum participants were unaware that they were taking part in an exercise for the LDF. An extremely simplistic approach was used using cards to pick out one type of area in response to a question. In many instances multiple choices would have been a more accurate answer. The organisers were not planners and it showed! No feed back was ever given from this "consultation" even when asked for. The map showing the M61 corridor did not specify the areas which are being used for offices and manufacturing. A much better map is needed. We support the third point - concentrating development in the urban areas will make less of an impact on loss of greenspaces. Support concentrating development and investment in the urban area. Don't support moving investment outside the urban area if it involves using green belt. Support the views of the respondents who supported option 2 because it would minimise loss of greenfield land and make optimum use of existing infrastructure. Agree that additional land needs to be identified for employment uses. Disagree that it can't be found in the urban area. Over the past 7 years land has continually become available in the urban areas as</p>	

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				<p>windfall sites on previously developed land or buildings. This could be used for employment instead of allowing it to go for housing as has been happening (see previous comments). Allowing development on protected open land contradicts with 'cleaner greener'. Developers may target greenfield areas as they are less costly to develop. Even if national planning policy restricts building houses on greenfield/POL (PPG3 sequential test) the tests are less stringent for retail and employment and give developers opportunities to choose greenfield over brownfield. Use brownfield land for housing, employment, retail, enough available. Agree strongly with points 1-4. Strongly opposed to 5 - there is no doubt that developers will put pressure on Councils to develop on open land sites. Council must oppose this - will result in degeneration of brownfield areas and Bolton has a lot of the latter. Don't agree that not allowing development on green belt results in missed opportunities. Green belt should be preserved. Support strongly the point that at the Westhoughton Area Forum there was considerable opposition to the development of current Protected Open Land. Westhoughton has had over development in the past 10 years with development exceeding infrastructure provision. There are 3 large areas of Protected Open Land which must continue to be protected especially as they are not needed. Agree that retail and housing do not need to build on Protected Open Land. Dangerous to allow any development on Protected Open Land as planning guidance weak on retail and pressure could be put on planners by developers in the present climate to build on less costly land. Oppose development outside urban areas for reasons stated before. See</p>	

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				<p>suggestion on employment land. Oppose an opportunistic approach. Not planning. Opposed development on Cutacre - see previous objections. Agree that loss of greenbelt would encroach onto wildlife habitats and make an impact on climate change. Disagree with development on greenbelt. Agree with 1st statement - option 4 does not agree with RSS. 2nd statement does not make sense. Option 2 agrees with RSS. Option 2 does not involve encroachment onto greenbelt. Agree that area forums show considerable opposition by residents to development on greenbelt - overall there is little support for this policy. Do not agree with choosing option 4 to produce additional employment land - involves site on greenbelt. Agree with option 2 but oppose option 4 because: - residents object to development on greenbelt; - the area designated on Cutacre is large; - which is greenspace and agricultural land; - other employment areas are possible; - there is no guarantee that Cutacre will materialise - needs improved transport links; - larger area identified in RSS; - Could be pressure to fulfil this area. Consultees did not show support for this combination of options. Where is the evidence? Residents made it clear that they are opposed to encroachment onto the greenbelt. Agree the lower figure should be the preferred option.</p>	
08/00012	P_O/00029	Ruth Duckworth SWAN	Ch 6 - The Areas of Bolton	<p>Why not keep the Loco Works for employment alone? Cutacre should be returned to open countryside/farmland that it was before coal operations started. It acts as a buffer between Salford and Atherton. Again figure of 8000 jobs debatable - what is the evidence? 6.49 actually says that many will be B8</p>	<p>The reasons for the policies for Horwich Loco Works and Cutacre are set out in Background Documents 8 and 9. Also see separate Cutacre response.</p>

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				use (distribution) which creates fewer jobs. Residents are concerned about infrastructure not keeping pace with development, especially transport provision - congestion a problem. Infrastructure cannot be provided to support new development in transport - provisions are limited - new roads would have to be funded by development thus negating the benefits of a new road. Greenspace also reduced. Promised infrastructure frequently doesn't materialise e.g. doctor's surgery, Metal Box. Straightening of Platt Lane will result in development on Protected Open Land and more traffic trying to enter and exit Chequerbent roundabout. Agree with all these points but need a guarantee that retailing and employment will not be allowed on Protected Open Land. Sainsbury's have already encroached on open space (cricket club).	
08/00012	P_O/00030	Ruth Duckworth SWAN	Ch 8 - Development Management Options	Support some form of contribution to ensure infrastructure is built in the areas affected and the money provided for this just doesn't disappear into the general capital funds of the Council.	Policy IPC1 sets out the approach to planning contributions.
08/00013	P_O/00031	Jenny Hope Severnside Ltd	Ch 2 - Spatial Portrait & Issues	Renewal Areas - We support the Council's actions to identify areas for renewal, particularly Inner Bolton. By focusing initiatives for investment and development within Renewal Areas it will allow the regeneration of the area as a whole, leading to job opportunities and housing.	No response required.
08/00013	P_O/00032	Jenny Hope Severnside Ltd	Ch 3 - Spatial Vision & Objectives	Strategic Objective 12 'To focus new housing in the existing urban area, especially in Bolton town centre, Council-owned housing areas and in mixed use developments on existing older industrial sites'. We	The industrial sites referred to in SO12 (now renumbered SO14) include Horwich Loco Works and are not necessarily all redundant.

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				support this objective and the principle of focusing new housing within the existing urban area. However would wish to see the wording amending to include: 'mixed use developments on existing older or redundant industrial sites.' Amend the text to state: 'mixed use developments on existing older or redundant industrial sites.'	HLW will be a mixed use development.
08/00013	P_O/00033	Jenny Hope Severnside Ltd	Ch 4 - Choosing the Preferred Spatial Option	<p>Option 1- Dispersed urban development This option does not focus new development within the renewal areas and would therefore not maximise the opportunities for regeneration within places most at need. This in turn would result in the loss of job opportunities for disadvantaged groups and the potential for such areas to experience physical decline. By not focusing development within renewal areas there is a lost opportunity to successfully assist the regeneration of such places as individual development schemes will have less impact and become more piecemeal. Option 2 Concentrated urban development The sites identified within the regeneration areas (neighbourhood renewal strategy areas) do not include Inner Bolton. This area is highlighted within paragraph 6.20 as being a Renewal Area which the Council states on page 33 will be a focus for regeneration including housing, together with some contribution to new jobs and provision of health, education and community facilities. The wording within Option 2 should be amended to include Renewal Areas. Amend the text to state: 'This option would concentrate development and facilities in: Regeneration and Renewal areas.' Option 3 Dispersed urban development combined with some peripheral development Combines elements of Option</p>	The Core Strategy's overall spatial vision is set out in para 3.10

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				<p>1 but allows development and investment on sites currently designated in the UDP as Protected Open Land. Again this means there is no emphasis on ensuring that development is focused on Renewal Areas. By not focusing development within renewal areas there is a lost opportunity to successfully assist the regeneration of such places as individual development schemes will have less impact and become more piecemeal. Option 4 Dispersed urban development combined with some peripheral development including green belt land. This option does not focus new development within the renewal areas and would therefore not maximise the opportunities for regeneration within places most at need. This in turn would result in the loss of job opportunities for disadvantaged groups and the potential for such areas to experience physical decline. Preferred Spatial Option We support the Council's preferred option to combine elements of Options 2 and 4, particularly as this states that Renewal Areas will be a focus for regeneration. We also support the rationalisation of the Renewal Areas boundaries to include the whole of the inner areas of Bolton. This will encourage regeneration of the area as a whole and focus development on redundant sites, leading to sustainable housing and job opportunities within central areas of Bolton.</p>	
08/00013	P_O/00034	Jenny Hope Severnside Ltd	Ch 6 - The Areas of Bolton	'Mills and other older industrial premises in the area will be regenerated with a mixture of new build and refurbishment for primarily employment uses, but with supporting residential uses.' This does not allow sites the flexibility to respect the character of its	The emphasis on employment uses has been retained to reflect the main Community Strategy theme of economic prosperity. Policy CG4 on use

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				<p>surroundings. Older or redundant industrial premises located within primarily residential areas should not be limited to having employment as its primary use. The nature of the area should be taken into consideration when establishing the balance between employment and residential uses. Amend the text to state: 'Mills and other older industrial premises in the area will be regenerated with a mixture of new build and refurbishment for mixed use with an appropriate balance between employment and residential uses.'</p> <p>'New housing will be developed throughout the area on a combination of brownfield sites and on a limited number of greenfield sites in existing housing areas.'</p> <p>We support the Council's Preferred Spatial Option for Inner Bolton. Concentrating housing development mainly on brownfield sites will allow open spaces and greenfield sites to remain available for public enjoyment.</p>	<p>considerations addresses the issue of the character of surrounding uses.</p>
08/00013	P_O/00035	Jenny Hope Severnside Ltd	Ch 7 - Core Strategy Policies	<p>1. Policy 3 (Point 4) Employment sites that are currently not compatible with residential amenity should be able to explore more suitable options rather than retaining elements of employment uses. There would be no flexibility in the current draft wording of the policy for sites to respect the character of their surroundings. Older or redundant industrial premises located within primarily residential areas should not be restricted to having employment uses on site. The nature of the area should be taken into consideration when establishing the balance between employment and residential uses. Amend the text to state: 'Where they are not compatible, then mixed uses will be encouraged to retain an element of employment where</p>	<p>1. The policy now reads: Safeguard existing employment sites where they are compatible with residential amenity and contribute to the sustainability of communities in which they are situated. Where they are not compatible, then mixed uses will be encouraged to retain an element of employment.</p> <p>2. No response required.</p>

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				appropriate.'	
				2. Policy 10 We support the aims of Policy 10, particularly points 2 and 3 that focus the majority of new housing development on brownfield sites with a strong emphasis on the renewal areas.	
08/00014	P_O/00036	Joanne Macholc Lancashire County Council	Ch 7 - Core Strategy Policies	I have looked at the report. I note that the preferred housing figure of 694 dwellings is approximately 20% above the RSS requirement of 578 dwellings per year. There are no further observations I wish to make at present.	No response required.
08/00015	P_O/00037	Gary Halman Horwich Vision Ltd	Ch 1 - Introduction	It is noted that the Council is not committing itself firmly to the approach set out in the current version of the Preferred Options report and that the outcome of the consultation exercise will help inform the finalised version of the Core Strategy for the purposes of submission prior to examination. We welcome this approach and the flexibility it allows for the Council to carefully consider representations prior to producing the final Preferred Options report.	No response required.
08/00015	P_O/00038	Gary Halman Horwich Vision Ltd	Ch 4 - Choosing the Preferred Spatial Option	Whilst HVL support the identification of the Loco Works as a strategic development opportunity we are concerned to the reference that this will be 'employment led'. This suggests that the site will be developed primarily for employment purposes and does not represent current thinking nor did it form part of the original spatial option detailed in the 2007 Issues and Options Paper. We request that references to the Preferred Spatial Option should therefore be amended to reflect HVL's vision for the site as a sustainable mixed use development, and to remove all references	Policy M1 now refers to the Loco Works being developed for a sustainable mixed use community primarily for employment and housing.

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				to this being 'employment led'. This would also be consistent with the presentation of the site in the accompanying maps, which shows the site as a mixed use development.	
08/00015	P_O/00039	Gary Halman Horwich Vision Ltd	Ch 6 - The Areas of Bolton	It should be noted that whilst the site was identified as a key development location in all four of the spatial options it was not referred to as employment led. This section should therefore also be amended to reflect the correct position. Paragraph 6.35 notes that the Horwich Loco Works site has been considered in both the Council's Employment Land Study and Strategic Housing Land Availability Assessment. We support the recognition that the site can make an important contribution to Bolton's housing supply and that it could be an attractive location for some types of employment development, as part of a mixed use scheme. Whilst no detailed master planning has yet been undertaken by HVL, it is clear that these capacities will be extremely difficult to achieve across the site. The site possesses a number of important characteristics which will impact on its development potential and the physical form of development including: Existing services and historic contamination; Sensitive boundary adjacent open land and the SSSI; Major existing buildings which fall within the Conservation Area; A need for strategic infrastructure to open up the site for development and provide key linkages with Horwich adjoining areas and the surrounding urban areas. Of these potentially the biggest impact arises from the existing railway sheds and much will depend on the extent to which they are suitable for economic reuse; the type of use to which they can be put and the land area surrounding them	Policy M1 now refers to the Loco Works being developed for a sustainable mixed use community primarily for employment and housing with 15-20 hectares of employment land and about 1600 dwellings. Background document BD8 explains that the dwellings will include a range of different types and densities. The boundary of the site has been extended to allow for this quantity of development. Any new buildings must be of good design.

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				<p>which is thereby rendered undevelopable (as a result of retaining these structures). We harbour some doubt about the ability in market terms for this site to support up to 1m sq ft of office floorspace even over the likely development lifespan of a major regeneration scheme. This is particularly so given the important initiatives in Bolton town centre (and surrounding centres) which will continue to be the main focus of office activity. It is instructive to note that at the adjacent Middlebrook development, which is generally regarded as a successful scheme, the average take up of office accommodation has been only around 30, 000 sq ft per year. The Employment Land Report suggests the site might be suitable for pavilion style 2/3 storey offices in units ranging from 2000-10,000 sq ft. These are relatively land hungry and typically densities for this form of development range between 17,000 sq ft and 24,000 sq ft per acre. To provide the estimated 1m sq ft could therefore require up to some 59 acres (24 ha). This is significantly in excess of the upper end of the range indicated in the Core Strategy paper. Of even greater significance however is the relationship between this and the suggested dwelling yield of up to 1800 units (6.37 of the Core Strategy). With a total site area of 40.47 ha9 (100 acres), to develop 1800 units on the residual land (16.47 ha) would require an overall density of 109 dwellings per hectare- clearly unachievable and inappropriate in this location. Even if the lower estimate of 15 ha of employment land is taken, achieving 1800 dwellings on the residual 25.47 ha equates to a density of over 70 DPHA. Given our comments above about the particular constraints and challenges this site represents in master planning</p>	

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				<p>terms, we believe this also to be unachievable. The long term viability of this site and the achievement of the Councils laudable regeneration objectives depend crucially upon land values which are driven primarily by residential use rather than employment uses. HVL therefore support the indicative residential yield identified as appropriate in the Core Strategy (1500-1800 units) but consider the likely realistic yield of employment floorspace to be grossly overstated. In the alternative, to retain the suggested employment and residential capacities would require the Council to review the boundaries of the allocation, to embrace more land than is currently identified and which could be extended further to the west which could have the advantage of widening transportation options. The development principles set out at para 6.38 of the Core Strategy are broadly supported, though we suggest should be expressed as indicative only, and not taken as prescriptive at this early stage in the development process.</p>	
08/00015	P_O/00040	Gary Halman Horwich Vision Ltd	Ch 9 - Bolton Infrastructure Plan	<p>Chapter 9 refers to the Bolton Infrastructure Plan. There are many aspects of this which positively support major development at Horwich Loco and are to be welcomed, including the Highways Agency's confirmation of sufficient capacity at the Horwich junction on the M61 to support the scale of proposals envisaged. However references at para 9.20 to developer contributions and the measures specified in this section need to reflect the imperative of ensuring a viable, deliverable form of development, and one which is capable of implementation. This approach should also be applied to the other types of infrastructure</p>	<p>The delivery section of policy IPC1 planning contributions sets out that the Council will apply the policy flexibly by considering the requirements for planning obligations together with an assessment of a scheme's viability.</p>

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				identified in chapter 8 of the Core Strategy (see paras 8.90 and 8.91) in that development requirements should be applied flexibly, having regard to individual circumstances relating to development proposals.	
08/00016	P_O/00041	T Heavyside	Ch 3 - Spatial Vision & Objectives	I feel it is most important to improve the quality of open spaces for the general wellbeing of the environment and people.	This is reflected in Strategic Objective 11 and policy CG1 and relevant area based policies.
08/00016	P_O/00042	T Heavyside	Ch 4 - Choosing the Preferred Spatial Option	It is important to conserve the green belt as far as possible with as little as possible being given over to building development.	This is reflected in the Core Strategy's spatial vision in 3.10.
08/00016	P_O/00043	T Heavyside	Ch 6 - The Areas of Bolton	Westhoughton - for the good of the town it is important that there be no major new sites for housing purposes. That green belt boundaries remain unchanged and that protected open land remains undeveloped. West Bolton Important for green belt boundaries to remain unchanged and the green corridor is not impinged upon.	The Core Strategy's spatial vision does not envisage development in the Green Belt or Protected Open Land in Westhoughton or West Bolton.
08/00017	P_O/00044	Lauren Ashworth How Planning	Ch 3 - Spatial Vision & Objectives	In terms of general market housing, support is given to objective 11. It is recommended however that objective 12 should acknowledge there is likely to be a need for some housing to be provided on greenfield sites, approximately 20% as set out in the recently approved RSS.	This is set out in policy SC1 rather than in an objective.
08/00017	P_O/00045	Lauren Ashworth	Ch 4 - Choosing	The combination of options 2 and 4 should be maintained, which is the optimum approach to	The proportion of sites in renewal areas has fallen to between 35

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		How Planning	the Preferred Spatial Option	achieving the Council's objectives. The identification as part of the preferred option for renewal areas is considered to be appropriate, in particular that between 45% and 55% of new housing will be located within these renewal areas.	and 45% to reflect the findings of the Strategic Housing Land Availability Assessment. The emphasis on inner areas has been retained. These figures do not constitute absolute ceilings and higher figures may comply with the overall spatial strategy.
08/00017	P_O/00046	Lauren Ashworth How Planning	Ch 6 - The Areas of Bolton	The renewal areas consist of 3 distinct locations namely Inner Bolton, Farnworth and Brightmet; the exact boundaries of which will be defined in the allocations DPD. In respect of Inner Bolton, the implications of the preferred spatial options include focusing jobs and older industrial premises in the area for employment and residential uses. This is considered to be an appropriate approach, but it is important to recognised that viability plays an important part in the regeneration of older employment premises. With reference to PPS4 which is in draft form at present but sets out the governments anticipated future direction of policies, local authorities are required to develop flexible policies that are able to respond to economic change and the need for co-ordination with infrastructure and housing provision. The provision of new housing to be developed throughout the Inner Bolton area on a combination of brownfield and greenfield sites is a suitable approach as is a rapid bus transit route to link Bolton and Manchester along Manchester Road.	No response required.
08/00017	P_O/00047	Lauren Ashworth How	Ch 7 - Core Strategy	The general principle of new housing being located in Bolton Town Centre, Renewal Areas and at Horwich Loco Works is considered appropriate and it is	Evidence from the Strategic Housing Land Availability Assessment explained in detail in

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		Planning	Policies	acknowledged there will continue to be some development in the outer areas, approximately 20-30%, as set out in part 2. It is considered unrealistic that up to 20% of housing development which can be provided on greenfield land will be solely on land included within the Transforming Estates programme, the majority of which is within the Council's ownership. It is necessary at this stage considering the annual housing targets that the Council must deliver to provide a flexible, responsive supply of land for housing, as dictated by PPS3. The Council is therefore encouraged to consider sites out of their ownership for greenfield development.	Bolton's Core Strategy in Background Document – BD7 Strong and Confident Bolton December 2009 clearly demonstrates that a flexible and sufficient supply of land will be available without looking to other greenfield sites. Land ownership is not a spatial planning consideration, other than considering the likelihood of it coming forward for development.
08/00018	P_O/00048	Becki Haines Sainsbury's Supermarket s Ltd	Ch 7 - Core Strategy Policies	Sainsbury's support the Council's preferred option for retail policy defined within Policy 4 and particularly the Council's commitment to plan for Farnworth, Westhoughton and Horwich town centres to continue to serve their parts of the borough and for district and local centres to continue to serve the retail needs of local communities.	No response required.
08/00019	P_O/00049	D Kearsley Wigan Council	Ch 6 - The Areas of Bolton	The main element of the preferred option that has implications on Wigan Borough is the proposed strategic employment site at Cutacre. It is on this proposal that Wigan Council is submitting representations, particularly with regard to its Green Belt allocation and its potential economic impact on Wigan Borough. Green Belt: The proposed Cutacre site is a current open-cast coal mine site with a proposed after-use for agriculture and amenity. The 144 hectare site lies predominantly in the Green Belt. The proposed Cutacre development will require the changing of the Green Belt boundary. In order to change Green Belt boundaries the demonstration of exceptional	See Cutacre response.

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				<p>circumstances is necessary. At paragraph 6.47 Bolton Council argue that the creation of 8000 jobs, a lack of alternative employment sites elsewhere in the Borough, and the need to contribute to the Greater Manchester requirement of 893ha of employment land by 2021, as set out in the Core Strategy, are exceptional circumstances. Bolton Council will need to produce robust and credible evidence to support these circumstances. This area of Green Belt serves to separate the urban areas of Atherton, Tyldesley, Walkden, Farnworth, Little Hulton and Over Hulton. It will be necessary to demonstrate there are no sites in Wigan and elsewhere, that could meet the need for a strategic employment site. Employment: The creation of 8000 jobs in this location could have significant benefits for Wigan Borough, particularly due to the close proximity to many deprived areas within the Borough. However, the site would appear to face northwards away from Wigan Borough, with access from the A6 and M61 motorway. It is separated from most of Wigan Borough by the Atherton railway line. If the site was to come forward and reach its full potential in support of the regional growth agenda it is vital that it is clearly demonstrated how residents in the Wigan Borough could reasonably, and sustainably, access the jobs. Conclusion: In conclusion, the creation of 8000 jobs at Cutacre could have significant benefits for Wigan Borough, particularly due to the close proximity of the site to many deprived areas. Bolton Council must demonstrate that these benefits would not be realisable without the need to develop Green Belt land and must provide robust and credible evidence to demonstrate that exceptional circumstances do exist. Furthermore,</p>	

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				Bolton Council need to demonstrate that development of the site would suitably serve Wigan Borough as an immediately adjoining area	
08/00020	P_O/00050	Graham Bee Emerson Group	General comments	The Council should consider the release of Green Belt land at Markland Hill as an urban extension as set out in our representations at the Issue and Options stage. This would facilitate a link road at this busy part of Chorley New Road and should be a realistic site for residential and ancillary development should priority 1 sites identified in the Strategic Housing Land Availability Assessment not come forward.	The overall spatial approach does not allow for housing development in the current Green Belt. There is sufficient land for housing within the urban area, and urban development better addresses the issue of narrowing the gap and achieving sustainable development.
08/00020	P_O/00051	Graham Bee Emerson Group	Ch 4 - Choosing the Preferred Spatial Option	The Council have chosen a preferred option as being a combination of Option 2 'Concentrated Urban Development' and Option 4 'Disbursed Urban Development combined with some peripheral development including Green Belt land'. Essentially the Preferred Option is simply Option 2 with the Cutacre 'Green Belt' site bolted on. Whilst 36% of respondents chose Option 2, the majority therefore have chosen between the other Options 3 & 4 (or a combination of them) given that nobody chose Option 1. With so many respondents choosing Option 3 or 4 or a combination of the two this must show strong support for the broad policies contained in these two options. One of these policies, common to both options, is the designation of Middlebrook as a Town Centre. Whilst I will discuss the benefits of this on the comment form attached objecting to Paragraph 6.65, it seems wholly appropriate that to reflect the role of Middlebrook and the responses received in the Spatial Options that Middlebrook be designated a Town Centre. If Option 2 is concluded to	Development at Middlebrook is dealt with by policies M4 and OA2. PPS6 and the Regional Spatial Strategy directs development towards existing centres and has a presumption against out-of-town locations, including expanding existing sites. The Core Strategy's approach on the quantity of floorspace is informed by the Bolton Retail and Leisure Study.

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				<p>be the preferred way forward then it should include both an element of Option 4 (Cutacre) and the elements of Option 3 & 4 'Middlebrook being designated as a Town Centre'. We do, however, fully support Horwich Loco Works being a strategic development opportunity which will be taken forward by this Spatial Option approach (as it was with all the Spatial Options). Inclusion of Middlebrook as a Town Centre in the Preferred Spatial Option. The options put forward in the Core Strategy Issues & Options were ¿ RFA ¿ Consolidating the quantity of retail space in Bolton Town Centre and other town centres; RFB ¿ Increasing the quantity of retail floor space in Bolton Town Centre and other town centres where there is capacity to do so; and RFC increasing the quantity of retail floor space, concentrating mostly in Bolton Town Centre. It appears that 55% of respondents chose Option RFB which was to increase the quantity of retail floor space in Bolton and other town centres where there is capacity to do so. This would provide retail uses where they are most needed and close to where people live rather than just directing additional retail floor space almost solely to Bolton Town Centre. In contrast, only 9% supported Option RFC which concentrates mostly on Bolton Town Centre, yet this appears to be the Council's Preferred Option. By concentrating mostly on Bolton Town Centre this does not improve the retail offer for areas across the Borough and concentrates it in the most congested area which currently has a lack of suitable car parking and which the majority of people across the Borough could not walk or cycle too. Concentrating it all on Bolton Town Centre does not necessarily improve the</p>	

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				centre or make it happen on the ground, it just stifles other centres that may otherwise be able to expand and provide a more local sustainable offer. Re-consider the option chosen with a view to adopting option RFB.	
08/00020	P_O/00052	Graham Bee Emerson Group	Ch 5 - The Bolton we all want	It is significant that Chapter 5 'The Bolton we all want' whilst setting out the overall vision of how Bolton and the places within it should develop in the years up to 2026, doesn't mention Middlebrook directly at all. Surely the Council should have a strategy in place as to how Middlebrook will develop given its status as a major centre of employment, retailing and leisure and its importance to the economy. It should not be left to stagnate but should be allowed to continue to thrive by moving forward with a wider range of uses permitted. This is relevant given its proximity and likely linkages to the Horwich Locomotive Works site. Inclusion of Middlebrook within the overall vision and reference to how its role should develop.	Development at Middlebrook is dealt with by policies M4 and OA2.
08/00020	P_O/00053	Graham Bee Emerson Group	Ch 6 - The Areas of Bolton	The identification of Horwich Loco Works as a strategic economic development opportunity is strongly supported. However continual reference to it being employment led with an element of housing is unrealistic. Horwich Loco Works needs to be referred to as a 'mixed use development primarily comprising employment and housing' not an 'employment-led development'. The site has always been referred to as a mixed use development in previous Council documents and this should continue to be the case. The proposals map on P137 also designates the site as a mixed use development. In addition, the boundary of the Horwich Loco Works site should be extended to the West so that reasonable residential densities can	Policy M1 now refers to the Loco Works being developed for a sustainable mixed use community primarily for employment and housing. Some of the land to the west of the Loco Works is now identified for development in the Core Strategy. Development at Middlebrook is dealt with by policies M4 and OA2.

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				<p>be achieved given the 1500-1800 dwellings and the 15-20 ha of employment land (1,000,000 sq ft floorspace) that is required in the Preferred Options. The capacity of the site to accept such a high floorspace for employment use needs further examination. By extending to the West, this could also potentially facilitate a new access to the site from the A6. The relevant parcels of land are identified on the attached Plan A as areas 1, 2 and 3. It is not just Bolton Town Centre but also Middlebrook that finds itself competing with other Centres outside of the Borough e.g. the Trafford Centre. Middlebrook plays an important role in preventing the leakage of retail expenditure outside the Borough, therefore promoting sustainability, and needs to move forward or the Borough could lose out to other competing Centres. It is put forward in the Preferred Options that Middlebrook isn't very accessible and therefore doesn't warrant re-classification to a town centre. We strongly disagree with this. There are several bus services to / from and around Middlebrook, Regional Route 80 (Middlebrook Cycle Route linking the Middlebrook Retail Area to Bolton Town Centre via a predominantly off-road cycle route that was officially launched in March 2007) is part of the strategic cycle network and Middlebrook has its own Railway Station 'Horwich Parkway'. Middlebrook is also highly accessible by car / motorbike. Middlebrook currently attracts over 10 million visitors each year and has a breadth and diversity of uses that provide for a wide variety of trips both for weekly shopping, top-up shopping and family entertainment / day out visits. Middlebrook provides the function and role of a Town Centre with a mix of retailing / leisure, office,</p>	

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				<p>manufacturing and residential properties; it is a highly sustainable centre and has evolved considerably over the last 10 years. The status of Middlebrook needs to be re-considered as it is far more than a 'retail park'. In particular the comparison of facilities at Middlebrook, which includes Tesco compared to other existing centres if evaluated would point to an allocation. It should also be noted that the Roger Tym and Partners Bolton Retail and Leisure Study (August 2008) states that the modal response from the survey of pedestrians is that Middlebrook is generally complementary to Bolton Town Centre. Middlebrook is also second only to Bolton Town Centre in relation to comparison goods turnover drawn from catchment area residents, and has a significantly higher turnover than the next town centre listed and more than three times more than a typical retail park in Bolton, such a Bolton Gate. Middlebrook provides the facilities of a town centre, not a typical retail park, and this should be recognised. Allocate Middlebrook as a Town Centre.</p>	
08/00020	P_O/00054	Graham Bee Emerson Group	Ch 7 - Core Strategy Policies	<p>The options put forward for employment land in the Core Strategy Issues & Options Paper were ELA 'providing about the same rate of development for employment land as over the last five years' and Option ELB 'providing for an increased rate of new employment land compared to the last five years. Despite 77% of respondents choosing Option ELB the Council has put forward a completely new option which is to provide a lower rate than that over the last five years. This is the opposite of what the clear majority of respondents suggested and does beg the question as to how much the Council are taking into account the</p>	<p>Rather than relying solely on past take-up rates the Arup 2008 Bolton Employment Land study used a variety of methods to come to the conclusion that 175-195 hectares of employment land is required in the period up to 2026. These included past take up rates, Commercial and Industrial Floorspace (VOA) and the Greater Manchester Forecasting Model. The 175 -</p>

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				<p>consultation process. The Council acknowledge that the Bolton Employment Land Review suggests a total of 300.48 hectares of employment land should be provided for up to 2026, based on completions over the last five years. The Council, by now looking at a period of longer than five years for past completions and adding other elements are suggesting it should be between 155 hectares and 175 hectares, that is nearly half. Whilst it is acknowledged that offices can provide more jobs on less land than other employment uses, this is nothing new. A fuller explanation as to this significant shift in stance needs to be provided. Providing for an increased rate of new employment land compared to the last five years. This policy on the provision of dwellings is far too rigid and inflexible. It is unrealistic for the Council to state that they can ensure that these matters will be taken forward to the exact percentages listed. A more flexible policy approach with less rigid criteria.</p>	<p>195 figure best reflects the demand for employment land likely to come forward in Bolton in the period up to 2026, taking various factors into consideration. The actual development will be monitored through the normal process and reviewed as appropriate.</p>
08/00020	P_O/00055	Graham Bee Emerson Group	Ch 8 - Development Management Options	<p>It is not necessary to cover additional land use categories over and above those covered by Draft Regional Spatial Strategy and objection is raised to additional parking standards being set out for C3 residential use class. Car Parking Standards are currently subject to a Partial Review of the North West Plan (Regional Spatial Strategy) and should be addressed by way of a Supplementary Planning Document (SPD) which would give greater flexibility in responding to the Partial Review when it is concluded. The Core Strategy should refer to this SPD. Exclude detail on Parking Standards from the Core Strategy and provide within an SPD. Reducing the threshold for</p>	<p>Car parking standards have been retained in the Core Strategy to provide a comprehensive approach prior to the Regional Spatial Strategy review on parking standards being completed. The threshold of fifteen dwellings had been retained in the Core Strategy and reflects viability in a range of different economic conditions. The range of different contributions has been</p>

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				<p>all types of infrastructure contributions down to 15 dwellings for proposed housing developments and 0.4 hectares for other forms of development is unacceptable. Whilst it is acknowledged that P.P.S.3 suggests that the threshold for affordable housing should be as low as 15 dwellings it is unnecessary and unjustified to lower the threshold for all other types of development contributions as is being sought by the Council. There is no reasoning given as to why the other thresholds are being lowered. In the current economic climate having thresholds so low for such a wide range of matters subject to contributions will simply prevent development from coming forward in the first place thus the Council may actually end up with lower contributions overall and less community benefit than if the threshold were set higher. Other than a reduction in the thresholds for affordable housing for residential developments (in line with PPS3), all other contribution thresholds should remain the same and the list of contributions sought should not be increased as is put forward. To have a list now of fourteen different types of contribution that could be applicable for a residential development of only 15 dwellings is unacceptable. The current list of contributions required by the Council is already extensive and seriously affects the viability of smaller sites coming forward, but to increase it to the list that is now being put forward is completely unrealistic. Matters such as creating a payment for an employment fund to compensate for the loss of employment on sites and a contribution to the public realm improvements within Bolton Town Centre for example are matters that are unnecessarily and unlikely to meet the five tests of Circular 05/2005. Do</p>	<p>slightly narrowed and do not all apply to all developments.</p>

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				not increase the list of contributions being sought to that currently being put forward in the Preferred Options. As a maximum the list of potential planning obligations should remain as the six that currently operate and certainly not be raised to the fourteen potential obligation payments currently shown in the Preferred Options. We support the use of an SPD for detailed matters relating to the implementation of planning obligations. The points set out would provide certainty for developers. It may be necessary to take account of the proposals for the Community Infrastructure Levy.	
08/00020	P_O/00056	Graham Bee Emerson Group	App 3 - Proposed Parking Standards	<p>The Parking Standards relating to Sheltered Housing places it within Use Class C2 'residential institutions'. This is incorrect, sheltered housing is a C3 use.</p> <p>detailed Parking Standards should be set out in a Supplementary Planning Document, particularly given the Partial Review of Regional Spatial Strategy. Re-classify Sheltered Housing as a C3 use.</p>	Parking standards revised to include sheltered housing in C3 uses. They are included at Appendix 3 of the LDF and reflect RSS maximum standards.
08/00020	P_O/00057	Graham Bee Emerson Group	App 6 - Sustainability Appraisal	When assessing the Preferred Spatial Option as part of the Sustainability Appraisal this should incorporate the effects of this option on Middlebrook. This should include the negative impact of not including Middlebrook as a town centre and the effect of having no strategy promoting the retention of Middlebrook's vitality in the face of competition from other centres outside the Borough. The Preferred Spatial Option is not going to help Middlebrook prosper and Middlebrook is a major employment provider and plays a significant part in the Bolton economy. Recognition of the effects of the Preferred Spatial Option on Middlebrook, or	<p>Policy M4 relates to employment development at Middlebrook.</p> <p>Designating Middlebrook a Town centre was not put forward in the Core Strategy as an option, therefore the impacts of this option were not directly assessed in the sustainability appraisal (SA). The Preferred Option is broad and strategic in nature and does not set out detailed policies.</p>

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				alteration of the Preferred Spatial Option to include Middlebrook as a Town Centre.	<p>The SA looked at how the Preferred Option would affect the M61 Corridor as a whole, and found that promoting development in this area will increase the prosperity of the borough.</p> <p>The aim of the SA is to inform the decision-making process; the Retail and employment land studies provide the justification for the designation of town centres.</p>
08/00021	P_O/00058	Michael Fearn Barclays Bank Plc	Ch 4 - Choosing the Preferred Spatial Options	<p>The Core Strategy Preferred Options document recognises the problems identified in the retail study and the pressing need to address them, setting out a preferred option to increase the quantity of retail floorspace, concentrating mostly in Bolton Town Centre, but there is a confused approach to what are appropriate uses. By definition, uses that fall within Part A of the Use Classes Order are appropriate in town centres as they are "shopping area uses" and are acceptable without any need for qualification. Paragraph 6.10 dealing with the Civic Core seems to be suggesting that financial services (amongst other non shop uses) may somehow "impinge upon the areas principally retail character", The implication that only A1 Uses are appropriate derives from very outmoded and discredited thinking that other uses such as A2 detract from the vitality and viability of town centres. The wider role played by town centres than a</p>	<p>In the civic and retail core there are already some financial and professional services and some expansion of these uses will be allowed. Policy TC1 (civic and retail core) states that the Council and its partners will support the expansion of restaurants, food orientated public houses, and financial and professional services. The "Areas of Bolton" section recognises that Bolton town centre will continue to be a vibrant mix of uses.</p>

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				pure shopping function is also recognised throughout PPS6 and should be emphasised in the Core Strategy for Bolton. In order to achieve the Core Strategy vision of revitalising Bolton Town Centre it is important to recognise the benefit of A2 uses in fostering footfall and pedestrian activity. The Bank supports Bolton's intention to stimulate investment in the Town Centre but emphasises the delivery of that aim will depend upon major financial investment by private sector stakeholders. The Bank believes that improvements to shopping provision should be matched by commensurate improvements to financial service provision. In the light of the need for regeneration in the Town Centre, the level of vacancies and steadily declining footfall, there will be considerable benefit to the Town Centre in seeking to attract A2 users such as banks who provide a high level of investment in, and maintenance of, their premises resulting in active and attractive street frontages and who also foster significant footfall and pedestrian activity.	
08/00021	P_O/00059	Michael Fearn Barclays Bank Plc	Ch 7 - Core Strategy Policies	The Bank suggests that policy 4 of the Core Strategy should emphasise the important role played by financial services retailers in promoting vitality, underpinning town centres and assisting in regeneration and it should be made clear that in planning for retail floorspace this will specifically include A2 as well as A1 uses. The Bank believes that the Council should recognise in the wording and application of policies in all relevant LDF documents, the important contribution of financial services such as banks in both bringing investment and acting as attractors for investment by others. Planning policies in	The importance of financial and professional services are recognised in the "Areas of Bolton" section of the Core Strategy.

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				Local Development Documents should also encourage flexibility to allow changes of use between the A1 and A2 Use Classes.	
08/00022	P_O/00060	Simon Artiss Bellway Homes Ltd	Ch 4 - Choosing the Preferred Spatial Option	<p>Bellway Homes, as a national housebuilder with significant regeneration and brownfield (PDL) development experience, supports Option 2 when combined with Option 3. The difference, therefore, between Option 3 (which we support) and Option 4 (being part of the Preferred Options) is that of Green Belt release for development. Bowlands Hey is not Green Belt. It should be released for development in advance of any Green Belt release. Bellway Homes freehold interest at Bowlands Hey is suitable, available and sustainable land not within the Green Belt. It is identified in the current development plan as Protected Open Land (POL) under UDP Policy R2. The Core Strategy is the first review of the UDP and therefore is the trigger to potentially include POL such as Bowlands Hey for development in the Core Strategy plan period. The Preferred Options fails to do this. Instead, it turns away from its previous conclusions, that POL is suitable for future development, and looks instead towards peripheral development including Green Belt land (Option 4), being the most heavily protected land from inappropriate development, as set out in PPG2 (Green Belts, 1995). We consider this to be unsound logic and inconsistent with policy guidance. The purpose of the POL allocation is that, sequentially, it has already been determined as an appropriate urban extension. The Preferred Option is the wrong spatial strategy to pursue, for the reasons stated below. The Council has provided weak justification for their</p>	<p>The location of new housing reflects the overall spatial option of concentrating new development in Bolton Town Centre, renewal areas and at Horwich Locoworks and this is supported by evidence from the Strategic Housing Land Availability Assessment. There is therefore no need to consider release of Protected Open Land for housing.</p>

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				<p>advocated approach and for why they have determined to dismiss the POL allocation. The wider policy context not only includes PPG2. The recently adopted (September 2008) RSS to 2021 is also material, as is Bolton's recent success in securing Growth Point status. The RSS, fresh off the press, is clear: no need for substantial Green Belt release until 2011. After 2011, this should only be supported by strategic studies which, at this stage, have not reported to the extent required to inform Bolton's Core Strategy. The RSS policy, and the evidence upon which it is based, has concluded that no Green Belt release other than minor changes can be justified at this time, and the Preferred Options must be amended to reflect this. The adoption of Options 2 and 3 can achieve the objectives of the Council without resort to green belt release. The RSS increases the minimum housing targets for Bolton. Turning away from Green Belt issues to Option 2 (urban concentration), the relevant document is the Strategic Housing Land Availability Assessment (SHLAA) Final Report of August 2008, which has informed the Core Strategy. It is clear from this that the Preferred Options are essentially based upon assumptions or political preferences as opposed to facts and evidence. We have significant doubts as to whether the 4 key sources referred to can actually deliver the RSS minimum new homes targets and the Growth Point increases envisaged. In other words, there is greater growth than envisaged in the current UDP and therefore, all thing being equal, greater pressure to direct development towards the POL identified as being suitable and appropriate for such development. The Preferred Options, however, have</p>	

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				turned away from the 2005 UDP strategy at a time when there is increased pressure to deliver a higher level of new homes. Our very real fear is that they will fail to deliver this unless they adopt the strategy that we are putting forward, which is the merger of Options 2 and 3 and the allocation of POL at Bowlands Hey for new housing.	
08/00022	P_O/00061	Simon Artiss Bellway Homes Ltd	Ch 6 - The Areas of Bolton	The Inspector for the UDP had this to say regarding the Bowlands Hey land 'Land at Bowlands Hey should...be either a strategic allocation or a phased release in Phase 2 – both after 2004 and consistent with plan, monitor and manage'. We argue that this remains correct and should be incorporated into the Core Strategy. The adopted UDP relied heavily upon windfall sites coming forward, rather than allocating land at Bowlands Hey for development. It is also material to note that, prior to the 2005 UDP, land at Bowlands Hey was allocated for residential development in the local development plan (including the 1972 plan and the 1995 UDP). The land therefore has a long history which supports its allocation within the LDF. The release of this land has therefore been carefully managed over a period of time in accordance with plan, monitor and manage principles and the delivery of development in a controlled manner. It is also worthwhile noting that the recently adopted RSS does allow for some Greenfield development for residential purposes, setting a PDL target of at least 80%. Using POL for such purposes supports all other RSS policy objectives, especially Green Belt policy, and delivers the housing targets required. Paras 6.66 to 6.68 inclusive of the Core Strategy are relevant. It	The location of new housing reflects the overall spatial option of concentrating new development in Bolton Town Centre, renewal areas and at Horwich Locoworks and this is supported by evidence from the Strategic Housing Land Availability Assessment. There is therefore no need to consider release of Protected Open Land for housing.

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				<p>states that consultation on the early stages of the Core Strategy shows that residents are concerned that the provision of infrastructure has not kept pace with housing development in Westhoughton, including lack of transport provision resulting in congestion. Paragraph 6.68 states that the implications of the Preferred Spatial Option for Westhoughton are:-</p> <p>Westhoughton Town Centre suitable for a mix of retailing, leisure, employment and housing uses;-</p> <p>There will be no major new sites for housing in Westhoughton, but some new housing will be concentrated in the town centre and at Washacre if sites become available;- Elsewhere in Westhoughton, housing will consist of infill schemes within the urban area;- Protected open land around Westhoughton will remain undeveloped. The assumption therefore is that Westhoughton does not need significant new homes, nor can it accommodate such in terms of capacity. This is principally based upon the submissions of local residents, who typically make such statements. We consider there to be sufficient comfort in allocating land at Bowlands Hey for development in the fact that it has previously been assessed as appropriate as POL or safeguarded land. Reference, if required, should therefore be made to the historic documents that supported that allocation, and these can be provided if required. Westhoughton is an attractive town where sustainable growth should be supported as part of the spatial strategy for the Borough. This is recognised in recent planning decisions: The Preferred Spatial Option for Westhoughton will not produce any meaningful new investment in new homes for the town, due to a lack of</p>	

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				<p>sites. The reliance upon windfall sites as infills or within the town centre essentially means single units and apartment schemes, neither of which will deliver the benefits and objectives for the town. Whilst some local residents might support such inactivity, we do not consider it to be a sustainable solution for the Town. The approach embodied in Paragraph 6.68 of the Core Strategy will not deliver the new homes required to support Westhoughton in the future. New sites will not come forward at the required rate and will not be appropriate to deliver new homes. Land at Bowlands Hey is required to deliver these benefits, as outlined below. This is a missed opportunity. Westhoughton is well placed to contribute towards the objectives not only of Bolton Council but also of the Manchester Sub-Region and the wider North West Region. This is recognised by its inclusion in the Growth Point Bid. Within Bolton, Westhoughton is well suited to accommodate a proportion of the envisaged growth, and should be supported within the Core Strategy. The town is an attractive location with a strong sense of community. It has a good range of services and facilities, all of which need supporting to be sustained and improved. The Preferred Option will not deliver this. The Town has a positive role and future and the development of Bowlands Hey will support these wider objectives and maintain and expand this sustainable community. The Council have not demonstrated that this is not the case, that there are constraints in play here. The decision is essentially politically motivated rather than based upon sound land use planning considerations, and should be rejected. ·</p>	

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				<p>The Bolton Mills Action Framework identifies 102 mills of which just 9 (9%) are vacant. With residential land values sliding, current use values for the remaining 93 mills will effectively prevent them from being converted or demolished. Equally, development costs are considerable on such properties, which can often have a local heritage value to be conserved. Few residential developers are now interested in such properties. Few buyers are in the market for such apartments too. The reality is that this will not deliver a significant supply of new homes, certainly far from the 30% (up to 3,182 units based on a Growth Point minimum target of 10,608);-</p> <p>The Transforming Estates Project – no private developers are committed to this at present (see Para 3.21 of SHLAA). Bellway Homes, as Preferred Developer in Liverpool, Sefton, Oldham and East Manchester HMRI areas, has considerable experience in this approach to regeneration, in the masterplanning of existing urban areas. We have encountered issues such as Village Greens, which can set the development process back 24 months minimum, or worse. The consultation process alone can take years to complete, and is necessary. Without selective demolition, the size of sites is also limited and this will effectively constrain their contribution to overall housing supply. For all of these reasons, this will not deliver the 40% (4,243 units) envisaged;-</p> <p>Horwich Loco Works – the Core Strategy envisages up to 1,591 dwellings for this site. The SHLAA (Appendix 2) considers it to have a residual net site area of 10.12ha and a yield of 1,600 units. Policy 10 of the Core Strategy seeks a density of at least 30 dwellings per hectare (DPH) or higher where possible,</p>	

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				<p>'taking in local character'. The local character of this site is predominantly two storey detached and semi-detached housing and some terraces in Horwich itself further afield. At 30 DPH the site yield is in fact 300 dwellings. At 40 DPH it is 400. At 50, 500. The site will not deliver the 1,591 units envisaged in the Preferred Spatial Strategy of the Core Strategy. We support the residential development of this site, as we are aware of its potential for some years now. We have concerns over the timing of its deliverability and its yield; A Strategy dependant upon a large number of smaller sites is considered less reliable. The SHLAA (Appendix 2, 3 and 4) includes a considerable number of sites of less than 1ha. Indeed, of the Priority 1 sites (i.e.. Supposedly deliverable within the first 5 year plan period) listed in Appendix 2 of the SHLAA, 131 are less than 1ha in size (out of a total of 167 Priority 1 sites), with just 36 (or 22%) being over 1ha in size. These are also gross site areas: the levels fall even further when we look at residual site areas (net). These sites will not deliver the development supported by RSS, the Growth Point and the Core Strategy. The Core Strategy is the delivery vehicle and therefore needs a greater proportion of larger sites in order to deliver targets. The SHLAA and Core Strategy should not be simply a paper exercise: they should be concerned with deliverability to support wider economic growth and other local and sub-regional objectives. The stock of development sites must therefore increase and include larger sites, including land at Bowlands Hey. The Preferred Options supports some green belt release (Cutacre) for development, being the most protected Greenfield land. It is therefore not against Greenfield</p>	

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				<p>development, nor is RSS which allows up to 20% of new homes on Greenfield land. The assessment of which land should be released, however, needs to be systematic and transparent. The long planning history of Bowlands Hey provides for this and demonstrates a high level of analysis which justifies its release and allocation. The utilisation of sustainably located Greenfield land as found at Bowlands Hey should be supported. The site does not have Green Belt protection and has been positively assessed in its UDP allocation as POL. The LDF review presents the opportunity to identify this land as strategically important to Westhoughton. The Council's SHLAA includes land at Bowlands Hey within its Priority 2 sites, being sites with a limited or minimal level of constraints such that they are likely to be available for delivery after the first 5 year plan period. the Town offers a sustainable opportunity to support wider economic, social and environmental objectives. This opportunity should not be ignored due to local political pressures. Bellway Homes, in partnership with the local community, can deliver both strategic and local benefits at Bowlands Hey. Government policy is to create vibrant and vital town centres within sustainable communities and we acknowledge this and seek to work within this. We have controlled the freehold at Bowlands Hey for a number of years and can deliver a favourable development to the Town, one which provides much needed affordable homes for local people (there is a need for affordable homes in Westhoughton, as recognised by the Council). The site provides scope to accommodate community uses which will be defined in consultations with the</p>	

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				<p>Westhoughton community. The intention is to complement the existing settlement and work with the local community, not against it. This is not hollow promises: we have undertaken many similar developments across the UK and have a strong presence within the North West Region. There is a stated objective, both in the Core Strategy and Growth Point Bid, for the need to build larger homes within Bolton in order to diversify the stock. Whether this is appropriate for Westhoughton or not is to be determined, but we support the provision of larger homes in principle as part of the wider development mix. There is an unmet need for aspirational homes in the Region to support economic objectives and Westhoughton might be an attractive location to support this type of development. Such dwellings are less likely to be attractive to the market in less desirable locations, and this is material to the wider spatial strategy. Turning to affordable homes, Bellway Homes has provided thousands of affordable homes within the Region and nationally and would expect to provide a proportion (perhaps 35%) on land at Bowlands Hey. The SHLAA estimates the yield of the site to be 127 units. Combined with land at Grundy's Farm and Oldfield Farm, this increases to 439 dwellings, which would yield 154 much needed affordable units (at 35%). The provision of community facilities might reduce this yield, although such details would be agreed with the Council and the local community. Bellway Homes is currently working alongside a number of RSLs within the Region to deliver schemes in excess of 35% affordable, so the level of affordable homes might increase rather than</p>	

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				<p>decrease. This is especially so in the present housing market, where private sales have declined and the need for affordable homes remains unmet. We consider the Bowlands Hey site to offer a very real opportunity to meet local affordable housing needs in a sustainable location within Westhoughton. With regard to providing homes for an aging population, again we will work with the Council and the local community and RSLs to seek to deliver real benefits that meet local needs. Turning to community benefits, there is recognition and scope within the Bowlands Hey POL allocation that development would not be purely residential. Government guidance promotes the creation of sustainable places and communities and, within the master planning of the site, provision would be made for community facilities, including public open space and informal landscaping. In addition, we will work alongside local stakeholders in order to identify potential needs that could be met through the site's development. It will be an integrated development, not only physically but also socially. It will provide much needed affordable homes for local people. It will offer a mix of dwellings to meet a range of needs and provide an interesting and varied residential environment. Current building regulations and standards will also mean that these new homes will be considerably more energy efficient than most of the existing housing stock in the Borough, thereby making a positive contribution towards wider environmental objectives. Finally, Bowlands Hey meets all of the policy requirements in terms of availability, suitability and deliverability. PPG2.....All of these material considerations, have been assessed by the Council and the Inspectorate</p>	

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				<p>and, in adopting the current UDP, the conclusion reached was that there was: (a) the need to safeguard land; and (b) specific locations identified to suit that purpose (POL) The POL at Bowlands Hey is therefore:</p> <ul style="list-style-type: none"> Sustainable Meeting a local need Appropriate for development Does not harm the Green Belt <p>Had this not been the case, the land would not have been identified as POL in the UDP. Of the 3 parcels of POL in Westthoughton, Bowlands Hey is the best located, in terms of its proximity to Westthoughton town centre, and has the strongest sustainability profile of the 3 sites. If there is therefore the need to release just one of these sites for development (and we think there is), it should be land at Bowlands Hey.</p>	
08/00022	P_O/00062	Simon Artiss Bellway Homes Ltd	Ch 7 - Core Strategy Policies	<p>Paragraph 2.11 of the SHLAA confirms the 3 primary roles of the SHLAA, being:</p> <ul style="list-style-type: none"> To identify sites with potential for housing Assess their housing potential Assess when they are likely to be developed <p>It is an evidence base exercise. What is not clear, however, is the justification or requirement to categorise the sites in terms of Priorities 1, 2 and 3. This appears a step too far for a SHLAA. It is the role of the Core Strategy and any allocations DPD to apply such judgements, not the SHLAA. It is therefore misplaced and misleading for the Core Strategy Preferred Option to refer to the prioritisation set out in the SHLAA as being evidence based. The details of each site might be, but the judgements are not. The Core Strategy cannot therefore hide behind this veneer of objectivity. In support of this statement, reference is made to Figure 1 of DCLG's SHLAA Practice Guidance</p>	<p>The location of new housing reflects the overall spatial option of concentrating new development in Bolton Town Centre, renewal areas and at Horwich Locoworks and this is supported by evidence from the Strategic Housing Land Availability Assessment. Further explanation of the approach to housing is set out in Background Document – BD7 Strong and Confident Bolton December 2009. There is therefore no need to consider release of Protected Open Land for housing.</p>

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				<p>(July 2007). In terms of core outputs, there is no provision for the prioritisation of sites. For clarification, Paragraph 6.13 of the SHLAA states that such prioritisation is 'intended to give a useful indication of deliverability and potential timing of a site's development and, hence, its suitability for inclusion as an allocation in the LDF'. Paragraph 6.14 helpfully clarifies the relationship between this and the LDF. We consider the Preferred Options to have placed excessive weight on the prioritisation system of the SHLAA, and we challenge the basis upon which that system has been applied. Specifically with regard to our land at Bowlands Hey, there is no justification provided for the site's inclusion as a Priority 2 site rather than a Priority 1 site. Bellway Homes are the freehold owner of this land and have the resources and intentions to build it out for residential and community benefit, but this is not reflected in its prioritisation. The site is deliverable, suitable and available. We believe within the first 5 year plan period. Finally, in terms of housing commitments (Section 5 of the SHLAA), the 20% allowance for non-implementation (Para 5.13) should be increased, due to the continuing decline in market conditions. In our recent experience, a reduction in the order of at least 40% is realistic, possibly as high as 50%. To support this, simply refer to the annual reports of the nations main house builders. Finally, material to the delivery of new homes to the Borough are the following: Second Round Growth Points Regional Economic Strategy The Core Strategies of all of the Growth Point Bidders must therefore support the delivery of new homes and businesses into the area. A weakness in Bolton's</p>	

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				<p>strategy to deliver will potentially harm the sub-regional economy in this context. Westhoughton has a role within this strategy, as an attractive town with the capacity for planned expansion, and this should be embraced in the Core Strategy. Option 2 and Policy 10 seeks concentrated urban development. This is based upon an assumption, as confirmed in the SHLAA (Para 8.7), that sufficient sites will come forward The AGMA Growth Point Bid refers (see Para 3.18 of the SHLAA) to the delivery of 'an exemplar, environmentally sustainable urban village in the heart of Bolton, providing town centre living to complement the transformation of the Town's business, commercial, retail and cultural offer'. There is no further detail of this provided in either the SHLAA of the Preferred Options Report, but this sounds like a high density apartment development as part of a mixed use scheme, the type that has been affected hardest by the recent collapse in the residential and investor market. It would be foolish to place too much hope (and policy emphasis) upon such a development coming forward certainly within the short term (next 5 years), perhaps ever. Commercially (given that the private sector and not the public sector) would be invited to deliver such a scheme, market conditions are material to the formulation of policy. The Core Strategy makes much of the factual basis of the SHLAA but this assumes that identified sites will come forward at the rate required. It also assumes, with regard to sources 2 and 4 (and 1 to some extent) listed above, that windfall sites will come forward as required. Both assumptions need assessing, rather than taken as read. We do not believe that they will deliver the number of new homes</p>	

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				<p>required in the plan period for the following reasons:-</p> <p>Previous urban capacity studies (such as by WS Atkins) demonstrated that that the likely capacity of urban PDL land for new homes was less than the Council anticipated;- The increased levels of growth (minimum) envisaged in RSS and the successful Growth Point bid (20% increase) depend upon certainty in terms of good sites coming forward. Reliance on windfalls is no longer an option. The Spatial Strategy should be driven by the need to deliver new homes to support economic growth, regeneration and sustainable communities; The higher density urban apartment market has collapsed and cannot be relied upon to deliver the number of dwellings required. This is fact, and it will not change overnight. By most informed forecasts, it will extend into 2009/10 at the very least. Some within the industry doubt that it will return within the LDF/RSS plan period. Bellway Homes has considerable experience in this sector. In Manchester, there is heavy over-supply and an almost zero level of take-up. This in a favourable location within the heart of the City Region at the centre of an economic renaissance of recent times. Does Bolton truly believe that circumstances are more favourable for them? We sincerely request a realistic approach to the delivery of new homes for Bolton, to be embodied in the Core Strategy. It must not ignore hard learnt lessons from the market but, as a stakeholder, must be informed by the industry. Bellway Homes are not the only member to communicate this concern. Consequently, Bolton Town Centre will not deliver the 20% (2,122 units) envisaged. The strategy to rely upon windfall land is less appropriate in the next plan period</p>	

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				due to the need to deliver higher growth rates. A windfall strategy provides far less certainty. It is also discouraged in PPS3. The advocated approach to policy is a coordinated response with linkages across disciplines to create sustainable communities, and a windfall approach is inconsistent with this.	
08/00023	P_O/00063	Steven Broomhead NWDA	General comments	From an Agency perspective, we would highlight the following as key issues: the need for a spatial vision that is more 'place-specific' and more clearly addresses Bolton's role within the Manchester city-region; we need to develop our understanding of how the proposed employment land requirement has been arrived at and how this relates to the overall RSS requirement for Greater Manchester and Bolton's target of 10,000 new jobs; we feel that a clear justification is needed for the release of Green Belt land at Cutacre (as opposed to the release of land in other potential areas); and the need to define more clearly (i) the relationships between the town centre and the strategic development opportunities at Horwich Loco Works and Cutacre and (ii) the roles of the various town centre quarters and the interrelationships between them.	The spatial vision set out at 3.10 is place-specific. Background documents BD4 on Prosperous Bolton, BD8 on Horwich Loco Works and BD9 on Cutacre set out the justification for the relevant policies.
08/00023	P_O/00064	Steven Broomhead NWDA	Ch 3 - Spatial Vision & Objectives	The draft spatial vision sets out generic objectives and, as such, is not particularly specific to Bolton. We suggest that it is expanded to include statements about Bolton's role within the Greater Manchester sub-region and Council's aspirations for the town of Bolton, the Borough's other principal settlements and key sites would help to make the vision more place-specific. Under the heading Prosperous Bolton, strategic objective 5 refers to Bolton taking economic advantage of its location in the Manchester City Region. If this	The vision and objectives have been amended, and they do reflect a spatial vision for Bolton. The rationale for the scale of employment land development is set out in BD4 on Prosperous Bolton.

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				<p>objective is to be monitored in a meaningful way, we would suggest that Bolton's role within the wider sub-region and the ensuing economic advantages need to be more clearly defined. It would be especially helpful to see a clear rationale for the proposed scale of employment land release, having regard to the overall requirement for Greater Manchester in RSS, the Sustainable Community Strategy's target of creating 10,000 new jobs in Bolton by 2017 and the longer term aspiration of 15,000 new jobs by 2021. If such information is available, it would also be useful to break down these job targets by broad uses and/or sectors. This would help to provide the strategic context for the mix of uses proposed for key employment locations such as Bolton town centre, Middlebrook, Horwich Loco Works and Cutacre. It would help to identify target sectors for these sites and the various town centre quarters. By differentiating markets in this way it would also help to avoid the various sites competing with each other.</p>	
08/00023	P_O/00065	Steven Broomhead NWDA	Ch 4 - Choosing the Preferred Spatial Option	<p>The Agency welcomes and supports the concentrated urban development focus inherent in Option 2. This provides a focus on town centres, key transport corridors and at Horwich Loco Works. However, given that Option 4 promotes dispersed urban development we are unclear how Option 2 can be promoted in tandem with Option 4. The consultation paper explains that the Councils Employment Land Review shows that there are insufficient sites within the urban area to meet employment land requirements. Option 4 therefore forms part of the Preferred Option on the basis that it would allow the development of peripheral open land</p>	<p>Background Documents BD4 on Prosperous Bolton, and BD9 on Cutacre set out the justification.</p> <p>The Councils Preferred Spatial Option was for concentrated urban development with an element of peripheral development consisting of green belt land at Cutacre i.e. a combination of options 2 & 4. As with the other 4 options this was</p>

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				<p>including land currently within the Green Belt at Cutacre. Other than Cutacre, however, Option 4 does not appear to explicitly identify any other peripheral open land for development. We are therefore unclear why Option 4 is preferred to Option 3; the latter would also be capable of accommodating Bolton's employment requirements without the need for incursion into the Green Belt. The consultation paper advances no planning reasons why Option 4 forms part of the preferred option as opposed to Option 3. With regard to employment land, the Councils Preferred Option is to provide for between 155 and 175 hectares over the period 2008 - 2026. This represents a lower level of provision than either of the two options put forward for consultation at the Issues & Options stage. Paragraph 4.55 states that, based on completions over the past 5 years, the Council's Employment Land Review suggests a total requirement of just over 300 hectares. By comparison the proposed level of provision appears to fall significantly short. Paragraph 4.56 indicates that the 155 ha to 175 ha range is based on 'other scenarios' considered in the Employment Land Review. So far as we are aware, this Review has not been published. We are therefore unclear how the proposed level of provision has been arrived at or how it fits with the overall RSS requirement of 917 ha across Greater Manchester. We wish to reserve our position on this matter until the relevant information is available, and would welcome further discussions in order to better understand these issues.</p>	<p>considered in the light of the Sustainability Appraisal, the policies of Bolton's Sustainable Community Strategy and the Regional Spatial Strategy, the results of public consultation and factual evidence. In the Sustainability Appraisal Option 4 performed strongly for improving the economy but option 2 performed better on environmental grounds. Changes to the Green Belt Boundary at Cutacre will not be of the substantial nature referred to in Policy RDF4 of the Regional Spatial Strategy. The published Core Strategy does not itself change Green Belt Boundaries, but it does highlight the likely need for a change. The identification of Cutacre as a broad area for employment helps towards achieving Core Strategy Objectives SO3, SO5 and SO6. This is outlined in more detail in Background Document 9: Cutacre. The exceptional circumstances that would warrant a change to the green belt boundaries at Cutacre are outlined in BD9: Cutacre.</p>

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08/00023	P_O/00066	Steven Broomhead NWDA	Ch 6 - The Areas of Bolton	<p>A number of different zones or quarters are identified within the town centre. In several of these zones, including the Bolton Innovation Zone, St Helena, Church Wharf, Little Bolton and the Merchant's Quarter, the proposed mix of uses is broadly similar. It is therefore unclear what differentiates these zones from each other. The Bolton Innovation Zone contains a number of vacant and under-utilised sites. The uses proposed for this area are, essentially, typical town centre uses, including offices, retail and leisure, residential, educational uses and car parking. This range of uses does not reflect our understanding that Bolton Innovation Zone will act as a knowledge hub for growth industries with links to an expanded University of Bolton and the relocated Colleges. It thus presents a significant opportunity to reposition and diversify Bolton's economic base and deliver a strategic business location within north Greater Manchester. We would suggest that the Core Strategy provides a clearer rationale for the area along these lines. We would particularly welcome further clarification regarding the relationship between the Innovation Zone and the Merchant's Quarter (the Agency has commented separately on the Council's Draft SPD for the Merchant's Quarter). For information, Central Bolton is currently under consideration as part of the Agency's review of strategic regional sites. This will shortly be the subject of consultation with partners. Outside the town centre, the M61 Corridor is identified as a focus for offices and manufacturing. The consultation paper indicates that this area will provide between 120 ha and 130 ha of land for employment on land at two strategic employment development</p>	<p>The Core Strategy town centre policies make these differences clear. Background document BD9 sets out the reasons for identifying Cutacre as an employment site. See Loco Works background document for discussion of the issues surrounding that site.</p>

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				<p>opportunities (Horwich Loco Works and Cutacre), Middlebrook and existing industrial areas at Parklands, Lostock and Wingates. The Agency welcomes and supports the proposal to allocate the Horwich Loco Works site for a comprehensive employment-led mixed use redevelopment. We particularly welcome the proposed emphasis on knowledge-based industry, the site's potential for such uses having been recognised in NWDA's Mersey Belt Study in 2002. This is another area in which the Agency has funded some land acquisition. With regard to Cutacre, the Council will need to satisfy the provisions of PPG 2 by demonstrating that exceptional circumstances justify the site's release from the Green Belt. On page 59 the Council advance three reasons why a change to the Green Belt is warranted, including the need for Bolton to contribute to the Greater Manchester employment land requirement as set out in RSS. We have already commented on the need for Bolton's share of this figure to be clearly justified. It will also be necessary to consider the proposal's implications for employment land requirements in the adjoining districts of Salford and Wigan and to demonstrate that the scale of provision required in Bolton cannot be accommodated on other peripheral open land outside the Green Belt. Cutacre would not be eligible for ERDF funding and is not being considered as part of the Agency's review of strategic regional sites.</p>	
08/00023	P_O/00067	Steven Broomhead NWDA	Ch 7 - Core Strategy Policies	<p>Policy 2: The policy is primarily about education and skills. Clause 3 aims to "Ensure that the location of the University and Colleges in Bolton town centre has economic benefits for the Bolton Innovation Zone and</p>	<p>Policy TC6 replaces the parts of draft policy 2 relating to the university and colleges town centre location, and addresses</p>

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				<p>the Borough as a whole". In line with our comments on Chapter 6, we suggest that the policy should express more clearly the aims and objectives of the Bolton Innovation Zone and provide greater clarity about appropriate land uses within the area.</p> <p>Policy 3: The proposed policy confirms the extent to which the Council's preferred economic strategy is reliant on sites within the M61 Corridor and, in particular, the release of Green Belt land at Cutacre. What is unclear, however, is the amount of employment land available on existing sites within the urban area. The Agency welcomes and supports the final clause within this policy regarding the need to safeguard such sites.</p> <p>Policy 10: The policy sets out the Council's intention to make provision for an additional 694 dwellings per annum between 2008 and 2026. We assume that this comprises the RSS figure of 578 dwellings per annum plus an additional 20% to reflect the successful Greater Manchester (Manchester, Salford, Trafford and Bolton) housing growth point bid. In accordance with RSS, this level of provision should be seen as a minimum, rather than a maximum figure to be treated as a ceiling. Because the RSS figure is net of clearance replacement, we would expect to see additional provision to take account of any clearance during the plan period.</p>	<p>the aims of their location.</p> <p>Policy 3: In addition to the new employment land at Cutacre there will also be the provision of 25-35 hectares in Bolton town centre and 15-20 hectares within renewal areas.</p> <p>Policy 10: The justification to revised policy now numbered SC1 explains that the average figure of 694 is above RSS provision based on factual evidence in the housing market assessment and the SCS aim of meeting Bolton's housing needs. It also needs flexibility to enable higher housing delivery as part of the Greater Manchester Growth Point. This figure is net of additional dwellings so clearance replacement would be in addition to this figure.</p>
08/00023	P_O/00068	Steven Broomhead NWDA	Ch 8 - Development	Paragraphs 8.89 and 8.90 suggest that new residential developments exceeding the specified size threshold will be required to contribute to a fund to compensate	Policy IPC1 on planning contributions does not include a requirement to contribute for loss

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			Management Options	for loss of employment. Having regard to the relevant tests in Circular 5/2005, we question the principle of applying such a charge, particularly the requirement that planning obligations are directly related to the proposed development. Instead, we suggest that the Core Strategy should contain policies to protect key employment sites from alternative uses. We would strongly endorse the statement at paragraph 8.95 that infrastructure demands on development are appropriate and do not compromise the viability of development.	of employment.
08/00024	P_O/00069	Sean Donelon Business Enterprises Ltd	Ch 4 - Choosing the Preferred Spatial Option	Whilst we generally support the thinking as set out in the above 4 paragraphs, we believe that the stated designations in paragraph 4.27 in particular are overly prescriptive. Thus we believe that the restriction of consideration of sites within the Green Belt (under Option 4) to only 2 sites is unjustified as there are others that would equally qualify under the thinking outlined in paragraphs 4.26 and 4.33 (final bullet point on page 33).	The preferred option does not include these designations.
08/00024	P_O/00070	Sean Donelon Business Enterprises Ltd	Ch 6 - The Areas of Bolton	Comment on Bullet Point 3: We would have expected that even broad areas of infill schemes would have been specified, but they have not. Comment on Bullet Point 6: ('Green Belt boundaries will remain unchanged'). We are strongly of the view that this 'blanket' statement is both unjustified and unnecessary. Firstly, both the draft and the final (September 2008) North West of England Plan Regional Spatial Strategy to 2021 make it abundantly clear (in para.5.26 page 40 of the latter) that whilst 'no exceptional strategic change to the Green Belt is envisaged at this time, other more location specific boundary changes may be required to	No changes to the green belt boundary are required except at Cutacre. The preferred option directs development to the existing urban area.

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				<p>meet exceptional purposes. Where such changes would not require a reconsideration of wider Green Belt boundaries through a strategic study and would comply with guidance in PPG2, they should be dealt with through the LDF Process, subject to early consultation with, and the agreement of, the Regional Planning Body'. Thus, if Bolton's Council's reason for the above blanket restriction is the perceived need to adhere to the new RSS, then for the above reasons, that is clearly unjustified. NB: Further validation of the RSS/Local Plans interface is to be found under the heading 'Green Belt' in the Glossary Section of the aforementioned September 2008 document. We would further submit that such a restriction is both wrong and unnecessary, specifically because to our knowledge, there are sites within the Little Lever area that do NOT conflict with the 5 main purposes of Green Belt as set out in PPG2 ; a particular example (admittedly through our familiarity with this site) is the Land off Hall Lane (Canal Arm Site). Moreover, we would also submit that this example constitutes 'exceptional purposes'. In this case, a clearly outstanding and indeed unique opportunity to retrieve a high visibility site, in such a prime location, from long term physical dereliction and increasing social abuse by bringing it into positive beneficial (regenerative) use for the whole community, is now being cast aside. All of the above concerns, both generally and specifically, are as you are no doubt aware, shared by other key stakeholders. We believe that there are sites , certainly within Little Lever of which we have quoted an example in the above Section, where to quote paragraph 5.26 (also referred to in the above Section) 'detailed boundary changes</p>	

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				may be required to meet exceptional purposes'. Later in that paragraph is the statement that such sites 'should be dealt with through the LDF Process, subject to early consultation with, and the agreement of, the Regional Planning Body'. Thus, it is our strong view that Bolton Council should enter into early discussions with the Regional Planning Body with a view to gaining their consent for appropriate 'location specific detailed boundary changes'. In turn this would, all things being equal, lead to certain sites that are now included within Priority 3 sites being recategorised into Priority 1 sites.	
08/00025	P_O/00071	Stephen Hedley Natural England	General comments	<p>NERC Act - Duty in Relation to Biodiversity While writing, we would like to draw attention to the duty in relation to biodiversity introduced through the Natural Environment and Rural Communities Act (NERC Act) 2006. Section 40 of the Act states that: 'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'.</p> <p>Advice on implementing this duty is available from the Defra website, and we would of course also be pleased to help. We would welcome a reference to this 'duty' within the Core Strategy document. Habitats Regulations Assessment We note that the Habitat Regulations Assessment (HRA) Screening Opinion report clearly states the purpose and objectives of the plan as well as giving a description of the area covered. However, while a diagrammatic map is included, it would be most helpful, for the benefit of other readers, to have a map on an Ordnance Survey base showing the location of the European sites. Whilst we would not necessarily disagree with the conclusions regarding</p>	The issues raised are covered by policy CG 1 and the revised Habitat Regulations Assessment

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				likely significant effect, we consider that the screening should give a fuller explanation, as we have set out briefly below . We advise when considering any likely effect - direct, indirect, or secondary, either alone or in combination with other plans and projects on the designated sites - that a full and systematic process is demonstrated. In this regard it would be useful to have in the HRA screening a summary of each of the policies/preferred options; the screening should show how effects on the Natura 2000 sites identified (including possible sources, pathways and receptors) have been considered for each of the preferred options. Given the complexity in this case, it may be appropriate to present the information in a tabular format. We note that 'in-combination' effects are yet to be fully considered. We would, of course, wish to reconsider the screening at a later stage when these in-combination effects have been systematically considered. We note the extensive reference to the HRA for the Regional Spatial Strategy (RSS). We are currently considering guidance relating to the weight and extent of reference between HRA at the different levels of planning documents and hope to comment more fully in this regard in future consultations.	
08/00025	P_O/00072	Stephen Hedley Natural England	Ch 2 - Spatial Portrait & Issues	We welcome the recognition of the landscape character of the borough in paragraphs 2.4 and 2.5, and the importance of the landscape in the character of the borough. We are pleased that the Spatial Portrait, under the heading 'Environment', recognises as a key issue the continued protection of the Sites of Special Scientific Interest, Local Nature Reserves and locally designated Sites of Biological Interest (paragraph	The issues raised are covered by Policy CG1

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				2.21). However, more could be said about the environment in this section ¿ including the green space in the borough, its qualities and accessibility to the population, and biodiversity and geodiversity outside the designated areas. Turning to the summary of issues, challenges and opportunities in paragraph 2.32, we welcome inclusion of: The beneficial effects of high quality public open spaces and environments The need to achieve reduction of greenhouse gas emissions The protection of Bolton's network of sites important for biodiversity, amongst others. However, we consider that the list of issues, challenges and opportunities should be widened to embrace biodiversity and geodiversity beyond the designated sites, the conservation and enhancement of landscape character and quality, and achieving the best from greenspace of all types, which would of course extend beyond public open spaces. In addition to the need to achieve a reduction in greenhouse gas emissions, the need to adapt to climate change already 'locked in' could be recognised here ¿ although this is picked up later in the document.	
08/00025	P_O/00073	Stephen Hedley Natural England	Ch 3 - Spatial Vision & Objectives	We support those aspects of the Spatial Vision for Bolton which aim to see: The best urban environments conserved for future generations High quality and robust green infrastructure that promotes recreation, biodiversity and adaptation to climate change Excellent community and physical infrastructure A much reduced contribution to harmful climate change. However, in relation to the first of these bullet points, we would also wish to see the rural environment conserved and enhanced for future generations. Turning to the	Landscape and open space are now included in Strategic Objective 11, energy use in Strategic Objective 10 and waste management in Strategic Objective 7.

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				<p>Strategic Objectives, we therefore support: Objective 8 'To minimise climate change and its adverse effects by minimising greenhouse gas $\dot{\gamma}$. and adapting to the .. effects of climate change'. Objective 9 'To conserve the best of Bolton's built heritage and improve the quality of open spaces and the design of new buildings'. Objective 10 ' To protect and promote Bolton's biodiversity'. In relation to Objectives 8 and 9, we would wish to see these embrace all aspects of sustainable design and construction, including development which conserves and enhances the character of the landscape and townscape, minimises waste and makes the best use of energy, amongst other points. We also consider that there should be: an objective which seeks to conserve and enhance the character and quality of all landscapes. an objective to realise the potential of all greenspace, which can be multi-functional and provide multiple benefits for health, recreation, regeneration, nature conservation, climate change adaptation, and education, amongst others.</p>	
08/00025	P_O/00074	Stephen Hedley Natural England	Ch 4 - Choosing the Preferred Spatial Option	<p>We are disappointed that this does not make reference (alongside the chosen options for housing, employment and shopping) to conserving and enhancing the green infrastructure of the borough, and makes mention only of Green Belt and Protected Open Land. 'Environmental Quality in Spatial Planning', jointly published by the (then) Countryside Agency and English Nature, English Heritage and the Environment Agency offers guidance on incorporating the natural, built and historic environment and rural issues in Local Development Frameworks. We wish, of course, for our interests to be fully considered in the process of</p>	Green infrastructure is covered by Strategic Objectives 11 and 12, and by policies CG1 and LO1.

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				selecting and assessing areas for development and in protecting areas from development, and for the conservation and enhancement of the natural and semi-natural environment to be part of the over-arching spatial vision for the borough. It would be advantageous to state in this part of the document that all options will need to conserve and enhance the environment, embracing the natural environment, including the conservation and enhancement of green infrastructure. We consider it important that consideration is given to the incorporation of green infrastructure even where the option chosen is for increasing development in the urban centre, for example.	
08/00025	P_O/00075	Stephen Hedley Natural England	Ch 6 - The Areas of Bolton	We would like to highlight one issue at this stage with regard to the proposed identification of Cutacre as a strategic employment development site, in tandem with the laying out of a new country park on the western part of the site. The area has been reported as being of significance for its population of Great Crested Newts, as well as other protected species, and clearly the conservation of the protected species will need to be considered in any development proposals for the site.	Cutacre is identified as a broad location for development, and nature conservation issues will be considered in the Allocations Development Plan Document and as part of any planning application.
08/00025	P_O/00076	Stephen Hedley Natural England	Ch 7 - Core Strategy Policies	<p>Healthy Bolton Paragraph 7.4 We welcome the recognition of the important role that access to green spaces and opportunities for physical recreation play in improving health. We strongly support policies and proposals which seek to promote healthier lifestyles through improved access to recreation, opportunities for physical activity and enhancement of open space.</p> <p>Prosperous Bolton The text should similarly recognise</p>	<p>Healthy Bolton comments: no response required.</p> <p>Prosperous Bolton comments: The open space assessment found that there is a surplus of informal open space. This may be developed as part of regeneration schemes. The importance of "green</p>

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				<p>the important role that an attractive and healthy green infrastructure can play in securing benefits for the economy, not least in making the borough a good place to live and work. It appears that only in the section on Tourism and Leisure is there mention of 'proximity to countryside', which is welcome, and where there is the intention to realise the potential of the canals and the Croal Irwell Valley for example. More should be said, in our view, about the benefits of the green infrastructure and natural environment for the economy of the borough. Tourism and leisure ¿ Policy 5 As mentioned above, we welcome the recognition of the importance of rural areas and Croal Irwell Valley in the promotion of tourism in Bolton. Sustainable waste management ¿ Policy 6 We do, of course, strongly support sustainable waste management, and particularly the principles of waste minimisation, reuse, recycling and composting.</p> <p>Cleaner, Greener Bolton ¿ Policy 9 We clearly welcome the attention given to climate change, sustainable design and green infrastructure in this section. However, we have some comments which are aimed at improving Policy 9 so that it better embodies the conservation and enhancement of the environment Bullet point 1. As well as safeguarding biodiversity and the other important considerations mentioned there, the bullet should also include conservation and enhancement of the character and quality of the landscape. The aim in relation to biodiversity and recreational value should also go beyond safeguarding them from adverse effects to seeking their protection and enhancement. Bullet point 2. Similarly, the aim in the urban area should go beyond safeguarding</p>	infrastructure" is recognised in policy CG1 as well as in the "Areas of Bolton" policies RA1 and LO1.

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				significant sites for biodiversity to seeking the protection and enhancement of biodiversity, including creation of new habitats for wildlife where possible. Bullet points 3 and 4. We do, of course, support the safeguarding and improvement of open spaces (bullet point 3) but are concerned about the intention to 'allow some development on informal green space in the urban area provided it allows for the improvement of remaining green space and helps to meet the strategic objectives'. Informal open areas can have considerable value in providing multiple benefits for health, recreation, biodiversity and climate change adaptation, and being a resource for education, amongst others. The aim should therefore be to retain and improve all existing open space and a compelling argument for benefits elsewhere would be needed to justify a loss. Bullet point 5. We support the requirement for planning contributions from new development towards green space, and we would add 'and for footpaths and cycleways to improve access to green space'. We say more about planning contributions in the section below.	
08/00025	P_O/00077	Stephen Hedley Natural England	Ch 8 - Development Management Options	In the proposal to update the Sustainable Design and Construction SPD, pages 91 to 95, we welcome the specific references to biodiversity and climate change considerations, amongst others. However, we consider that a strong approach to biodiversity issues is needed to both conserve and enhance biodiversity. Similarly, a crucial element of sustainable design is the conservation and enhancement of landscape and townscape character and quality; this merits specific mention in the summary of issues in paragraph 8.5. In relation to 'Use Considerations' (pages 96 to 100) we	1. The protection and enhancement of biodiversity is covered in a strategic manner in policy CG1 of the Core Strategy 2. The conservation and enhancement of landscape and townscape character is addressed in policy CG3 which covers design and the built environment, and the importance of local distinctiveness

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				<p>would like to see consideration given to climate change adaptation and mitigation, and would wish to see biodiversity given more importance, beyond the consideration merely of designated sites (paragraph 8.33). In relation to Transport and Access (pages 101 to 105) we welcome, amongst other things, that part of the preferred policy approach which recognises the need for accessibility by public transport, cycling and walking as well as by car. Turning to Planning Contributions (pages 106 to 117), we strongly support the requirement for contributions from residential development towards social and physical infrastructure, including of course green infrastructure. At the Issues and Options stage, we strongly advocated a policy which broadens the range of infrastructure that can be funded or part-funded by developers' contributions. We said that this should of course include open space, but should also include contributions to enhancing landscape and biodiversity, including habitat creation, and improving access to green space and the countryside, including footpath and cycleway access. We note that the Preferred Option includes open space provision and maintenance, provision for cycling and walking and (as set out in paragraph 8.91) stipulates that contributions should also be sought towards biodiversity, features of biodiversity interest and other elements of green infrastructure. In relation to the Built Environment, pages 118 to 125, we welcome the intention to recognise local distinctiveness and the incorporation of a landscape character appraisal approach to the built environment. Again, however, we consider that green infrastructure and biodiversity should be fully considered. We would like to see</p>	<p>3. Strategic Objective 10 highlights the need to consider climate change adaptation and mitigation. 4. Core Strategy Policy P5 promotes sustainable forms of transport through development. 5. Policy IPC1 on Planning Contributions includes contributions for transport, biodiversity and green infrastructure.</p>

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				integration of natural environmental features where practicable as an aim for development throughout Bolton.	
08/00025	P_O/00078	Stephen Hedley Natural England	Ch 9 - Bolton Infrastructure Plan	This chapter includes mention of several different types of infrastructure, including transport, water etc, but we are disappointed that it makes no mention of green infrastructure, which is, of course, equally crucial to support the development of the borough. The recently published Northwest Green Infrastructure Guide states: 'Green infrastructure is the region's life support system & the network of natural environmental components and green and blue spaces that lies within and between the north west's cities, towns and villages which provides multiple social, economic and environmental benefits.' While green infrastructure is mentioned in earlier parts of the document, this chapter also needs to include a section setting out the importance of and need for green infrastructure.	The importance of safeguarding and enhancing Green Infrastructure is addressed in policy CG1 of the Core Strategy. The Bolton Infrastructure Plan does touch on elements of green infrastructure including flood risk and recreation and open space provision.
08/00025	P_O/00079	Stephen Hedley Natural England	App 2 - Evidence Base	We published the State of the Natural Environment Report earlier this year, and consider that this should be included in this appendix on the evidence base. The document can be accessed and downloaded from our web site at www.naturalengland.org.uk .	This has been added to the evidence base.
08/00026	P_O/00080	Hannah Rogers Tesco Stores Ltd	Ch 3 - Spatial Vision & Objectives	Tesco Stores Limited welcome the 'Vision' of the Council as set out on page 13, which seeks to ensure that 'Bolton in 2017 is a place where everyone has an improved quality of life and the confidence to achieve their ambitions.' Improving the quality of life for residents will involve improving the promotion of vibrant communities and ensuring that all sectors of the population have access to essential services. In doing	Retailing is covered generally in the Prosperous Bolton objectives

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				so, the Local Authority can strive to promote sustainable patterns of development through the provision of essential facilities where there is demonstrable need. Given this we are disappointed that a specific reference to retailing has not been included within the vision or the strategic objectives, especially given the important role that retail development has in maintaining future prosperity.	
08/00026	P_O/00081	Hannah Rogers Tesco Stores Ltd	Ch 4 - Choosing the Preferred Spatial Option	<p>Tesco Stores Limited are broadly in support of the proposals for concentrated urban development with an element of peripheral development consisting of green belt land at Cutacre, which represents a combination of options 2 and 4 as put forward at the Issues and Options stage. The planning system has an important role to play in facilitating and promoting sustainable development, including the creation of vital and viable town centres, however retail proposals should also be accommodated and supported where there is a demonstrable need. This will ensure that residents have access to main food shopping destinations in the local area, reducing the need to make car borne trips as well as promoting social inclusion. Tesco Stores Limited recognise the benefits of pursuing preferred option C, increasing the quantity of retail floorspace, concentrating mostly in Bolton Town Centre, however it has concerns that any further retail development will only be located in smaller town and local centres. Further retail development should be supported where need for the development can be demonstrated, in line with national policy. This is particularly important in developing sustainable and inclusive communities that allow people to meet their every day needs a local level</p>	<p>SO1 seeks to ensure access to fresh foods, particularly in under-served communities.</p> <p>A transformed and vibrant Bolton town centre is essential to Bolton's prosperity. The retail policies conform with the sequential test outlined in Planning Policy Statement 6: Planning for town centres. The retail policies are also supported by the recommendations outlined in the Roger Tym Retail and Leisure Assessment (2008).</p> <p>The retail policies identify localised deficiencies in convenience shopping in Westhoughton, Little Lever and the northern part of the Borough around Egerton and Bromley Cross, as well as the need to identify easy access to facilities</p>

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				and is of particular relevance to rural communities where provision is traditionally more widely dispersed.	by people facing social exclusion including access to fresh foods. Comparison retail will be concentrated in Bolton town centre which has good levels of accessibility and convenience retail will be concentrated in town, district and local centres where communities have good access.
08/00026	P_O/00082	Hannah Rogers Tesco Stores Ltd	Ch 6 - The Areas of Bolton	The inclusion of Farnworth as a renewal area is welcomed, particularly the regeneration proposals that include a mix of retailing, leisure, employment and housing. However, it should be considered that given the built up nature of Farnworth that finding suitable locations within the town centre for large scale retail provision such as food stores is becoming increasingly difficult. Therefore, it is considered that the provision of retail development on the edge of the centre should be assessed on both its merits and on the basis of the regeneration benefits it can bring to an area.	The issue of edge of centre development is not specifically addressed in policy RA2 and the Council will rely on PPS6 and its successors in considering criteria for edge of and out of centre retail developments.
08/00026	P_O/00083	Hannah Rogers Tesco Stores Ltd	Ch 7 - Core Strategy Policies	Tesco Stores Limited is in broad support of the Policy 4: Retailing, in particular it supports part 6 of the policy which identifies that convenience shopping should be provided at all levels of the shopping hierarchy. However, the Council should recognise that the 10,000 sq.m. restriction should not act as a cap on development should it be demonstrated that there is still a need in local communities and where such development would create benefits in terms of competition, local access as well as other regeneration	The text supporting the retail policies identifies localised deficiencies in convenience shopping in Westhoughton, Little Lever and the northern part of the Borough around Egerton and Bromley Cross, as well as the need to identify easy access to facilities by people facing social exclusion including access to

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				benefits.	fresh foods. The 10,000 sq. m figure is based on the Roger Tym Retail and Leisure Study (2008) and will be subject to the plan, monitor, review process.
08/00026	P_O/00084	Hannah Rogers Tesco Stores Ltd	Ch 8 - Development Management Options	Tesco Stores Limited welcomes the option of BE4C with regard to sustainable design and construction which will set out detailed requirements within the forthcoming Sustainable Design and Construction SPD. This will allow standards to evolve and to be changed with ease to reflect the evolving nature of the overall subject area. Whilst Tesco Stores Limited support the achievement of high standards of sustainability and design and are constantly moving forward the design of its stores to achieve these, it should, however, also be recognised that these standards should not be set at such a level that they act as a barrier that deters development from coming forward. This is especially important within the identified renewal areas. With regard to the consideration of planning applications, Tesco Stores Limited supports the identification of a checklist in assessing planning applications, however it is considered that a common sense approach to the list should be adopted with the identified issues being considered only where they are applicable and not merely acting as a 'tick-box' exercise. Tesco Stores Limited would like to express concerns regarding the preferred options of A and C combined with regard to transport. In particular, there are concerns with regard to the accessibility criteria that will be set out in the Transport and Accessibility SPD and the reduction in car parking standards proposed within town and district	1. Standards for sustainable design and construction have been set out in policy CG2 of the Core Strategy. The Sustainable Design and Construction SPD will be updated as needed to provide up to date information and guidance. 2. The use of parking standards is stated in Policy P5 of the Core Strategy, and set out in detail in Appendix 3. For retail developments parking standards relate to the size of the associated development. These standards conform with the North West Regional Parking Standards.

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				centre locations. Whilst the achievement of sustainable development and car reduction is clearly important, it should be remembered that a considerable number of customers will either choose or need to shop by car. For these customers the availability and cost of car parking can have a significant influence on the choice of shopping destination. As such, the car parking standards should not be reduced to a level where customers choose to shop at alternative destinations such as the Trafford Centre which are both in close proximity and offer free and abundant car parking.	
08/00027	P_O/00085	Paul Forshaw Harworth Estates	General comments	The Area Directly to the West of Wingates Industrial Park. It is considered that this area of the site is suitable for industrial / employment development, potentially through an extension to the existing Industrial Park. This area of the site has good transport links to Bolton and Wigan via the A58, to Chorley and Manchester via the A6, and to other areas of the North West via the M61 Motorway. It is considered that the need to identify further employment land, as stated in the Employment Land Review, and the lack of sites within the urban area, represent exceptional circumstances that warrants the removal of sites suitable for employment development from the Green Belt. Due to this area of the site's good accessibility to the strategic road network, and its proximity to the existing industrial estate, it is considered that it should be removed from the Green Belt, and allocated for employment uses in the LDF. The Southern Area of the Site, Straddling the Railway The southern area of the site is crossed by two railway lines, and there is potential to install rail sidings on this area of the site. As	The Core Strategy identifies the broad location of sufficient employment land without the need for altering Green Belt boundaries in this vicinity.

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				such, it is considered that this area of the site has the potential for rail-linked employment uses. Policy RT8 of the Regional Spatial Strategy (September 2008) (RSS) states that the transfer of freight from road to rail should be encouraged by the greater use of private sidings. It is considered that this area of the site offers the potential for a rail terminal due to its proximity to the strategic road network, including the M61 and other road links into Manchester and other areas of the North West.	
08/00027	P_O/00086	Paul Forshaw Harworth Estates	Ch 3 - Spatial Vision & Objectives	Strategic Objective 3 (SO3) Harworth Estates supports SO3, particularly the aim to take advantage of the economic opportunities presented by the M61 Corridor. It is considered that the M61 Corridor is a sustainable and attractive location for employment development due to its access to the Strategic Road Network. It provides easy access to Manchester and other areas of the North West, and is accessible location for potential workers to travel to, from within Bolton, and from other areas of the Greater Manchester City Region. It is also considered that due to the lack of employment land within inner areas, sites within the M61 Corridor, particularly on the periphery of the urban area should be used to provide increased levels of employment land. Harworth Estates believes that the extension of existing industrial estates in this area, and in particular the Wingates Industrial Estate, would assist in meeting the need for additional employment land, as identified in the Employment Land Review, as well as providing employment in a location which offers sustainable travel patterns and is attractive to businesses.	The Core Strategy identifies the broad location of sufficient employment land without the need for altering Green Belt boundaries in this vicinity.
08/00027	P_O/00087	Paul	Ch 4 -	Overall Spatial Option Harworth Estates supports the	The Core Strategy identifies the

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		Forshaw Harworth Estates	Choosing the Preferred Option	<p>objective in Option 2 to concentrate development in Westhoughton and the M61 Corridor. As stated above, Harworth Estates considers this area to be both sustainable and attractive to businesses. Harworth Estates also supports peripheral development, as outlined in Option 4. It is considered that due to the lack of employment sites within inner areas, as stated in the Employment Land Review, new employment development should be focused in the outer areas of the Borough, particularly the M61 Corridor. However, Harworth Estates believes that the most sustainable way of locating new employment development in peripheral areas would be through the expansion of existing business parks, where there are similar land uses, and existing infrastructure, and requests that reference is made in the Core Strategy to expanding the Wingates Industrial Estate to include areas of the Dicconson Lane site. Preferred Spatial Option</p> <p>Harworth Estates supports the preferred option, particularly objectives to locate development in peripheral areas and in the M61 Corridor. However, it is considered that due to the need for further employment sites, and the lack of available sites in inner areas, further areas of Green Belt than those proposed in the Preferred Option should be considered for employment uses. Locating development in peripheral areas also offers the additional benefit of safeguarding urban green space from development. It is considered that, despite its Green Belt allocation, areas of the Dicconson Lane site close to the Wingates Industrial Estate offer a good location for further employment development, and would offer a site that is attractive to businesses and has access to the wider Region via the</p>	broad location of sufficient employment land without the need for altering Green Belt boundaries in this vicinity.

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				Strategic Road Network and motorway network. Employment Land Harworth Estates objects to the preferred option of a lower rate of employment development than the past 5 years. It is acknowledged that there is a need for more office space in Bolton; however, it is considered that there is also a need for further employment opportunities for workers in lower paid sectors, such as manufacturing and traditional industries. Bolton has a history of manufacturing industry, and as such, a skill base is already present. It is considered that further employment development would assist in closing the gap between the most and least well off in Bolton, as well as assisting in retaining employment in Bolton, and reducing the level of out-commuting to other areas of the Manchester City Region.	
08/00027	P_O/00088	Paul Forshaw Harworth Estates	Ch 5 - The Bolton we all want	Paragraph 5.9 Harworth Estates supports objectives to focus office and manufacturing development along the M61 Corridor. However, Harworth Estates requests that reference is also made to areas other than Cutacre and Horwich Loco Works in this paragraph, and in particular the opportunity to expand the Wingates Industrial Estate to include parts of the Dicconson Lane site.	The Core Strategy identifies the broad location of sufficient employment land without the need for altering Green Belt boundaries in this vicinity.
08/00027	P_O/00089	Paul Forshaw Harworth Estates	Ch 6 - The Areas of Bolton	M61 Corridor - Wingates Industrial Estate (Paragraph 6.55) Paragraph 6.55 states that the Wingates Industrial Estate will continue to be a source of B2 and B8 uses through refurbishment and redevelopment. However, Harworth Estates requests that 4 reference is also made to expanding the Industrial estate to include areas of the Dicconson Lane site. Paragraph 6.55 states that the Wingates Industrial Estate is almost fully	The Core Strategy identifies the broad location of sufficient employment land without the need for altering Green Belt boundaries in this vicinity.

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				developed. It is considered that due to the lack of available employment land within the urban area, and the Wingates Industrial Estates' location close to the Strategic Road Network, the Council should consider extensions to the Industrial Estate that include areas of the Dicconson Lane site. This would continue to ensure that there is a sufficient supply of employment land in Bolton in a location that is attractive to businesses, and has access to the Strategic Road Network and the motorway network.	
08/00027	P_O/00090	Paul Forshaw Harworth Estates	Ch 7 - Core Strategy Policies	Prosperous Bolton (Paragraph 7.31) Paragraph 7.31 states that the Core Strategy proposes to provide for an increased rate of employment development. However, the Preferred Option for Employment Land, in paragraph 4.44, provides for a lower rate than the past 5 years. These statements contradict each other, and it is not clear what level of employment is to be planned for. Harworth Estates considers that a higher rate of employment development should be planned for, and as such a higher amount of employment land should be provided. It is considered that a higher rate of employment development will assist in reducing Bolton's unemployment levels to the national average, as well as helping to achieve some of the aims of Bolton's Sustainable Community Strategy, which include: Reducing the gap between the most and least well off; Improving accessibility to jobs; and Enhancing the economic relationship between Bolton and the City Region. Prosperous Bolton (Paragraph 7.34) Harworth Estates supports paragraph 7.34, particularly the reference to providing additional land for manufacturing along the M61 Corridor. As stated above, it is	The published Core Strategy proposes an employment land requirement of 175-195ha and the reasons for this are set out in BD4 on Prosperous Bolton

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				considered that the M61 Corridor is a sustainable location for employment development due to the similar land uses already located there, its accesses to the Strategic Road Network and the motorway network, as well as it being an accessible location for workers.	
08/00027	P_O/00091	Paul Forshaw Harworth Estates	Ch 10 - Maps	Key Diagram Harworth Estates supports the identification of the M61 Corridor on the Key Diagram, and requests that the Dicconson Lane site is included within this corridor.	The Core Strategy identifies the broad location of sufficient employment land without the need for altering Green Belt boundaries in this vicinity.
08/00028	P_O/00092	Robin Buckley Redrow Homes (Lancs) Ltd	Ch 3 - Spatial Vision & Objectives	Strategic Objectives - Page 22 A further strategic objective should be included as follows: "To provide sufficient, safe and high quality housing in places where people wish to live and which will support the restructuring of the local economy and reduce the need to travel". This objective is consistent with PPS1, PPS3 and RSS policies RFD1 and MCR5.	These issues are covered in the renumbered strategic objectives 14, 3 and 6.
08/00028	P_O/00093	Robin Buckley Redrow Homes (Lancs) Ltd	Ch 4 - Choosing the Preferred Spatial Option	Preferred Spatial Option - page 33 Redrow object to the preferred spatial option because it is too narrowly focused on urban development and will not provide sufficient housing or a sufficient choice in order to meet requirements and support sustainable economic growth. The Core Strategy must also be sufficiently flexible to cope with changing circumstances (e.g. successful growth point bid) as required by PPS12 (Paras 4.44 and 4.46). Redrow agree that a combination of option 2 and option 4, which would allow a balance between development within the existing urban area and peripheral areas just outside the urban area, represents the most sustainable means of accommodating growth and allows a degree of	The location of new housing reflects the overall spatial option of concentrating new development in Bolton Town Centre, renewal areas and at Horwich Locoworks and this is supported by evidence from the Strategic Housing Land Availability Assessment. Further explanation of the approach to housing is set out in Background Document – BD7 Strong and Confident Bolton December 2009. There is therefore no need

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				flexibility. It is not necessary or desirable for the Council to further refine the preferred option to preclude peripheral development except for the strategic employment site at Cutacre. Factual evidence - page 36 Redrow dispute that there is sufficient land identified in the SHLAA to support the preferred option. The SHLAA exaggerates the develop ability and yield of sites within the existing urban area and therefore does not provide a sound basis for selecting the preferred option.	to consider release of Protected Open Land for housing.
08/00028	P_O/00094	Robin Buckley Redrow Homes (Lancs) Ltd	Ch 6 - The Areas of Bolton	Farnworth - page 54, paras 6.24-6.26 Farnworth has significant capacity to accommodate sustainable growth, including by the release of greenfield land west of the Royal Bolton Hospital (north of Plodder Lane). This land was previously recommended as an additional housing allocation by the Bolton UDP Inspector, subject to appropriate phasing. In the current UDP it is designated as Protected Open Land and the supporting text to policy R2 recognises that some of this land could be appropriate for development post 2011. This land remains suitable and available for development and could make a valuable contribution to supporting the economic and social regeneration of Farnworth.	The release of this land for development would not accord with the spatial vision and objectives.
08/00029	P_O/00095	B Tetlow	General comments	At the outset one can only take a very broad brush approach towards developments over a period of 18 years. One wonders why we are looking at spatial planning up to 2026. The recent turmoil in the financial world and its impact on the internal economy is going to restrict investment for some years whether public sector investment, commercial/industrial investment or in the housing market. We may identify areas for	Protection of Trees is covered by policy CG1

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				<p>commercial or residential development but in the former whether commercial or a mixture of commercial and residential, the development programmes are likely to be considerably delayed, certainly in the volume originally envisaged. In the matter of housing development generally, one has to question the reliability of government target figures imposed on local authorities. The mortgage market will have become more restrictive and disciplined so there will be a considerable reduction in those qualifying for loans and thus a reduction in demand. Lifestyles will have to adapt. So too there is likely to be a slow down on developments for rent. Alternatively, our infrastructure could well benefit from a shift in resources to public works for the long-term benefit of Bolton's economy. Notwithstanding, the dramatically changed financial landscape and its social impact, there should not be a relaxation of good planning and good conservation. Specious excuses are likely to arise to diminish planning standards so we should be ready to resist. One would hope to see a more genuine interpretation of the term 'brownfield site' that we do not destroy the character of areas with overcrowding development so often resulting in the loss of fine specimen trees. We might benefit from good renovation projects - enveloping schemes and good conversion. We should not be deflected from protection of conservation areas and their extension, or of creating new conservation areas. We must always have regard to aesthetics and resist the pressures to disregard our heritage.</p>	
08/00030	P_O/00096	Paul Tunstall Hulton Park	Ch 4 - Choosing	Spatial Vision Whilst supporting the combination of Options 2 & 4 in respect of the overall Spatial	All sites suggested for employment use in the

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		Estate	the Preferred Spatial Option	<p>approach, the selection of Cutacre as the only site in the Green Belt to be reviewed is a flawed approach, in that the Council's own evidence base (ELS, 2008) identifying equally valid locations along the M61 corridor has not been taken into account. There needs to be a wider distribution of employment land in a variety of sustainable and accessible locations offering a diverse choice of location. PPG2 (Green Belt) sets out five purposes of including land in Green Belts. In particular, the Council has failed to apply the tests to check the unrestricted sprawl of large built-up areas; and to prevent neighbouring towns from merging into one another. There would only be a marginal buffer between the site boundary and Over Hulton. Policy RD4 of the recently approved RSS proposed no substantial strategic change to the Green Belt, and it is considered that the proposal will lead to the site and the settlement coalescing and that this fails to meet the exceptional circumstances test. The approach to employment land fails to take advantage of the M61 corridor to its full extent (Strategic objective 3), in that the area around Junction 5 at the Chequerbent roundabout Westhoughton, with its excellent accessibility has been ignored. The Council's recently published Employment Land Study (Ove Arup, September 2008), scores this broad location equally with Horwich Loco Works in terms of availability and deliverability and better than Cutacre in terms of planning policy and sustainability. The sustainability assessment acknowledges the risk that the Cutacre development 'will not have the necessary transport infrastructure in place and may lead to the generation of more trips by private car'. The Westhoughton area is</p>	<p>Allocations DPD call for sites exercise were assessed through the ARUP Employment Land Study (2008). The study identified a need for between 175 - 195 hectares of employment land in the period up to 2026. Cutacre was identified as a broad strategic location for employment use through the LDF process. With regard to checking the unrestricted sprawl of large built up areas the Greater Manchester Green Belt is 60070 ha in extent with 7270 ha of that in Bolton. The Green Belt at Cutacre is currently a part of a wider area of Green Belt restricting the Westward sprawl of Bolton, Farnworth and Little Hulton. Adjusting the Green Belt boundary to allow employment development at Cutacre would have no effect on restricting the Westward sprawl of Bolton and Farnworth. It would result in some further expansion of Little Hulton, but this would not be a strategic change, and this issue could be considered at a detailed level in the Allocations Development Plan Document. With regard to preventing</p>

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				<p>well served by public transport being on a QBC with direct bus every 10 minutes (no 540) to Bolton along the A58. Similarly, Westhoughton station is within walking distance. The Core Strategy acknowledges the success of the Wingates Industrial Estate and the provision of additional employment space on already despoiled land used for employment purposes adjacent to the A58 spur would provide further jobs for the local areas of Over Hulton and Westhoughton. This would not involve strategic change to the Green Belt. The development of land in the area would also present the opportunity for improvements to the infrastructure in the area in conjunction with the TIF bid. Employment land</p> <p>The Council's approach to employment land fails to take advantage of the M61 corridor to its full extent (Strategic objective 3), in that the area around Junction 5 at the Chequerbent roundabout West Houghton, with its excellent accessibility has been ignored. The Council's recently published Employment Land Study (Ove Arup, September 2008), scores this broad location equally with Horwich Loco Works in terms of availability and deliverability and better than Cutacre in terms of planning policy and sustainability. The sustainability assessment acknowledges the risk that the Cutacre development 'will not have the necessary transport infrastructure in place and may lead to the generation of more trips by private car'. The</p> <p>Westhoughton area is well served by public transport being on a QBC with direct bus every 10 minutes (no 540) to Bolton along the A58. Similarly, Westhoughton station is within walking distance. The Core Strategy acknowledges the success of the Wingates Industrial Estate and the provision of additional employment</p>	<p>neighbouring towns from merging into one another the Green Belt at Cutacre is currently part of a wider area of Green Belt that separates the urban areas of Bolton, Farnworth and Little Hulton to the East from Tyldesley, Atherton (including its northern extension of Over Hulton) and Westhoughton to the West. Adjusting the Green Belt at Cutacre would not have a fundamental effect on the separation of Bolton, Farnworth and Little Hulton from Tyldesley, Atherton and Westhoughton. At a more local level it would result in a narrowing of the gap between Over Hulton and Little Hulton but the remaining Green Belt would still meet this primary aim provided the gap were sufficiently wide. This is an issue for the Allocations Development Plan Document. However, the need to retain a sufficiently wide gap between Over Hulton and Little Hulton limits the area of land that could be developed.</p>

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				space on already despoiled land used for employment purposes adjacent to the A58 spur would provide further jobs for the local areas of Over Hulton and Westhoughton. This would not involve strategic change to the Green Belt. The development of land in the area would also present the opportunity for improvements to the infrastructure in the area in conjunction with the TIF bid. Amend the Employment Land policies to reflect the evidence from the Council's recently published Employment Land Study (Ove Arup, September 2008) that there are opportunities around the M61 Corridor to provide additional employment land on already despoiled land used for employment purposes adjacent to the A58, particularly for the Westhoughton and Over Hulton areas.	
08/00030	P_O/00097	Paul Tunstall Hulton Park Estate	Ch 6 - The Areas of Bolton	The assertion that new development in Westhoughton should be prejudiced due to failures in the past to secure development of infrastructure goes against good planning. The development of new and improved infrastructure in and around Westhoughton will be dependent partly on private investment. The majority of Westhoughton is well served by public transport and there is good access to services. Most of the settlement is within walking distance (2 km) of the railway station (in accordance with PPG13) and an established network of quality bus routes exists. The SHLAA has assessed a number of sites in the area, and those Priority 1 sites it deems should be part of Bolton's housing allocation for the next 15 years. Equally, the ELS has favourably assessed sites adjacent to J5 of the M61 (when compared with other sites promoted elsewhere in the Core Strategy) and	No changes to the green belt boundary are required except at Cutacre. The preferred option directs development to the existing urban area. Policy OA3 seeks to maintain current green belt boundaries in Westhoughton and to prevent development of Protected Open Land, with development focused on the town centre.

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				modifications to the Green Belt boundary in this area should be supported in and around the PDL sites. Limited allocation of employment sites around J5 M61 as identified in the Council's ELS report and modifications to Green Belt boundary. Amend bullet point at 6.68 to allow allocation of housing sites (as identified as Priority 1 sites in SHLAA) in Allocations DPD.	
08/00030	P_O/00098	Paul Tunstall Hulton Park Estate	Ch 7 - Core Strategy Policies	<p>Tourism The Estate agrees with the general thrust of the Spatial Vision in respect to tourism and leisure; however it considers that Hulton Park ought properly to be considered alongside the four other areas of importance specifically identified in the Strategy. It is equally important to the Borough's rich cultural heritage in order to 'further raise the profile of Bolton as a visitor destination, particularly amongst business and conference visitors'. The unique historic and landscape value of Hulton Park ought to be acknowledged as a resource that can make a positive contribution to the economic, environmental and social well-being of Bolton. Hulton Park should therefore be added to the list of locations at bullet point 2 in Policy 5.</p> <p>Housing - We support the Council's preferred option to allocate an average of 694 additional dwellings per annum up to 2026 (Policy 10). Furthermore, the presumption to allow continued development at sites in the outer area where there is adequate infrastructure is in accordance with the principles of PPS1 and PPS3. In relation to the distribution of housing sites in Westhoughton, however the Government has placed a clear emphasis on the move towards more family</p>	<p>Tourism: Hulton Park is not included as a specific location for tourism as no proposals have been available for consideration. Other tourism locations are now included in the area policies.</p> <p>Housing: There are sufficient brownfield sites within the urban area to accommodate 80% of new housing development. Policy SC1 allows for development of greenfield sites within the existing urban area for up to 20% of new housing development where it meets strategic objectives.</p>

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				housing on attractive sites, to act as a driver for economic development. Whilst it is acknowledged that actual allocations of sites will be made through the Allocations DPD, the recent SHLAA sets out a series of priority sites (both brown and green field), of which a number have been identified in Westhoughton. We support Policy 10 but would advocate amending point 3 to allow for housing on green field locations identified as Priority 1 sites in the Council's recently issued SHLAA.	
08/00031	P_O/00099	R Lomax	Ch 4 - Choosing the Preferred Spatial Option	The Core Strategy Volume 1 - Main Report states on page 33:- 'The Council's preferred spatial option is for concentrated urban development with an element of peripheral development consisting of Green Belt land at Cutacre, i.e. a combination of Options 2 and 4.' How would the council assure that the inclusion of option 4 would not lead to other areas outside Cutacre being brought into scope of that option at a later date (but within the timeframe of the Strategy)? In other words there must be clear safeguards that (if agreed) option 2 is the overriding one and that option 4 is strictly limited to Cutacre and nowhere else. If this were assured then the report would have my full personal support.	The preferred option only includes those parts of Option 4 that relate to Cutacre. Other elements of option 4 that differ from option 2 are not part of the preferred option.
08/00032	P_O/000100	Laurie Lane CBRE	Ch 4 - Choosing the Preferred Spatial Option	This representation on the Core Strategy Preferred Options is submitted on behalf of a client of CB Richard Ellis in relation to land at Lever Park Avenue Preferred Option We would like to express support in part for the 'Overall Spatial Option' detailed in Chapters 4 and 5 of your report. This option promotes concentrated urban development with an element of peripheral development consisting solely of Green Belt land at the Cutacre site (i.e. a combination of Emerging Options 2	The Core Strategy does not allow for the residential development of Protected Open Land sites such as Lever Park Avenue. There is an adequate supply of housing sites within the existing urban area.

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				<p>and 4). We propose that the inclusion of other 'peripheral' sites, currently identified as Protected Open Land in the UDP (such as the site identified at Lever Park Avenue) should be included within the text of the Preferred Option. Support for the Preferred Option In context with the current housing land supply position and national policy guidelines there is a recognised need to identify sufficient land to meet Bolton's housing requirements. Paragraph 4.40 of the Core Strategy Preferred Option indicates the Strategic Housing Land Assessment (SHLA) document has identified sufficient previously-developed land in Bolton to accommodate a 15-year housing requirement. Tables 8.1 and 8.2 of the SHLA document identifies a requirement for the Local Development Framework (LDF) to allocate land for approximately 4,395 dwellings identified in the Regional Spatial Strategy housing requirement and 6,135 dwellings against the Growth Point housing requirement which cannot be accounted for through existing permissions or identified small sites. Despite the findings of the SHLA, it is considered that 'peripheral' sites should be included within those allocations and reference made within the Core strategy. The site at Lever Park Avenue is a 'Priority 3' site, meaning it is considered to have severe constraints such that they are unlikely to be considered appropriate for development in the first ten years, and so it is unlikely to be a primary candidate for allocation in that period. However, we consider it would be reasonable to include a reference to these sites in the Preferred Option, based on their potential to deliver future housing needs in Bolton in the 11-15 year period in accordance with PPS3. Core Strategies are required</p>	

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				<p>to be fully justified and based on the most appropriate strategy. In the context of effectiveness, Core Strategies are also meant to be flexible and are required to demonstrate what alternative strategies have been prepared to accommodate uncertainty and what would trigger their use. These are key considerations for a Core Strategy being deemed 'sound' and it is clear that a strategy is unlikely to be effective if it cannot deal with changing circumstances. At present it is unclear how far the Preferred Option could accommodate changing circumstances, such as previously-developed sites not coming forward for development in sufficient numbers to meet the rolling 5-year requirement over the plan period. We conclude that in order to meet both the requirement of PPS3 and PPS12, that the current Preferred Option should be amended to also include reference to 'peripheral land' or Protected/Safeguarded sites and broad timeframes as to when those sites would be released. This would ensure the plan can account for changing circumstances (i.e. brownfield sites in the urban area not coming forward for development as expected) and would allow a rolling 5-year housing land supply to be maintained throughout the plan.</p>	
08/00033	P_O/000101	Jennifer Cadd Salford City Council	Ch 6 - The Areas of Bolton	<p>Salford note the proposals to regenerate Farnworth centre and would similarly emphasise the importance of public transport improvements between Farnworth and Salford. Whilst it was confirmed at your stakeholder event on 15th Sept 2008 that your proposals for this centre would not see it move up the retail hierarchy, the potential impact on surrounding centres, including Walkden and Little Hulton in Salford,</p>	<p>1. The Council's Retail and Leisure Study considers retail patterns across different districts and this is set out in Background Document BD4 on Prosperous Bolton. 2. The introduction to the section on the M61 makes reference to</p>

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				<p>must clearly be a key consideration. Salford's Core Strategy Issues and Options consultation identifies the potential for economic development at the Cutacre site within some of the strategic options being considered. Clearly therefore the City Council's position on the promotion of development at this location will be determined through its own Core Strategy consultation process. The proposal at Cutacre will involve the development of large amounts of greenbelt land, significantly reducing the separation of Little Hulton from Over Hulton. Bolton Council needs to ensure that any changes to the greenbelt are local detailed changes rather than substantial strategic changes, inline with policy RDF4 in the RSS. Notwithstanding the above, should the proposal ultimately be promoted by our two authorities, the focus on B2 and B8 use classes would seem appropriate given the sites location, and we would place a high level of importance on the coordination of development on either side of our boundary including the provision of a link road through the site from Leicester Rd to the A6. The location of the proposal at a motorway junction to the M61, at the periphery of both Salford and Bolton does raise sustainability issues, and so the issue of public transport, walking and cycling accessibility is important. It is essential that these links are put in place in order to ensure the potential benefits of any such development are easily accessed by local communities, in particular Little Hulton where worklessness issues are severe. Measures should be put in place to ensure that Cutacre does not have a detrimental effect of the operation of the M61 and surrounding highway networks. From a local</p>	<p>the need to take account of the capacity of the M61.</p>

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				perspective in Little Hulton and Walkden this will raise particular concerns, and traffic control methods should be agreed to ensure that the proposal does not create unacceptable levels of congestion on the A6 through Little Hulton. Bolton is proposing a number of large developments along the M61 corridor and measures should be put in place to ensure this level of development does not have a detrimental impact on the operation of the motorway and surrounding highway networks.	
08/00033	P_O/000102	Jennifer Cadd Salford City Council	Ch 7 - Core Strategy Policies	The various references to the need to reduce water run-off, including the identification of flood storage solutions, are welcomed. However, Bolton's Core Strategy should set out a more rigorous approach to flood management, ensuring that any future development will not have a net additional impact on flooding downstream. This should take into account climate change and, wherever possible, actively seek to create a net benefit in this regard. As Salford is the recipient of the floodwater from Bolton, Bury, Rochdale and Rossendale via the River Irwell the City Council is concerned that all those authorities take their responsibilities for flood risk mitigation seriously, and in the context of the wider river system and not just for their own local issues. In this context Salford City Council recognises that the commitment of all the GM authorities to work together on strategic flood risk assessment is both welcome and necessary. Salford City Council would also like to take this opportunity to bring to Bolton's attention the grade A SBI ponds north of Cleworth Hall in Little Hulton, along with the identified wildlife corridor areas of search close to the	<ol style="list-style-type: none"> 1. Policy CG2 addresses the sustainable management water run-off 2. Policy M4 on Cutacre includes a general reference to the need to enhance biodiversity and mitigate against any adverse impact. 3. Background document BD10 on infrastructure addresses transport and funding. 4. The importance of the Croal Irwell as sub-regional infrastructure is now addressed in policy LO1.

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				Cutacre site. The potential to enable wider linkages between such destinations within both Salford and Bolton should be pursued as part of any future proposals for this area. It is noted that a number of the transport infrastructure improvements identified are tied to the approval of the TIF package. Given that there is still the opportunity for these proposals to evolve, it will be important that your implementation plans include the potential to investigate alternative funding streams and the phasing of development to take account of any resulting delays in the realisation of associated infrastructure. In relation to your draft policy 5, it is considered that the management of the Croal/Irwell Valley, and the reinstatement of the Manchester, Bury and Bolton canal, should be identified as cross-boundary proposals being supported by Salford, Bolton and Bury.	
08/00033	P_O/000103	Jennifer Cadd Salford City Council	Ch 8 - Development Management Options	Many of Salford's residents rely on Bolton town centre for their shopping and leisure needs and the increase in retail and educational facilities are likely to increase the link between Salford west and Bolton even further. Although this link is welcomed, it will be important that the public transport infrastructure is put into place to support these cross-boundary movements.	Public transport between west Salford and Bolton town centre already exists and there is no strategic necessity to improve the infrastructure further, nor is there any funding to do so.
08/00034	P_O/000104	Robert Evans	Ch 6 - The Areas of Bolton	Comment in relation to an aspect of Option 4 As a resident of the Over Hulton area I believe that there is no immediate justification for allowing commercial or any other development on the Green Belt land between here and Little Hulton. Protection of this status is vital to prevent the merging of the Manchester/Salford conurbation with Bolton and other smaller urban areas to the southwest. While I accept that the existing use of	The Core Strategy identifies Cutacre as an employment site for the reasons set out in Background Document BD9 Also see Cutacre response.

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				land, as in the past, must be subject to review, it is important to ensure that the present work by UK Coal on the Cutacre Site is completed before any consideration is given to that company's desire to extend onto the bordering Green Belt. Local residents both here and also in Little Hulton will first wish to see the area of derelict land converted as promised to open countryside for agricultural and recreational use. Similarly we need to see evidence of environmentally attractive industrial/commercial development on the area of reclaimed tip set aside for this which does provide high quality employment opportunities for the people of Bolton South East before any consideration is given to further expansion.	
08/00035	P_O/000105	GMPTE	Ch 2 - Spatial Portrait & Issues	Paragraph 2.8 refers to the decline of bus patronage. It is true that there has been an historic decline, but this statement does not reflect the evidence in the LTP Progress Report 2008, which shows that patronage is currently increasing. The same paragraph also notes that the highway network in Bolton is not as congested as in the central areas of Manchester, but does not make it clear whether there are areas where action needs to be taken. Baseline information collected for the Corridor Partnership documents indicated that there were a number of areas where congestion was regarded as a problem. These were A58 (Westhoughton to M61), A576 Deane Road (Bolton to Atherton), A579 St Helens Road (west of town centre), Tonge Moor Road north east of town centre) and A673 Chorley New Road. If this is the case, there may be implications for spatial policies. If there are specific areas suffering from congestion, this should be	Chapter 2 (Spatial Portrait) at paragraph 9 refers to increasing bus patronage as referred to in LTP-2. Para 11 notes localised congestion. The approach of targeting development to town centres and other accessible locations will address congestion by reducing the need to travel, particularly by private car.

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				highlighted in the list of issues in paragraph 2.32, as it may affect the preferred locations for development or the Infrastructure Plan.	
08/00035	P_O/000106	GMPTE	Ch 4 - Choosing the Preferred Spatial Option	The Sustainability Appraisal for Options 3 and 4 (paras 4.20 and 4.28) states that open land may not have the necessary transport infrastructure. However this risk also applies to some peripheral brownfield sites.	Background Document BD4 on Prosperous Bolton shows that brownfield sites in the urban area have good accessibility.
08/00035	P_O/000107	GMPTE	Ch 6 - The Areas of Bolton	GMPTE supports the development of Bolton town centre and is working with the Council to implement the associated Transport Strategy. We support the statement in paragraphs 6.38 and 6.49 that development at Horwich Loco Works and Cutacre will not take place unless the impact on the highway network is acceptable. Transport modelling is being undertaken at the Greater Manchester level to test the cumulative impact of developments on the network. This can be used to inform decisions about the types of development to be permitted, any remedial measures required and the modal shift targets to be applied in order to manage the impact on the network.	No response required.
08/00035	P_O/000108	GMPTE	Ch 7 - Core Strategy Policies	In para 7.5 the punctuation implies that health facilities should be developed in renewal areas irrespective of whether the sites are accessible. This would be undesirable, particularly as people in these areas may be more dependent on public transport to access health facilities.	Renewal areas in Bolton have good accessibility by public transport, walking and cycling, and so health facilities in these areas will be accessible.
08/00035	P_O/000109	GMPTE	Ch 8 - Development	1. GMPTE supports the statement that in determining planning applications, consideration will be given to: accessibility by non car modes; the design of	1. Specific targets for travel plans are too detailed to be addressed directly in the Core

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			Management Options	developments in terms of allowing penetration by public transport; and the requirement for a Transport Assessment and Travel Plan for major trip generating developments. However, there is a need to ensure that Travel Plans contain robust targets that are monitored. Without this requirement, Travel Plans will not be effective in reducing the number of car trips from a development. The criteria for planning contributions (para 8.91) include types of infrastructure where it may be necessary for contributions to remedy deficiencies. The list should explicitly refer to transport, particularly as the previous paragraph (8.90) refers to developer contributions being sought for transport from residential development.	Strategy, but the need for Travel Plans is included in Policy P5. 2. Policy IPC1 on planning contributions does now include reference to contributions for off-site access and transport of all types including public transport, cycling and walking.
08/00035	P_O/000110	GMPTE	Ch 9 - Bolton Infrastructure Plan	The Infrastructure Plan needs to list all the transport improvements proposed elsewhere in the document and identify funding sources and responsibility for delivery. Without this, there is no guarantee that the strategy can be implemented. Developer contributions may be important in delivering some improvements, and it will be important to have a reference in the Infrastructure Plan to the fact that these improvements are needed. Without this it may be difficult to justify a request for contributions. In the case of Cutacre, the document states elsewhere that the development will need to be well served by public transport, walking and cycling links to deprived areas. There is also the statement that the development will only take place if the impact on the highway is acceptable. The Infrastructure Plan therefore needs to list the requirement for both sustainable transport improvements and possibly highway mitigation	Background Document BD9 on infrastructure addresses these issues. Also see separate Cutacre response.

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				measures, because without these the policies in the Core Strategy can not be implemented. Other examples are: improved public transport in Breightmet (6.29); Horwich Loco works to be well served by public transport, walking and cycling (6.49); and improved rail links from Bolton (6.85). In view of the fact that some of the necessary detail may not yet be available (e.g. a transport plan for Cutacre, uncertainty over the availability if TIF funding), it might be preferable to produce the Infrastructure Plan as a separate document, which could more easily be updated. The reference to Transport Corridor Partnerships needs to be explained. It is not sufficient to say that this mechanism is promoting particular improvements - if these improvements are essential to the strategy, there needs to be an explanation of how this mechanism ensures delivery.	
08/00036	P_O/000111	Bryan Steers	Ch 8 - Development Management Options	section 8.29 could I suggest the following; The addition of a topic COMPATIBLE DEVELOPMENT. Using the example of the LOCO works any proposed use should be assessed against its impact on the surrounding developments. I am sure you would say this is a fundamental part of the planning process, but it is easy for an applicant to under sell the likely impacts of a development. In this case residents enter into protracted debate with the planning department even though it is the applicant that has not clearly spelt out the potential issues. Could the planning department incorporate guideline or best practice for developers that state for example; For the LOCO works site A mobile phone mast would not normally be allowed if it were 250 m from a school or residential housing, Or A	Policy CG4 considers compatible uses, but it does not specify distances since that would be too detailed an issue for a Core Strategy.

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				<p>facility licensed under the Waste Incineration Directive would not normally be allowed if it was less than 1km from residential housing or a school, Or A facility licensed under the IPPC would not normally be allowed if it was less than 2km from residential housing or a school. (Distances are for example only) This would not stop developers applying for developments that fall outside the guidelines but it signals to them that they should provide suitable justification for why this proposal does not constitute a problem to its surroundings. I feel this would help as the council is just stating to developers that they need to justify in their applications why an should be considered to be acceptable.</p>	
08/00037	P_O/000112	Peel Holdings Ltd	Ch 6 -The Areas of Bolton	<p>These comments relate to those parts of the Core Strategy that relate to the allocation of the Cutacre site for employment purposes and the alteration of green belt boundaries in the vicinity of the Cutacre site. It is submitted that a more logical amendment to the green belt boundary could be achieved by removal from the green belt of those areas of land lying between the proposed employment site and the M61 motorway</p>	<p>The Core Strategy identifies Cutacre as an employment site for the reasons set out in Background Document BD9. In addition the Sustainability Appraisal justifies why one large Green Belt is more sustainable than a number of smaller sites.</p>
08/00038	P_O/000113	Sam Turner 4NW	General comments	<p>Within the Preferred Option document, some topics are covered by proposed policies (Policies 1 to 10, chapter 7) whilst for others (chapter 8), there is only a 'policy approach'. There is appears to be no indication why these two sets of policy areas are treated differently, or whether more weight should be accorded to those with actual policies. This will need to be resolved prior to production of the Submitted Draft. RSS Partial Review Until policy is finalised in the Partial Review it is important that the Core Strategy follows the 4NW</p>	<p>All topics are now covered by policies Gypsies, travellers and travelling showpeople are covered by policy SC1</p>

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				interim policy guidance Addressing Gypsies & Travellers and Travelling Show people Site Provision in Local Development Frameworks in the North West	
08/00038	P_O/000114	Sam Turner 4NW	Ch 4 - Choosing the Preferred Spatial Options	<p>The preferred option for concentrated urban development fits well with the RSS spatial principles DP1-9, with Policy RDF1 ¿ Spatial Priorities and with Policy MCR5 ¿ Northern Part of Manchester City Region, including the focus of development on Bolton town centre, the focus of regeneration of renewal areas, and the improvement of transport to employment areas. We consider that there needs to be a strong justification to demonstrate that the proposed allocation for employment land at Cutacre could be treated as a detailed boundary change. Policy RDF4 states that there is no need for any exceptional substantial strategic change to Green Belt in Greater Manchester until 2011. After 2011 the presumption will be against exceptional substantial strategic change. Strategic studies, undertaken by the Regional Planning Body, together with relevant stakeholders should investigate both the need for change and options for implementation. Para 4.38 of the Preferred Options document states that the changes to the Green Belt would not be of the substantial nature referred to in RDF4. However due to the size of the site a strong case will be required to demonstrate that it does not represent an exceptional substantial strategic change. Notwithstanding the consideration of policy RDF4, there are a number of other policies in RSS that need to be considered in the light of the proposed allocation including DP2 to DP7, DP9, W1, W3 (see next paragraph), RT2, RT4, RT7, RT9, EM1, EM3, EM4,</p>	<p>The Core Strategy identifies Cutacre as an employment site for the reasons set out in Background Document BD9</p> <p>Also see separate Cutacre response.</p>

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				EM5, EM16 and EM18.	
08/00038	P_O/000115	Sam Turner 4NW	Ch 6 - The Areas of Bolton	Para 6.47 of the Preferred Options document states that Cutacre is required due to the need for Bolton to contribute to the Greater Manchester's requirement for 893 ha of employment land up to 2021, as set out in the Regional Spatial Strategy. It will be important for the Council to draw together the supporting evidence base to assist stakeholders in understanding the decision to bring forward Cutacre as an allocated site in the Core Strategy. We are aware of the recently published Employment Land Study which is an important component of the evidence base. However, it would be useful to bring together alongside the Employment Land Study, any other supporting evidence including: material that relates to the specific site at Cutacre, and any sub-regional intelligence that sets out a view on employment land requirements across Greater Manchester and the relationship with the figures set out in Table 6.1 of RSS., particularly in the light of paragraph 6.44 in the Preferred Options document where Cutacre is identified as an employment location for residents across a number of local authority areas.	The Core Strategy identifies Cutacre as an employment site for the reasons set out in Background Document BD9 Also see separate Cutacre response.
08/00038	P_O/000116	Sam Turner 4NW	Ch 7 - Core Strategy Policies	1. Development of the Horwich Loco Works site, which is a brownfield site in the urban area, for mixed use is in accordance with RSS Spatial Principles. However there is intention to use this as a focus for office development (para 7.35). It will be important to ensure such development meets the requirements of Policy W3 2 Supply of employment land. RSS policy supports the rejection of Middlebrook as a town centre.	1. The M61 corridor employment uses will primarily be for manufacturing and distribution, but policy M1 does not rule out office development at Horwich Loco Works because there is demand for office uses that cannot be met in the town centre. 2. Policy SC1 allows for 20-30%

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				<p>2. The Preferred Option identifies Bolton Town Centre, Renewal Areas (inner areas of Bolton, Farnworth and Brightmet) and Horwich Loco Works as main locations for housing development; this is in accordance with RSS Spatial Principles and the Regional Spatial Framework. However the breakdown in Policy 10 does allow up to 30% of housing in Outer Areas, which is more than the Town Centre and Horwich Loco Works. A good justification will be required for this in the evidence base. There is also a discrepancy between the figure for housing in Renewal Areas in Policy 10 (35-45%) and Para 6.20 (45-55%).</p> <p>3. Para 3 of Policy 10 indicates that the Transforming Estates programme will provide all the greenfield housing development for the Borough. Great care will be required to ensure this does not impact negatively on the green infrastructure of these areas, for example by leading to excessive loss of open space within estates.</p> <p>4. Our Regional Strategic Housing Market Assessment work identified an indicative need for between about 25 - 30% affordable housing with an emphasis towards social housing. In that context the 35% affordability requirement is reasonable and we recognise that local evidence will give a more definitive picture of need. Sections 1.4 - 1.12 of the RSHMA provide further context on the relationship between regional and local housing market assessments. It is also important that Bolton's SHMA gives sufficient consideration to economic viability in light of the recent Blythe Valley case.</p>	<p>of new housing in outer areas, and 35-45% in renewal areas. This reflects the findings of the Strategic Housing Land Availability Assessment.</p> <p>3. Policy CG1 provides for appropriate protection of green infrastructure.</p> <p>4. Policy SC1 on affordable housing reflects both need and financial viability</p> <p>5. The capacity of the M61 is considered through traffic modelling. Also see separate Cutacre response. Policy P5 requires travel plans to be submitted.</p> <p>6. Policy CG1-CG4 addresses biodiversity, woodland, landscape, water environment and the historic environment. In addition policy LO1 addresses sub-regional green infrastructure.</p>

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				<p>5. The preferred option will be generally in line with RSS transport policy providing the urban area is well served by existing and /or planned transport infrastructure, and provided that the Cutacre site will be well served by sustainable modes, therefore not adversely increasing private car dependency. A key issue will be the capacity of the M61 Motorway and link roads to accommodate for planned expansion in employment opportunities, particularly at peak travel times, and provision of adequate access via sustainable transport modes. Policy should require travel plans for major new developments in order to manage the impact on the strategic road network.</p> <p>6. The Environmental policy content is generally in conformity with RSS policy but could be strengthened. RSS policy EM1 states that strategies should take an integrated approach to conserving and enhancing the landscape, natural environment, historic environment and woodlands in the region. Under the 'Cleaner Greener Bolton' section we support the emphasis on pollution and climate change. However the importance of protecting and enhancing environmental assets such as biodiversity, woodland, landscape, the water environment and the historic environment seems to be lost. The policy approach to these issues should be strengthened, particularly as they have strong links with climatic change, health and regeneration. Policy EM3; Green infrastructure also takes a strategic and joined up approach to linking areas of green space including biodiversity, parks and woodlands etc. This is to encourage the creation of a green network within the</p>	

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				natural environmental which provides multi functional benefits including health and well being, recreation, reducing flood risk, and aiding the delivery of the Regional Biodiversity targets. 4NW would welcome a more joined up approach on green infrastructure within the Core Strategy. There is work being carried out by AGMA on producing a Green infrastructure Strategy for the sub region, this work could be helpful to ensure Bolton move forward with this policy area.	
08/00038	P_O/000117	Sam Turner 4NW	Ch 8 - Development Management Options	The Preferred Option is in conformity with the adopted RSS parking standards. However it may be worth giving consideration to the work which is being done to develop a new set of standards through the Partial Review.	The parking standards set out in Appendix 3 of the core strategy will be reviewed in order to meet with any changes made to regional parking standards following the RSS Partial Review.
08/00039	P_O/000118	Paul Sedgwick Ace Bench Ltd	General comments	The representation site at Middlebrook has none of the defects of the LPA's preferred Cutacre site. It is in a location known to be attractive to a wide range of economic developments and builds on the undoubted success of the Middlebrook area. Middlebrook has been the focus of substantial infrastructure investment which will support further development. Importantly, the new railway station provides high quality local rail services and links to the main line rail network and Manchester International Airport. The development of the site would draw in additional investment, for instance the improvement of the severely substandard Lostock Lane which serves the existing employment area but is in need of upgrading to at least match its present access function and provide a new access into the Barton Fold site. The site is well related to Bolton's workforce, with easy access from Horwich, Blackrod,	Middlebrook has been a significant location over the last 10 years for office and light industrial uses (B1) and some general industrial uses (B2), as part of a wider comprehensive development. There are a small number of remaining sites for office development and these are likely to be developed before 2012. Thus PolicyM4 of the publication version of the Core Strategy states that the Council and its partners will develop the remaining Middlebrook sites for office development. The Core Strategy identifies

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				<p>Westhoughton, Lostock and west Bolton. The railway provides a high standard of connectivity with northern, central and southern Bolton, as do bus services. At Middlebrook, the extensive Green Belt land currently separates the commercial development from Westhoughton and Hindley to the south and Wigan and Aspull to the south west. To utilize the site for employment land purposes would have no adverse impact on the ability of the remaining Green Belt land to prevent neighbouring towns from merging into one another. The resulting separation distances would be as follows and would ensure an appreciable open zone will be retained around the built-up areas: Site to Westhoughton - 0.7km Site to Hindley - 3.6km Site to Wigan - 3.8km Site to Aspull - 2.2km The revised Green Belt boundary would be defined by strong and permanent physical features of Lostock Lane, the M61 and the Horwich link road. It would therefore be secure in the long term, as required by PPG2.</p>	<p>Cutacre as a broad location for employment for the reasons set out in Background Document BD9. In addition the Sustainability Appraisal shows that it is more sustainable to develop one large Green Belt site at Cutacre, rather than a number of smaller sites.</p> <p>In relation to the impact on the green belt the Publication Document puts forward a different approach on Cutacre than that in the Preferred Options document. It shows a broad location for development on the Key Diagram, rather than a specific allocation on a map base. Although the policy does not specify the size of the site to be developed at Cutacre, it is likely to be around 80 hectares in total extent. This would mean a change in Green belt boundaries with about 35-40 hectares of land losing its green belt status. This would be a smaller site than proposed at Preferred Options stage, which put forward a total site of 144 hectares and a net green belt change of 92 hectares. The justification for the green belt change at Cutacre is</p>

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					outlined in Background Document 9: Cutacre.
08/00039	P_O/000119	Paul Sedgwick Ace Bench Ltd	Ch 4 - Choosing the Preferred Spatial Options	<p>Within its Core Strategy Preferred Options document Bolton Council states that its Preferred Overall Spatial Option is a combination of Options 2 (Concentrated Urban Development) and 4 (Dispersed urban development combined with some peripheral development including Green Belt land). It notes that this preference is based on factual evidence: a. The Employment Land Review shows that additional land needs to be identified for employment uses and that there is insufficient land within the urban area. b. The Strategic Housing Land Availability Assessment shows that there is enough land within the urban area to meet housing land requirements and so no Green Belt or Protected Open Land sites would be required. c. The Retail and Leisure Assessment does not show that there is any need for land outside the existing urban area. The above evidence in so far it relates to employment land is agreed with. However, it is not accepted that the LPA has made the best choice of land for future employment sa/pks/4056 Sedgwick Associates 2 development taking all town planning considerations into account. It focuses on two employment development opportunities along the M61 corridor ; Horwich Loco Works and Green Belt land at Cutacre. Whilst the economic opportunities presented to Bolton by the M61 corridor should undoubtedly be taken advantage of, this consultation response effectively demonstrates that the development of these two sites is not the best available option. Although Horwich Loco Works is an appropriate site for</p>	The Core Strategy identifies Cutacre as an employment site for the reasons set out in Background Document BD9. In addition the Sustainability Appraisal shows that it is more sustainable to develop one large Green Belt site at Cutacre, rather than a number of smaller sites. Also see Background Document BD4 Prosperous Bolton re other employment sites.

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				economic development, it has to be recognized that its conservation area status will be a severe constraint on its capability for meeting the needs of many potential employers. They will need to be attracted to alternative sites in the borough if they are going to invest in Bolton. The designation of the majority of the site as a conservation area means that its development for buildings meeting modern employment requirements will be severely constrained. This underlines the requirement for alternative sites to be readily available in the right location in the borough	
08/00039	P_O/000120	Paul Sedgwick Ace Bench Ltd	Ch 6 - The Areas of Bolton	It is correctly stated within the Core Strategy Preferred Options Report that in order for the Green Belt boundaries to be changed to allow the development of the site, it must be shown that: There are exceptional circumstances that warrant a change to the green belt boundaries; The omission of any land from the green belt does not adversely affect the ability of remaining green belt land from serving the green belt primary purposes. It is acknowledged that Bolton's economic aspirations must be met and that Bolton should contribute towards Greater Manchester's requirement for employment land. However, alternative sites are available, albeit in the Green Belt. It can be demonstrated that, unlike the development of a wide area at Cutacre, the development of Middlebrook sa/pks/4056 Sedgwick Associates 4 will have a less severe impact on the ability of remaining green belt land to serve the primary purposes: A. To check the unrestricted sprawl of built up areas; B. To prevent neighbouring towns from merging into one another; C. To assist in safeguarding the countryside from	Middlebrook has been a significant location over the last 10 years for office and light industrial uses (B1) and some general industrial uses (B2), as part of a wider comprehensive development. There are a small number of remaining sites for office development and these are likely to be developed before 2012. Thus PolicyM4 of the publication version of the Core Strategy states that the Council and its partners will develop the remaining Middlebrook sites for office development. The Core Strategy identifies Cutacre as a broad location for employment for the reasons set out in Background Document BD9. In addition the

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				<p>encroachment; D. To preserve the setting and special character of historic towns; E. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. The Cutacre site has a number of serious defects as a contender for release for economic development: a. The Green Belt in that locality has a very important function in separating settlements. In particular, the proposals would represent the merging of Little Hulton and Over Hulton. Green Belt has a strategic purpose in shaping settlements: it is not the residual once development land has been deducted. Thus the very narrow finger of Green Belt proposed to retain some separation of Over Hulton, Atherton and Tyldesley from the development is inadequate and inappropriate. As PPG2 states, Green Belts should be several miles wide and follow clearly defined boundaries. In this case it would be a few hundred metres wide and follow no existing boundaries at all. It would serve no Green Belt purpose and could not be protected from further development in the long term. The proposed release of Green belt at Cutacre would sever the wide area of Green Belt north of Tyldesley from currently contiguous Green Belt areas, making the retention of Green Belt vulnerable over a large area of land and leading over time to the merging of settlements in Wigan, Bolton and Salford. b. The Cutacre site has only poor access from the remainder of Bolton and in particular from Bolton town. There are no direct rail services from the borough's towns other than Westhoughton, and development will draw new traffic through the relatively minor roads serving Farnworth and south Bolton. Rather, it will serve to provide employment land for Little Hulton and</p>	<p>Sustainability Appraisal shows that it is more sustainable to develop one large Green Belt site at Cutacre, rather than a number of smaller sites. In relation to the impact on the green belt the Publication Document puts forward a different approach on Cutacre than that in the Preferred Options document. It shows a broad location for development on the Key Diagram, rather than a specific allocation on a map base. Although the policy does not specify the size of the site to be developed at Cutacre, it is likely to be around 80 hectares in total extent. This would mean a change in Green belt boundaries with about 35-40 hectares of land losing its green belt status. This would be a smaller site than proposed at Preferred Options stage, which put forward a total site of 144 hectares and a net green belt change of 92 hectares. The justification for the green belt change at Cutacre is outlined in Background Document 9: Cutacre.</p>

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				<p>the Walkden areas of Salford; but Salford Council has its own proposals for extending the Lester Road employment area to the joint administrative boundary.</p> <p>c. The link between poor quality employment development in Little Hulton occupied by mainly tertiary uses will render the Cutacre site unattractive to most employment development. This is especially so as the need for employment is primarily for the B1 use class, with an excess of land only suitable for B2 and B8 development.</p> <p>d. The only railway service in the locality is at Atherton Station, which is remote from the large part of the Cutacre site and only provides a poor quality rail service in comparison with the Manchester Bolton Preston line services.</p> <p>e. There will need to be substantial investment in infrastructure if this relatively undeveloped area is to become a major new employment location in the Borough. This raises a question over the comparative sustainability of the site.</p>	
08/00040	P_O/000121	David Hardman United Utilities	Ch 3 - Spatial Vision & Objectives	United Utilities supports strategic objective '8' on this page, in that development should make the best use of existing infrastructure including utility infrastructure.	No response required.
08/00040	P_O/000122	David Hardman United Utilities	Ch 6 - The Areas of Bolton	United Utilities would suggest another bullet point: 'Development would take full account of the need to manage surface water run-off, to mimic nature by retarding run off rate and dispose to soakaway/watercourse where possible. The site should be subject to Flood Risk Assessment, surface water should be separated and pass to soakaway or watercourse and not to public sewer, if possible. The words in this paragraph recognise that Bolton is partly contributing to the risk of potential flooding downstream	This is covered by Policies CG1 & CG2

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				in Manchester and Salford and promotes activities to manage flood risk.	
08/00040	P_O/000123	David Hardman United Utilities	Ch 7 - Core Strategy Policies	Whilst there are areas of Bolton at risk from sewer flooding, the risk to increase flooding downstream in Manchester and Salford is very significant and the Core Strategy recognises this. United Utilities supports the Policy wording to minimise run-off from new development to reduce flood risk. United Utilities supports the allocation of sites to minimise development in areas of high flood risk and we will advise the Council, when consulted on United Utilities flooding data.	This issue is covered by CG2
08/00040	P_O/000124	David Hardman United Utilities	Ch 8 - Development Management Options	United Utilities supports the issues to be taken into account within the sustainable Design and Construction SPD, particularly Sustainable Drainage, including Water Use. United Utilities supports the inclusion of Water pollution, Ground Pollution and Contaminated land as considerations in a policy for incompatible uses. United Utilities supports the Core Strategy in that the issue of Water supply should be taken into account when approving planning applications. United Utilities supports the wording that in determining flood risk, the Council will identify potential sites at risk within the Allocations DPD which will be a significant consideration when determining planning applications. United Utilities will be very pleased to identify sites at risk of flooding from United Utilities apparatus.	No response required
08/00040	P_O/000125	David Hardman United Utilities	Ch 9 - Bolton Infrastructure Plan	United Utilities will do all it can to support the process of identifying flood risk from our apparatus. United Utilities supports the Core Strategy in that the separation of surface water is a key issue. However, it	Comments noted and taken into account in the infrastructure plan.

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				<p>should be stressed that it is also key that surface water discharges are directed to watercourses rather than public combined sewer. Also, the figures for spend in our current investment period (2005-10) are: £1.74 million on preventing sewer overflows into local rivers and streams £1.47 million on reducing the risk of sewer flooding to customer properties in Bolton Please would you amend the wording in line with our comments above. United Utilities supports the wording on Cutacre utility apparatus and that surface water run-off needs to be explored further. The design population equivalent for Bolton Wastewater Treatment Works (WwTW) is 380,000. This includes an 'equivalent' element for industrial load to the works. At the moment the WwTW is operating at its design capacity. The investment of £52 million is to meet new higher standards for the quality of the discharge from the WwTW to river and to reduce combined sewer storms discharges to improve river water quality. Please would you amend your script to agree with our comments above. Please note that Wayoh is a Water Treatment Works, a potable (drinking) water treatment works for onward distribution to customers, not a wastewater treatment works as indicated in the script. Please would you amend the wording to replace 'the wastewater treatment works at Wayoh' with 'the water treatment works at Wayoh'. Please note that the electricity distribution network operator serving Bolton is 'Electricity North West', not United Utilities (Water plc). Please replace reference to 'United Utilities' with 'Electricity North West'.</p>	
08/00040	P_O/000126	David Hardman	Ch 10 - Maps	The Thirlmere Aqueduct, three large pipes, 40', 36' and 40' diameter, passes though the northern extremity of	No response required.

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		United Utilities		the 'Employment Allocation'. United Utilities will not allow building within 5 metres of these pipes and any piling or ground disturbance in the whole area should be minimised and implications discussed with United Utilities. The Thirlmere Aqueduct, five large pipes, 44', 40', 54', 44' and 44' diameter, changing to one large 102' diameter tunnel passes within the north western boundary of the site but not within the 'Employment Allocation'. United Utilities will not allow building within 5 metres of these pipes and any piling or ground disturbance in the whole area should be minimised and implications discussed with United Utilities.	
08/00041	P_O/000127	Elizabeth Shepherd Bolton Friends of the Earth	Ch 6 - The Areas of Bolton	I am concerned that the proposed development of the Cutacre site will reduce the quantity of green belt land. The proposed employment development site indicated on the map leaves only a very narrow corridor of open space between Over Hulton and new development. It also leaves no open space along the water course forming the Bolton Salford boundary. This green belt area forms part of the network of open spaces and wildlife corridors within the Glazebrook catchment and connecting it to the Middlebrook Croal catchment. These areas in turn are parts of the larger network of wildlife corridors connecting the countryside of Lancashire and Cheshire. In view of this larger context it is difficult to see how the loss of almost all of this green belt area can be seen as compatible with safeguarding the countryside, even if a very small countryside park is created. A much smaller development and larger countryside park.	See Cutacre response.
08/00041	P_O/000128	Elizabeth Shepherd	Ch 7 - Core	1. Although paragraph 7.83 describes the various ways in which climate change is to be addressed	1. Policy 9 is now known as CG1, and has been updated to

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		Bolton Friends of the Earth	Strategy Policies	<p>(which we fully support) policy 9 does not make it as clear as it could that the contribution that development can make to reducing climate change will be a guiding principle. Policy 9 item 7 should read: contribute to reducing climate change by maximising the potential for renewable energy and energy efficiency in all developments through its sustainable design and construction policy and encourage renewable energy development wherever there is potential and where it conforms to the overall spatial approach.</p> <p>2. We strongly support the commitment to safeguard biodiversity. However the policy itself only commits the Council to safeguarding "significant sites". This may lead to the creation of isolated pockets of high biodiversity which will not be able to sustain themselves in the context of a changing climate. Policy 9 item 2 should read: protect and improve biodiversity throughout the Borough by: safeguarding significant sites of biodiversity from adverse development and improving their quality; safeguarding and improving the connectivity of wildlife corridors, green spaces and green belt land; safeguarding and improving the overall biodiversity of open spaces in the urban area; taking forward the biodiversity action plan.</p>	<p>reflect the principles of the energy hierarchy. This is further reinforced by the Sustainable Design and Construction set of policies which address the need for new development to contribute to reducing climate change through incorporating renewable energy, sustainable design and utilising the Code for Sustainable Homes or BREEAM standards.</p> <p>2. The term 'significant sites' has been removed and the suggested policy wording has been integrated into Policy CG1 (formerly policy 9) to provide a broader protection for biodiversity. Particular reference to the biodiversity action plan was considered inappropriate.</p>
08/00042	P_O/000129	John Tudor Ladybridge Residents Association	Ch 3 - Spatial Vision & Objectives	Support anti flooding - why are householders allowed to increase run-off increased roof areas by 250% and gardens paved over with no objection or penalty. Too many buildings of significance have been lost - cinemas, theatres, old fire station, buildings in Church gate, Moss crop oil works. A cotton mill should be preserved as part of our heritage.	These issues are covered in policy CG1 and CG2.
08/00042	P_O/00013	John Tudor	Ch 4 -	Would support options 2 and 4 provided that they are	The preferred option includes

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	0	Ladybridge Residents Association	Choosing the Preferred Spatial Option	as shown and not widened. How can you achieve this when you have allowed massive retailing at Middlebrook and Manchester Road. Would support but not with buildings of the poor quality of the replacement for the old fire station.	only Option 2 as described, plus Cutacre from Option 4. Policy CG3 - The Built Environment seeks to ensure good urban design.
08/00043	P_O/000131	Alan Hubbard National Trust	Ch 3 - Spatial Vision & Objectives	<p>There are a number of sources of greenhouse gas emissions and it is important that the Core Strategy seeks to address these from whatever the source may be. In particular there are opportunities to:</p> <p>1. a) improve the energy efficiency of existing buildings, for example when determining proposals for changes of use; and 2. b) reduce emissions associated with transport and travel by improved provision for public transport, pedestrians and cyclists, including through the use of Travel Plans. Suggest that SO8 is amended to read: To minimise climate change and its adverse effects by minimising greenhouse gas emissions from buildings, locating development where it can make best use of existing infrastructure, promoting the use of more sustainable means of travel, maximising the use of renewable energy, and adapting to the adverse effects of climate change. 3. The Strategic Objective is too limiting & to accord with PPS1 and the UK Sustainable Development Strategy the Council should be seeking not only to conserve its built heritage but also to enhance it.</p> <p>4. It should also be noted that not all heritage is built, e.g. the importance of open spaces within in Conservation Areas and the role of Historic Parks and Gardens. Amend SO9 to read: To conserve and enhance the best of Bolton's cultural heritage, and</p>	<p>1. These issues are addressed in the context of the Cleaner Greener policies</p> <p>2. The location of new development in accessible locations is now part of SO6.</p> <p>3. These issues are addressed in the context of the Cleaner Greener policies</p> <p>4. These issues are addressed in the context of the Cleaner Greener policies</p> <p>5. These issues are addressed in the context of the Cleaner Greener policies</p> <p>6. These issues are addressed in the context of the Cleaner Greener policies</p> <p>SO8 has been renumbered SO10; consideration of the location of development in relation to infrastructure and transport is now considered in SO6.</p> <p>SO9 has been renumbered SO10 and now takes into</p>

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				<p>improve the quality of open spaces and the design of new buildings.</p> <p>5. To be consistent with national planning policy advice and the recently adopted RSS for the NW (in particular Policy EM1) it is important to ensure that the 'no net loss' principle is followed in respect of biodiversity and that indeed opportunities are taken to enhance existing biodiversity assets. It is, for example, the case that it will be important to identify, improve and create new wildlife corridors as part of the response to climate change impacts and the need to enable species to migrate as part of adaptation strategies. Amend SO10 to read: To protect, enhance and promote Bolton's biodiversity.</p> <p>6. The Summary of Strategic Objectives is deficient in not considering the more rural parts of Bolton and in particular the approach to be taken to wider landscape issues so as to ensure that the distinctive local landscape character is identified, respected and reinforced. Add an additional SO: To understand the landscape character of the rural parts of Bolton and ensure that the identified character is protected, enhanced and reinforced.</p>	<p>account the enhancement of heritage.</p> <p>SO10 has been renumbered SO12, enhancement has been included, and this embraces promotion.</p> <p>SO11 has been amended to include landscapes.</p>
08/00043	P_O/000132	Alan Hubbard National Trust	Ch 7 - Core Strategy Policies	<p>1. It is considered that Policy 5 sets out a sensible approach to the location of tourism and leisure attractions that seeks to maximise the benefits associated with the accessibility of Bolton town centre whilst acknowledging and allowing appropriate enhancement of existing key historic and rural tourism assets elsewhere in the plan area. The latter also include important elements of green infrastructure that it is appropriate to support.</p>	<p>1. Policy 5 No response required</p> <p>2. Minerals and Waste. Paragraph 4.24 sets out the Council's commitment to promote the use of recycled and secondary aggregates and production of secondary/recycled aggregates is specified as a indicator for policy P4. A Greater</p>

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				<p>2. (Minerals) The approach set out here makes no mention of the important role of recycled materials in meeting future needs for aggregates and other minerals. This is considered to be contrary to RSS Policy EM7 and the specific need to take into account 'the contribution that substitute, secondary or recycled sources should make', and to Policy EM9 which seeks to maximise the role played by such alternative sources including a specific target of 20% of construction aggregates to be from such sources by 2010 and 25% by 2021. Include a statement about a) maximising the use of substitute, secondary and recycled sources of aggregates and b) ensuring that the targets in RSS Policy EM9 are met.</p> <p>3. (Policy 9) Much of the content of this Policy is supported by the National Trust, but it is considered that it requires change/improvement in the following areas: Bullet 1: Rural areas also need to be safeguarded from development that would adversely impact upon landscape character; indeed the desire should be to improve landscape character. Bullet 3: The overall intention here is supported but the proposed approach fails to recognise the multi-functionality of open spaces, e.g. for wildlife, water retention, flood capacity, exercise. Bullet 6: Should include specific support for SUDS systems. Bullet 7: In accordance with the energy hierarchy and adopted RSS energy policy the first approach should be to reduce the overall need for energy dependent upon fossil fuels, in particular there is a significant role to be played in reducing energy needs (e.g. through</p>	<p>Manchester Joint Minerals DPD is being prepared which will form part of Bolton's Local Development Framework. This will consider minerals planning matters in more detail including the approach to primary, secondary and recycled sources.</p> <p>3. Policy 9 These issues are now covered by updated Policies CG1 - CG4</p>

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				orientation to maximise passive solar gain) and to conserve energy (e.g. through much better standards of insulation than traditionally employed). Amend as follows: Bullet 1: '..that would adversely affect its landscape character, biodiversity'. Bullet 3: 'Safeguard parks from development and improve their quality including maximising the multi-functional benefits of these assets.' Bullet 6: 'from new development, and following a sequential approach of least flood risk and promoting the use of Sustainable Urban Drainage Systems.' Bullet 7: 'Reduce the reliance on fossil fuels by reducing energy requirements through design and improving energy efficiency, and maximising the potential for renewable energy in all development' (NB this final bullet point also needs to be picked up in the Implementation and Monitoring sections .	
08/00043	P_O/000133	Alan Hubbard National Trust	Ch 8 - Development Management Options	It is considered that the preferred policy approach is appropriate and in conformity with national planning policy and adopted RSS (in particular Policy EM1). It is endorsed accordingly.	No response required
08/00044	P_O/000134	Graham Stock Ask/Bluemantle	Ch 3 - Spatial Vision & Objectives	ASK/Bluemantle support the objectives and vision of the emerging Core Strategy Preferred Options Paper. The Church Wharf redevelopment is fully in accordance with the fundamental themes of the Core Strategy and will play an important role in the regeneration of Bolton town centre.	No response required
08/00044	P_O/000135	Graham Stock Ask/Bluemantle	Ch 4 - Choosing the	Bolton MBC's Preferred Option places high priority on the development of the Borough's central urban areas. Church Wharf is identified as one of the priority areas	No response required

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		ntle	Preferred Spatial Options	for development within Bolton town centre and is recognised as a significant opportunity site for a comprehensive mixed-use development including retail, employment, residential and leisure uses.	
08/00044	P_O/000136	Graham Stock Ask/Bluema ntle	Ch 6 - The Areas of Bolton	We note that the Core Strategy Preferred Options paper identifies the St Helena Quarter of Bolton town centre as an area where surface car parking should make way for mixed-use redevelopment, comprising residential, retail, office and community uses. ASK/Bluemantle are in support of this approach as the uses deemed suitable for St Helena would be complementary to the Church Wharf redevelopment proposals and will make an important contribution to the transformation of Bolton town centre.	No response required.
08/00045	P_O/000137	Grundy	Ch 4 - Choosing the Preferred Spatial Option	I have looked at Bolton core strategy preferred options and agree with option 4 Dispersed urban development combined with some peripheral development. I would like to express my belief that the site at the junction with barrow bridge and Smithills croft road be considered as an option 4 site. I also believe in sustainable housing and maintenance of bio diversity/ trees can be done together. It is far more environmentally friendly to redevelop current buildings as posed to new build. I was not aware of the 4.31 public consultation at area forums and would have liked to have expressed my views regarding. I would like to believe that all sites will get fair consideration and that the site in question above is not exclude from consideration by location.	This site is in the Green Belt and the overall spatial approach does not support the use of Green Belt sites for housing.
08/00046	P_O/000138	Steve Parker South	Ch 6 - The Areas of	Cutacre is a well known site for biological importance. Full good quality Bat Surveys should be carried out	See Cutacre response.

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		Lancashire Bat Group	Bolton	prior to any work at this site or even any suggestion that the site be used for industrial purpose. Full surveys have not been conducted in this area, as this is considered essential if Bolton MBC are to meet its obligations to PPS9.	
08/00047	P_O/000139	Jill Stephenson Network Rail	Ch 6 - The Areas of Bolton	<p>1. Network Rail supports in principle the aspirations to improve rail services and develop the multi-modal interchange ref: 6.13 (49).</p> <p>2. Of particular interest is the allocation of land adjacent to the Loco Works which includes a site in the ownership of Network Rail which extends to approximately 40 acres; plan attached. The Loco Works is highlighted as being a strategic site for mixed use development comprising employment and residential uses, where as the allocation of the majority of Network Rail's land remains identified as protected open space. Only the most northern part of Network Rail's land at Red Moss is included within the 'Mixed Use' allocation. The extension of this Mixed Use allocation to include the entirety of the Network Rail land, together with the adjacent ownership known as 'Gibb Farm', would be advantageous to Network Rail. The site is of a size is such that should a rail-related use come to fruition (unlikely), the site could accommodate both a mixed use development as well as a rail freight facility. A change in the allocation of this land would help to support the local economy and provide an effective use for this previously developed site.</p> <p>Another amendment to the Core Strategy which would be advantageous to Network Rail's land holding would</p>	<p>1. No response required.</p> <p>2. The identification of further land for development, to the west of Horwich Loco Works is not required for either housing or employment uses. Further details are set out in Background Documents BD3 and BD7. The current proposals for the Loco Works site set out in Background Document BD8 identify sufficient access.</p>

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				be the use of third party land to the south of the M61 to improve highway access to the Loco Works from the A6. This would also relieve congestion on highways surrounding Middlebrook Retail Park which is the proposed principal vehicular access route for the Loco Works.	
08/00047	P_O/000140	Jill Stephenson Network Rail	Ch 8 - Development Management Options	<p>1. The Transport and Access SPD should take account of the benefits of P&R facilities at railway stations, and as such station parking facilities should not be subject to maximum parking standards. Car park management can help to ensure that station car parks are for use by rail passengers only, thus encouraging a modal shift onto more sustainable public transport modes.</p> <p>2. The cumulative impact of small developments (beneath the current and proposed threshold for s.106 contributions) should not be neglected. As such, we would encourage the Council to examine sites on a case by case basis and where reliance upon proximity to a railway station is cited in the planning statement or TA, contributions should be pooled to off-set the impact that an increase in passenger numbers will have on rail infrastructure and station facilities. Should the planning Bill be passed, the Council is urged to adopt a policy to encourage CIL funding.</p>	<p>1. These issues are too detailed to be addressed in the Core Strategy.</p> <p>2. Policy IPC1 does allow contributions for public transport for developments above certain thresholds. For very small developments it is difficult to demonstrate effects on resources or infrastructure. In these circumstances seeking contributions would not comply with the key tests set out in national policy Circular 05/2005. The sustainability appraisal raises concern that lowering thresholds could have adverse effects on viability. The Council has yet to consider its approach to CIL but the justification to policy IPC1 sets out that implementation of a planning contributions policy will need to take CIL into account. If a CIL approach was to be adopted there could be scope for securing</p>

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					contributions from a wider range of developments including those beneath the current thresholds.
08/00048	P_O/000141	Teresa Hughes GMEU	General comments	<p>It is noted that the theme of biodiversity does appear to have a higher profile within the current document. However, it is our opinion that the Preferred Options Report is internally inconsistent and does not conform with national policy.</p> <p>The Ecology Unit would object to the inclusion of Option 4 - the allocation of Cutacre as the Principal Strategic Employment Site Policy 3 (section 7.37). I have laid out the details of our objection below.</p>	Cutacre: See Cutacre response. Policy 9: some of the issues raised are dealt with by policy CG1 and the area based policies. Cutacre is now identified as a broad location for development and the extent of any development on the Site Of Biological Importance will be considered in more detail in the Allocations Development Plan Document
08/00048	P_O/000142	Teresa Hughes GMEU	Ch 4 - Choosing the Preferred Spatial Options	<p>The current work at this site has been granted under permissions from the 3 Local Authorities of Bolton, Wigan and Salford. The determination of these applications involved the submission of an Environmental Statement and detailed negotiations over a protracted period of time (since approx 2004, but before this time on other proposals), with many parties including GMEU, regarding the mitigation and restoration works on the site. The site supports significant biodiversity resources including, in brief :-</p> <ul style="list-style-type: none"> · Ponds at Lomax Brow Grade A Site of Biological Importance (SBI of Regional/County importance) · breeding populations of amphibians including the European Protected Species great crested newt (Habitats Regulations 1994), which prior to the current works being implemented occurred in approximately 14 water bodies across the SBI. · breeding and foraging 	Cutacre: See Cutacre response. Policy 9: some of the issues raised are dealt with by policy CG1 and the area based policies. Cutacre is now identified as a broad location for development and the extent of any development on the Site Of Biological Importance will be considered in more detail in the Allocations Development Plan Document

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				<p>barn owl (Schedule 1 Bird Wildlife & Countryside Act 1981) · populations of water vole (Schedule 5 Wildlife & Countryside Act 1981 as amended in April 2008) · Ponds regarded as ecologically valuable and representing examples of UK Biodiversity Action Plan Priority Type The current works are being carried out under a detailed licence issued by Natural England, on behalf of the Secretary of State, in order that the favourable conservation status of the European Protected Species is maintained as required by the Habitats Regulations. The Preferred Options Report in the description of the Cutacre site (section 6.41 & 6.46) does not recognise the selection of the SBI or mention that the site supports any other feature that may provide a 'constraint' to the allocation, except that of the adjustment of the Green Belt boundary. The document goes on to state (section 6.49) that 'Opportunities should be taken to enhance the biodiversity of the area and to mitigate against any adverse impact as a result of development'. This statement does not address the effects of the double disturbance to wildlife that the site would suffer if an allocation is adopted and is weak in trying to seek opportunities for biodiversity enhancement. In addition, no recognition is given to the potential loss of important habitats (Lomax Brow Conservation Area & new water bodies) and public features (country park & Cutacre Wood & Eccorsley Wood) that have already been granted permission and would no longer be implemented under the Preferred Option. The approach taken by the Preferred Options Report is contrary to national guidance as laid out in Planning Policy Statement 9 & Biodiversity and Geological</p>	

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				<p>Conservation (2005) In addition, to being contrary to PPS 9, it is our opinion that the Local Authority should consider the duties of the Habitats Regulations 1994 in reaching their decision to adopt Option 4. The Habitats Regulations refer to European Protected Species, which at this site include most importantly great crested newts but may also apply to bats. In considering the need to derogate from the protection afforded these species the Local Planning Authority needs to consider three tests; i) That the development is 'in the interest of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequence of primary importance for the environment'; ii) That there is 'no satisfactory alternative'; iii) That the derogation is 'not detrimental to the maintenance of the populations of the species concerned at a favourable conservation status in their natural range'. These tests are not considered to be sequential and all elements need to be met in order that derogation can occur. To some extent it could be considered that Bolton MBC have addressed these tests by their justification that the site has exceptional circumstances for the revision of the Green Belt Boundary (section 6.47 & 6.49). However, the Report recognises that there are a number of other issues & outside the remit of GMEU & that have not been fully considered in proposing the allocation and these include;- the development taking 'full account of the impact on the surrounding highways and an indication that the development will not take place unless that impact is acceptable'. the site has no sewer connections and this would need to be installed as part</p>	

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				<p>of the proposals the Sustainability Appraisal also recognises the decrease in green space and tree coverage by the current preferred option. Given the extent of the Cutacre allocation and the significance of the great crested newt population the Habitat Regulations tests should be considered at this early stage, with alternatives proposed. Discussions should be held with Natural England regarding whether another licence would be issued to further disturb the newts moved under licence into the Lomax Brow Conservation Area as part of the restoration scheme. The Preferred Option would appear at this stage to be in contradiction with the Core Strategy's own Policies for protecting the natural environment and with Bolton's Biodiversity Action Plan. For example, Policy 9 (section 7.88) identifies safeguarding biodiversity both within the rural and urban areas of the borough. If despite this contradiction of national & local policy, European legislation and the fundamental effect that the allocation will have on the biodiversity of the area, Bolton Council continues with this Preferred Option, it is recommended that, before any further progression is made with the LDF process, discussions be held with relevant statutory and non-statutory nature conservation organisations in order that a comprehensive brief for the area can be prepared. This should not only look at the current base line ecological condition but should also consider the type of developments that may occur and identify corridors of ecological permeability across the site. This will help to formulate a more strategic approach to the allocation of the Preferred Option, rather than allowing an ad-hoc development of building plots. GMEU recommends this</p>	

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				approach on a non-prejudicial basis, in acknowledgement that the Ecology Unit maintains an objection to the allocation of the site.	
08/00048	P_O/000143	Teresa Hughes GMEU	Ch 6 - The Areas of Bolton	<p>1. Horwich Loco Works - In general terms GMEU welcomes the redevelopment of the Loco Works. However, it should be recognised that a significant area of biodiversity occurs to the west of the site not just with Red Moss SSSI, but within the SBI and wildlife corridor around the moss itself. Part of the current allocation in the Preferred Options considers the formation of a new access road which has resulted in changes to the boundary of the Green Corridor to the south of the Works and extends the mixed use boundary much closer to the SSSI and SBI boundaries. I would welcome the opportunity to discuss the rationale behind these changes and to consider tightening these changes so that it takes the minimum area required to establish a new access. I would also welcome input into a development brief for this site in order to ensure that both biodiversity protection and enhancements are made as a result of any future development of the Loco Works. Section 6 Areas of Bolton - This part of the document expands on the broader descriptions provided within the Issues and Options consultation. I raised a number of biodiversity issues in relation to this text, which I am unsure if it has been transposed into the current document. Therefore the two sets of comments should be read in conjunction with each other.</p> <p>2. Church Wharf section 6.14 - welcome the recognition the importance of the green corridor along</p>	<p>1. Policy M2.6 on Horwich Loco Works addresses the principle of respecting and enhancing the adjacent Red Moss SSSI.</p> <p>2. Green corridors are considered generally in policy CG1</p> <p>3. No response required. Also see Cutacre response.</p>

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				<p>the River Irwell and the need to protect it. Brightmet (section 6.27), Horwich & Blackrod (section 6.60), West Bolton (section 6.69) and North Bolton (section 6.71) all incorporate important wildlife corridors, concentrations of biodiversity and/or river valleys. Development allocations and proposals for these areas should recognise this.</p> <p>3. Links to surrounding areas (section 6.84) this section in particular identifies the connections across the borough boundary and the importance of sub-regional green infrastructure. GMEU welcomes the role that wildlife plays within this multifunctional framework. The key areas identified are also welcomed, but it should also be noted that important habitats for ponds occur across the borough in particular the ponds that occur at the Cutacre site, which form part of a network with ponds in Wigan and Salford.</p>	
08/00048	P_O/000144	Teresa Hughes GMEU	Ch 7 - Core Strategy Policies	<p>The key policies are identified within this section and I have indicated where I am broadly in agreement with these. However, until detailed allocation proposals are set out it is not possible to fully support these policies. Policy 3 - As already discussed, GMEU objects to this policy. Policy 7 - Although it is identified in the justification to this policy I would strongly recommend that the effective restoration of minerals sites is included within the core wording of the policy. In addition, I would suggest that it indicates that a presumption will be made to soft end uses for restoration Policy 9 - GMEU welcome points 1 and 2 and would suggest that monitoring may now also include NI 197 and the percentage of SBIs in positive management. Policy 10 - Although not strictly within</p>	<p>Policy 3: already dealt with under P_O/000141</p> <p>Policy 7: Paragraph 4.25 makes explicit reference to the need for effective restoration and aftercare and the proposed Greater Manchester Joint Minerals DPD will provide detailed site policies, including detailed information about ensuring high quality restoration. Schedule 5 of the 1990 Town and Country Planning Act already gives local authorities the power to impose aftercare</p>

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				<p>GMEU's remit we welcome the consideration for the non-use of greenfield sites for housing and the redevelopment of mill sites.</p> <p>However, I would recommend that additional guidance is incorporated into the Action Plan for Mills in order that the structures suitability to support bats and birds is recognised as is the preservation of mill lodges, mill leats and river corridors. I would welcome the opportunity to comment on the Action Plan.</p>	<p>conditions on mineral workings to bring land back to the required standard for agriculture, forestry or amenity use. The afteruse will be determined on a case by case basis in line with the Core Strategy and other relevant policies so it is inappropriate to include the presumption of restoration to soft end uses. In practice constraints on mineral extraction mean that this is most likely to occur outside the urban area where Green Belt and other policies significantly restrict new built development.</p> <p>Policy 9:Policy CG1 now covers these points.</p> <p>Policy 10:Policy SC1 retains the requirement for at least 80% of new housing development to be on previously developed land and paragraph 4.52 continues to recognise the role of mill sites as source of land for housing. Action for Mills comment is noted but is not in the Core Strategy remit.</p> <p>Policy CG 1, area policies, and existing Planning Control mechanisms deal with species protection and the preservation of mill lodges, leats and river corridors. Some aspects of these</p>

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					will be reviewed at the allocations DPD stage.
08/00048	P_O/000145	Teresa Hughes GMEU	Ch 8 - Development Management Options	<p>1. I welcome the way in which GMEU's previous comments have been reflected within the reporting in this section as a whole. Sustainable design & construction - I am somewhat confused as to what course of action is to be adopted, but GMEU support the setting of high standards and low thresholds in this regard. It is still our view that the aspirations of the currently adopted SPD are not reflected within the Core Strategy. Use considerations - We welcome the changes proposed in this section in particular the recognition given to protection of natural resources (section 8.30) and the identification of sites within the Allocations DPD. I would also recommend that either wildlife corridors or a green infrastructure framework are identified and/or the criteria used to establish one are described. This should include the identification of areas of habitats with the potential to support protected and other biodiversity species.</p> <p>2. Planning Contributions - We welcome the suggested lowering of thresholds (section 8.89). We very much support the use of planning contributions to support biodiversity and Green Infrastructure to remedy deficiencies. However, the use of contributions should not be seen as a panacea to overcome objections to damaging impacts. It is important to recognise the role that contributions of site can play to enhancing and restoring biodiversity.</p>	<p>1. Sustainable Design and Construction is covered through policy CG2 of the Core Strategy. Compatible Uses is covered in policy CG4 of the Core Strategy. Policy CG1 stipulates that green infrastructure should be protected and enhanced, however the inclusion of a Green Infrastructure framework within the Core Strategy would be too detailed.</p> <p>2. Policy IPC1 retains the threshold proposed at preferred options stage and sets out that planning contributions will be sought to remedy deficiencies that arise from development or for other mitigation or compensatory measures. This includes contributions for biodiversity where biodiversity interests would be affected. In doing so it complies with national policy and fuller details are set out in background document BD10 Infrastructure and Planning Contributions.</p>
08/00049	P_O/000146	Alastair Skelton	Ch 7 - Core	The general principles of Policy 3 in terms of the amount and broad disposition of employment land is	Support noted. The ARUP (2008) Bolton Employment Land Study

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		James Industrial Ltd	Strategy Policies	<p>supported. In particular the identification of significant levels of employment/economic development land along the M61 corridor is supported. Specific reference and preference to specific employment sites at Cutacre (beyond those already allocated by the Bolton UDP) is inappropriate in the Core Strategy document. Criterion 3 should be expanded/amended to read: "encourage the intensification, reuse and appropriate expansion of existing employment sites along the M61 corridor". These changes would ensure that a broad spatial framework is provided to enable the delivery of employment/economic development. It would also enable "a robust and credible assessment of the suitability, availability and accessibility of land for particular uses and mix of uses" (PPS12 para 2.15).</p>	<p>recognises the M61 Corridor as an excellent piece of transport infra-structure, with a strong commercial appeal. Developers and agents feel that the motorway is still under utilised and that further development along this corridor could bring major benefits to Bolton. Cutacre has been identified as a broad location for employment through the LDF process. Although a specific site boundary at Cutacre was identified in the Preferred Options Report published Core Strategy Policy M3 identifies Cutacre as a broad location for employment . Although the policy does not specify the size of the site to be developed at Cutacre it is likely to be around 80 hectares in total extent. The exact extent of the site will be defined in Bolton's Allocations Development Plan Document. The identification of Cutacre as a key broad employment location will help achieve Core Strategy Strategic Objectives SO3, SO5 and SO6. In addition to Cutacre a number of other employment sites along the M61 corridor will be safeguarded and/or</p>

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					developed. These are outlined in the M61 Corridor Section of Chapter 5 (Areas of Bolton).
08/00050	P_O/000147	Alastair Skelton Professional Designs Ltd	Ch 4 - Choosing the Preferred Spatial Options	The preferred option promoted in the document is a composite of option 2 and option 4. It is agreed that this is a pragmatic and flexible approach to considering the widest range of potential development locations. The selected preferred option will, in our view, enable a wide ranging and thorough assessment exercise to be undertaken with greenfield/peripheral sites being included in the areas of search. to exclude the consideration of greenfield/green belt site per se would limit and restrict the options to be considered which is not conducive to reviewing all potential options. This is particularly relevant in terms of employment and economic development which is heavily influenced by the commercial, functional and locational requirements of a diverse range of modern businesses. Furthermore, important broad locations such as the M61 corridor will contain development opportunities that involve greenfield/green belt land, but which offer a highly sustainable and spatially appropriate solution.	No response required.
08/00050	P_O/000148	Alastair Skelton Professional Designs Ltd	Ch 5 - The Bolton we all want	The preferred options document clearly recognises and promote the M61 corridor as an important location for employment/economic development. Indeed a number of specific sites, areas and locations are referred to explicitly. We would suggest that more explicit and positive recognition is given to the M61 corridor as a broad location for employment/ economic development. This could be achieved by reinforcing policy 3 criterion 3 to read as follows: "encourage the intensification, reuse and appropriate expansion of existing	The approach to the M61 Corridor is explained in the M61 Corridor section of the "Areas of Bolton" chapter of the Core Strategy.

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				employment sites along the M61 corridor."	
08/00050	P_O/000149	Alastair Skelton Professional Designs Ltd	Ch 6 - The Areas of Bolton	<p>Bolton Borough Council in the preferred options document makes a strong and clear case for the need for green belt boundaries to be assessed and reviewed in order to meet short/medium term development needs - particularly for employment/economic development land. We do not take issue with that broad approach and feel that it should form part of the core strategy. However, at this stage in the LDF process it should be a general and broad part of the strategy focusing on broad areas and locations rather than specific individual sites. For example, it could be appropriate for the Core Strategy to indicate that localised green belt boundary changes to meet the needs for economic/employment development will be considered within the M61 corridor. That would enable sites such as that owned by our clients are adjoining the current Wingates Industrial Estate to be thoroughly and objectively assessed. There are clear and objective arguments as to why that site should be considered, not least the fact that Wingates is a highly successful and thriving industrial/employment estate which meets the needs of the business/industrial community. It could be expanded onto our clients land in a logical and sensitive manner which would not undermine the strategic role or primary purpose of the green belt. The inclusion of site specific allocations in the Core Strategy. This aspect is a major concern in the terms of the ultimate soundness of the Core Strategy. It is beyond doubt that the Council's intention is to identify within the Core Strategy a specific development site/allocation at Cutacre. We make no</p>	<p>The Arup Bolton Employment Land Study (2008) revealed a requirement of between 175 - 195 hectares of employment land in Bolton in the period up to 2026. In order to meet this level of demand an area of land the size of Cutacre needs to be identified in addition to currently identified sites. Cutacre has been identified as a broad location for employment through the LDF process. All sites suggested for employment use in the Allocations DPD call for sites exercise, including land to the West of Wingates, were assessed through the Arup Bolton Employment Land Study (2008). There are clear and objective reasons why Cutacre was identified as a broad strategic location for employment. Also see separate Cutacre response.</p>

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				<p>comments at this stage on the appropriateness or otherwise of what the Council envisages for Cutacre. However, we must comment that the whole approach is at odds with the policy in PPS12. It appears that the preferred options for the Core Strategy being promoted at this point in time will explicitly or implicitly seek to identify/allocate specific sites, including that at Cutacre. Given the strategic scale and nature of the site at Cutacre and the fact that it involves the release of in excess of 100 hectare of current green belt it would be wrong and, indeed, unsound for the Core Strategy to explicitly herald or provide for its allocation, to the exclusion of all alternatives. That is the scenario which is currently suggested. We would respectfully suggest that the release/allocation of the Cutacre site should and must be assessed robustly and credibly alongside all other alternatives, as part of the subsequent site allocations DPD. Furthermore, any such assessment must be undertaken on an objective and consistent basis with all stakeholders being afforded a full and effective opportunity to suggest and promote potential sites to accommodate needed employment/economic development. As it stands currently our client's land/site at Wingates would effectively be ruled out of future consideration at the site allocations DPD stage. Such an approach is inequitable and would not, in our view, be founded on a robust, credible and transparent assessment of the suitability and availability of alternative sites -either to be considered in conjunction with or as alternatives to Cutacre.</p>	
08/00050	P_O/000150	Alastair Skelton	Ch 7 - Core	The general principles of Policy 3 in terms of the amount and broad disposition of employment land is	Cutacre has been identified as a key strategic employment

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		Professional Designs Ltd	Strategy Policies	supported. In particular the identification of significant levels of employment/economic development land along the M61 corridor is supported. Specific reference and preference to specific employment sites at Cutacre (beyond those already allocated by the Bolton UDP) is inappropriate in the Core Strategy document. Criterion 3 should be expanded/amended to read: "encourage the intensification, reuse and appropriate expansion of existing employment sites along the M61 corridor". These changes would ensure that a broad spatial framework is provided to enable the delivery of employment/economic development. It would also enable "a robust and credible assessment of the suitability, availability and accessibility of land for particular uses and mix of uses" (PPS12 para 2.15).	location through the LDF process and is therefore identified in the Core Strategy document. The identification of Cutacre as a key strategic employment location will help achieve Core Strategy Strategic Objectives SO3, SO5 and SO6.
08/00051	P_O/000151	Dave Bentley Dave Bentley Ecology Services	Ch 6 - The Areas of Bolton	Cutacre Development Site I object to the loss of the SBI. The current mineral workings will have a mitigation scheme in place and this proposal surely rides roughshod over the plans to maintain the Great Crested Newt. I was involved surveying this site of amphibians in the late 1980s. Land to the south and west of Horwich Loco Works The land south of the Loco Works below the embankment is low lying moss land and shrubs with ditches and a pond. The pond lies on the ridge of the recently constructed water main and was built to mitigate the impact on a natural pond/marsh there. I have recorded locally protected water voles both in the ditches and in the marsh land and I have enhanced one ditch for water voles. I did this with United Utilities. The general area supports viviparous lizard and this could occur on any part of the proposed extension site. Acquire ecological surveys	1. See Cutacre response. 2. Policy M2 refers to the need for development of the Loco Works to respect and enhance the value of the Red Moss SSSI.

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				and protect fragile habitats.	
08/00052	P_O/000152	Dawn Hewitt Environment Agency	Ch 6 - The Areas of Bolton	<p>We would object to the extent of the proposed Cutacre site. The red line currently encloses areas that will be restored following opencast operations, and includes a number of ponds. If the red line were amended to include only the original proposed area to the east of the site we would be able to remove the objection.</p> <p>Bolton Town Centre Church Wharf The River Croal corridor is the main biodiversity and landscape assets in the Church Wharf area. This corridor has, however, been heavily channelised and degraded in the past, with former urban development encroaching right up to bank top or even culverting the river, as well as turning it's back on the river, allowing minimal, if any, safe riverside access, whilst dramatically reducing its wildlife potential. These new regeneration proposals give the opportunity to reverse this trend, and create a valued amenity and landscape resource for both people and wildlife. We would seek future riparian development integrate and enhance Bolton's 'forgotten watercourse' by creating wide open landscaped corridors, with tall buildings set back from the river corridor, provide true connectivity along all the open sections of river and with other nearby green spaces, and restore currently degraded river channel so that the river can support a fishery once more, as it does just upstream in the nearby Queens Park. In respect to monitoring of progress in achieving the core strategy objectives it is recommended other aspects are included to ensure environmentally sustainable development has been achieved i.e., Net increase in the amount of green infrastructure in the Town Centre. Renewal Areas We</p>	<p>1. Policy TC8 on Church Wharf addresses the issue of the green corridor at Church Wharf and the need to take account of flooding issues.</p> <p>2. Indicators for the cleaner, Greener policies are set out in policies CG1-4.</p>

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				<p>would recommend there is more emphasis on protecting and enhancing the borough natural resources and green infrastructure such as river corridors rather than just 'respect', which gives very little weight or assurance that these key natural assets are a fundamental component of future regeneration of these renewal areas. In respect to monitoring of these areas it is recommended there is an environmental and sustainable development element incorporated in the indicators, such as Number of new developments incorporating sustainable development features, such as SUDs, green roofs, meeting CSH level 4 and above, micro energy generation, expanding or sensitively managing existing greenspace for the benefit of people and wildlife etc. Number of new or improved pedestrian/cycle links to the adjoining city centre or key public open spaces such as Queens Park, Moses Gate etc. M61 Corridor The core strategy has identified two specific strategic sites, Horwich Loco works and Cutacre. As part of these proposed major new development areas the existing wildlife habitats (Red Moss SSSI and Lomax Ponds SBI), species, and existing greenspace with watercourses, both within and adjoining the sites will have to be considered as part of any proposals, to ensure such development complies with own core strategy and current UDP environmental policies, as well as current environmental legislation. In respect to the development of the Loco works site, whilst it is welcomed that any development will respect and enhance the value of the adjacent Red Moss SSSI other environmental issues should also be encompassed such as the Site of Biological Interest, the Middle Brook and River Douglas tributaries, as well</p>	

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				<p>as any flood risk or water quality issues that may be impacted upon as part of developing the site and creating new highway access to it. There is need for clarification as to if and where development will be allowed to the west of the Horwich Loco works. As stated in section 6.63, land to the west of the Loco works is not to be developed or supported by the core strategy. However, in 6.62 it states that protected open land to the west of the Loco works, development will be allowed to support regeneration. Therefore there currently seems to be contradiction within the current LDF document. Horwich and Blackrod The special options should reflect the large numbers of local wildlife sites and greenspace, as well as recreational resources, and therefore both recreational and wildlife areas will need to be protected from adverse development. West Bolton As the proposed West Bolton area encompasses local conservation areas such as Rumworth Lodge and Doffcocker Lodge and the important river corridor of Middle Brook, these important wildlife and recreational resources should be protected from adverse development. North Bolton As the proposed West Bolton area encompasses significant river and wildlife corridors such as Astley Brook, Eagley Brook, Bradshaw Brook , these important wildlife and recreational resources should be protected from adverse development, and seek to enhance these where opportunities arise i.e., removal of culverts, removal of poor existing riparian development, integrated landscape and management schemes etc. Kearsley As the Croal Irwell valley has significant ecological resources such as Knob End SSSI as well as key recreational route ways, both</p>	

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				<p>recreational and wildlife assets should be protected, and preferably look for opportunities to improve and enhance the ecological and recreational value along the Croal Irwell valley. Links to surrounding areas We would support the stance that Bolton's green infrastructure has an important role to play in a sub regional and regional context. New sustainable development can improve and expand on existing natural resources i.e., restore and manage sympathetically key habitat such as broadleaved woodlands and peatlands that are important carbon stores as well as key biodiversity assets, plus can also provide important functions in respect to reducing flood risk and minimising water quality issues. As part of the monitoring of core strategy objectives for surrounding areas there should preferably be more indicators that reflect the importance of Bolton's green infrastructure and how it aims to protect and enhance this as part of future development i.e., Number of new developments incorporating sustainable development features, such as SUDs, green roofs, meeting CSH level 4 and above, micro energy generation, etc. No of schemes that actively protect or enhance key green infrastructure assets i.e., peatlands, river corridors, broadleaved woodlands which can all have a positive effect in respect to adapting to climate change.</p>	
08/00052	P_O/000153	Dawn Hewitt Environment Agency	Ch 7 - Core Strategy Policies	<p>Prosperous Bolton This section recognises the requirement to satisfy the need for waste facilities. This does not seem to be reflected in the strategic objectives. Cleaner Greener Bolton We would recommend there are a wider range of objectives incorporated as part of the cleaner, greener Bolton</p>	Cleaner Greener issues raised have been addressed under policy CG1-CG4

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				<p>section of the core strategy to demonstrate the boroughs clear aspirations to protect and enhance its significant resources, capture the significant opportunities and issues for the borough, and ensure sustainable development is at the heart of any future development. Objective To protect and enhance the natural resources of the borough and region, including air, water and rural landscape, and tackle climate change and its impacts, by: Aligning policies with the UK sustainable development strategy Encouraging renewable energy developments where appropriate Adapting to climate change (e.g. no new development in floodplain, adopting sustainable design techniques such as SUDs, green roofs etc.) Ensuring development does not increase pollution or nuisance levels Protecting rural and riparian corridors from inappropriate development Reducing water consumption Ensuring all development identifies opportunities to conserve and increase biodiversity Ensure the strategic sites and all new development proposals contribute positively and appropriately to the protection, enhancement and creation of green infrastructure resources and functions. Protect and enhance a functional ecological framework supporting the conservation of key habitats and species, sites, wildlife corridors and networks to sustain the diversity of urban and rural ecology. Ensure positive urban design to create and enhance urban greening which contributes to climate change adaption, and helps minimise risk to the economy and communities by promoting and/or enhancing natural management measures. Protect and enhance the river valley network as a strategic multi functional infrastructure</p>	

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				<p>resource for the borough. Protect and enhance the character, quality and diversity of the borough's rural landscapes Improve the character, distinctiveness and environmental quality of urban environments and borough's strategic corridors and gateways through high quality public realm and open spaces. Strong and confident Bolton We would recommend there be a stronger emphasis on ensuring all new development meet from the outset of the core strategy, a minimum Code for Sustainable Homes level 3, while the council would look more favourably to developments that meet level 4 or above. This target level could then be raised as the strategy progresses and new environmental building standards are introduced, with the ultimate aim of ensuring all new homes are carbon neutral by 2026. This would set a more stronger message to all prospective developers, the council's desire to drive the sustainable development in the borough, and make a major step in tackling the urgent need to address climate change and be carbon neutral by 2026. We would recommend that proactive developments that actively incorporate sustainable development principles, such as reducing flood risk, increasing recreational or biodiversity value e.g., Stamford Brook development are provided as examples of best practice, and with the aim of transferring some or all of these sustainable design techniques being adopted in the borough and create exemplar sites of its own. We would seek there is a priority in developing new housing on existing brownfield sites, which is far more sustainable in respect to integrating with existing infrastructure, whilst providing significant opportunities to regenerate these sites in a sustainable manner and</p>	

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				<p>improve the borough. The allocation of new greenfield sites, with possible implications in respect to biodiversity, flood risk, recreation etc, should only be considered when such brownfield sites are largely exhausted in the borough. In respect to density of new housing the we would also seek that any new residential development reflect the other guiding objectives set out in PPS 3, in achieving high quality housing by ensuring it is well integrated with, and complements, the neighbouring buildings and the local area more generally in terms of scale, density, layout and access. Creates, or enhances, a distinctive character that relates well to the surroundings and supports a sense of local pride and civic identity. Provides for the retention or re-establishment of the biodiversity within residential environments. We would recommend the following objectives are integrated as part of the overall LDF to ensure an holistic and truly sustainable approach is at the core of redevelopment in the borough and addresses all the social, environmental, commercial aspects equally. Objectives To ensure development is delivered in appropriate locations which either takes advantage of existing facilities and infrastructure or where facilities or infrastructure can be provided in a sustainable way. To ensure the provision of high quality housing in terms of both design and layout which improves the overall image of the borough, and apply stringent standards to ensure new development has reduced carbon emissions to the point of all new development being carbon neutral by 2026. Ensure the design and function of streets and spaces are considered as important as that of the buildings. Healthy Bolton It is recommended</p>	

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				<p>as part of the core strategy that there is a promotion of the natural environment and in encouraging peoples engagement with it, providing a key element in peoples quality of life, and improved physical and mental health and well being. Therefore as part of any regeneration it is recommended there is positive urban design to create and enhance urban greening, and safe access to Bolton's key public centres and amenity areas and this should be emphasised in policy 1. Tourism and Leisure It is recommended there is some reference to the Croal Irwell Regional Park as this has the potential of a major recreational resource for the borough.</p> <p>Minerals In respect to promoting sensitive restoration, quarry sites can offer significant nature conservation possibilities after extraction, but frequently these opportunities are lost or not pursued. Therefore it is recommended there is policy to reflect this sensitive restoration of mineral extraction sites that actively addresses the possibilities of incorporating conservation objectives in the reinstatement and aftercare of such sites.</p> <p>Transport We would recommend there is stronger emphasis in the core strategy in promoting more environmentally transport option such as new car free cycle lanes and improved pedestrian links in the borough, and thereby reduce reliance on the car. We would recommend there is a strategic target aimed at expanding core pedestrian/cycle routes in the borough.</p> <p>Cleaner Greener Bolton, We would suggest policy 9 point 2 is very ambiguous and would open to abuse and may lead to loss of biodiversity value in the borough. We would recommend there is a clear definition of what is defined as significant or such sites are clearly identified</p>	

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				<p>within the Allocations Development Plan Document. It is recommended as part of implementation the council will need to more than purely promote and safeguard the boroughs biodiversity assets, but will need to ensure such areas are appropriately managed, and preferably enhanced and expanded where feasible. As advocated in PPS9 local development frameworks should identify any areas or sites for the restoration or creation of new priority habitats which contribute to regional targets, and support this restoration or creation through appropriate policies. If as part of the planning process the LDF is to support the expansion and management of key wildlife areas and priority habitats, there should be strategic thought and action on achieving these biodiversity and landscape objectives. Both large-scale and long-term action is needed to replace past habitat and species losses, for example, through allocation of suitable land in development plans. Therefore there may be the opportunity through the LDF and Allocations Development Plan Document to clearly identify possible priority habitat expansion areas, and achieve some of UK BAP and Greater Manchester BAP targets. In respect to monitoring it is recommended these are further qualified and expanded upon to ensure such indicators ensure the borough's green infrastructure is maintained and preferably enhanced over the course of the LDF. The indicators should not only monitor the number of SBIs, LNRs, SSSIs but also the quality of these sites. It is no good identifying a grassland SBI if it has become lost under scrubland, or a peatland has been degraded by off road vehicles or over grazed. It is recommended that broadleaved woodland and peatlands/mosslands</p>	

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				<p>coverage is encompassed in the monitoring, as these would provide good environmental indicators, based on these being important wildlife habitats, as well providing important carbon sinks and attenuating/minimising flood risk and water quality issues. Strong and confident Bolton The core strategy has identified that there will be an action plan for mill sites. We would welcome the opportunity to comment on this action plan when available, as a high percentage of such mill sites tend to be located along watercourses and have a number of associated wetlands linked with them along with potential flood risk. The redevelopment of such sites can provide an ideal opportunity to improve and enhance the riparian environment for both people and wildlife, whilst possibly reducing flood risk. Housing Policy 10 We would recommend there is some sustainable design criteria embedded in the policy, which is lacking at the present moment i.e., ensure the provision of high quality housing in terms of both design and layout which improves the overall image of the borough, and apply stringent standards to ensure new development has reduced carbon emissions to the point of all new development being carbon neutral by 2026. It is recommended to reflect this important aspect in redeveloping Bolton the monitoring should include a sustainable design aspect i.e., number of developments meeting Code for Sustainable Homes level 4 and above.</p>	
08/00052	P_O/000154	Dawn Hewitt Environment Agency	Ch 8 - Development	8.2 - We would support BE4C with the need for a revised Sustainable Design and Construction SPD which can be revised rapidly to reflect improving	8.2 No response required 8.29. Elements of Sustainable Design and Construction

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			Management Options	<p>building standards. 8.29 ; We would strongly recommend that flood risk and drainage are included in the list of considerations for dealing with planning applications. 8.32 - The sequential test should be utilised to avoid allocating inappropriate development sites in flood risk areas. Non allocated sites will need to be determined in accordance with PPS25 and the SFRA. 8.33 - We would seek significant consideration is applied to river and wildlife corridors when determining planning applications as these are significant wildlife assets in the borough, as well as SSSIs, SBIs etc. 8.42 ; We would disagree with the justification for not including flood risk as an issue. The revised PPS12 indicates that core strategies can allocate strategic sites for development, as indeed this strategy does. Therefore we feel it is important that flood risk is included within the Use Considerations policy. Based on the current core strategy's preferred option to possibly impact on a national wildlife site and protected species, consultation with Natural England and Greater Manchester Ecology Unit is highly recommended.</p>	<p>methods are to be included within the Core Strategy. The SPD will be revised as needed to provide further guidance and information to support the policies with the Core Strategy. 8.32 A borough wide SFRA level 1 and Town Centre SFRA level 2 have been completed. 8.33 Wildlife corridors are covered through the protection of biodiversity and green infrastructure within policy CG1 of the Core Strategy. 8.42 Policies CG1 - CG 4 include consideration of flood risk.</p>
08/00052	P_O/000155	Dawn Hewitt Environment Agency	App 2 - Evidence Base	<p>We note that the SFRA has been used in support of the Core Strategy Development Plan Document (DPD). Although we accept that work is ongoing to complete the SFRA, we would expect that a completed SFRA is in place so that this can inform the sustainability appraisal of the DPD and spatial options. The LPA can then also apply the sequential and exceptions test where necessary. The current Greater Manchester SFRA is only at its first sub regional stage and has yet to undertake a more detailed level two assessment</p>	<p>The borough wide SFRA 1 and Town Centre a level 2 has been completed and the results reflected in the core strategy policies, including specific assessments for the town centre, loco works and Cutacre.</p>

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				<p>which considers flooding from all sources (surface water etc). Without having the evidence base in place to consider the flood risk from all sources then it would be difficult to agree that the proposed allocated sites would be suitable for development in accordance with PPS25. This would be of a particular concern where more vulnerable development is proposed in such locations. Furthermore paragraph 4.10 (Practice Guide) clearly states that LPAs should use the sequential approach to steer new development away from other sources of flooding. Without the completed SFRA or level 2 SFRA in place this means that the DPD has not been able to adequately apply the sequential test to broad allocations of development/strategic sites or consider flood risk in its entirety. The Council should undertake sequential testing to determine the suitability of land proposed for development in relation to flood risk at the site and increasing risk elsewhere due to surface water run-off. Failure to have the appropriate evidence base may result in the DPD not being considered 'justified' during the test of soundness at the inspection stage. Before the Core Strategy is submitted for examination, we would suggest that the SFRA needs to be completed to a level 2 assessment. As a minimum this should include a site specific Flood Risk Assessment (FRA) for Horwich Loco Works and Cutacre sites and an assessment of the Town Centre to enable the Sequential Test to be applied. The present strategic document makes no reference to the Water Framework Directive which will apply to all surface freshwater bodies (including lakes, streams and rivers), groundwaters, groundwater dependant ecosystems, estuaries and coastal waters out to one</p>	

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				<p>mile from low-water. The adoption of a River Basin Management Plan will set out how the whole water environment in the North West district, which encompasses the whole of Bolton MBC. The Water Framework Directive will have implications for spatial planning and development decisions. Development can contribute to an improved water environment, but can also have an adverse impact. Spatial planning bodies can help deliver the Water Framework Directive objectives by adopting policies that contribute to or support measures that need to be put in place to achieve 'good status'. For example, new developments (such as new housing) when proposed, could be assessed against: available water resources; existing capacity for sewage treatment; the potential environmental impacts discharges of treated effluent might have on receiving water bodies.</p>	
08/00053	P_O/000156	Jeff Gibson	Ch 6 - The Areas of Bolton	<p>Please be advised that 'I Object' to the Councils preferred option for Cutacre to be developed as a future Business Park as detailed on page 58, paragraph 6.4 of Local Development Framework, Bolton Councils core strategy preferred options August 2008. My objections are that the present open cast mining was given planning approval and that on completion the site and its 104hectars of land would be returned and restored to its agricultural land and its wildlife habitat this will not be the case if this proposed development takes place. Within this site there is also Lomax Brow that is a designated SBI and is home to 5 species of our native amphibians including the protected Great Crested Newt. These GCN have been recorded on at least 10 ponds and the loss of this SBI</p>	See Cutacre response.

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				and farmland with its Biodiversity is also in conflict with Bolton Councils own Biodiversity Action Plan and commitment to our valued wildlife and community. This proposed Business Park again near to the already heavily congested motor way system will only add to heavy motorway traffic and I would suggest consideration be given for any future Business Parks be linked to and near to our Rail Network System reducing the number of Heavy Goods and cars currently on our roads and motorways	
08/00054	P_O/000157	Susan Dunning	Ch 6 - The Areas of Bolton	I am writing to object to the proposals on page 58, paragraph 6.41 of 'Local Development Framework: Bolton's core strategy preferred options, August 2008'. The council has suggested Cutacre and it's surrounding land as a preferred option as a Strategic Employment Site. Cutacre is a Grade A Site of biological Importance, and has been assessed by the Greater Manchester Ecology Unit under the name Ponds Near Lomax Brow. The proposed new Strategic Employment Park is in the middle of greenbelt land, and the development would take over almost the entire Site of Biological Importance. I am even further concerned by the fact that the proposals make no indication as to whether any of the existing wildlife features will be preserved. The Council's explanation for the choice of Cutacre as a suitable location for a business park makes no reference to the high ecological value of this site. Under the NERC Act of 2006, local authorities have a duty to 'have regard to the conservation of biodiversity when exercising their function'. There is no evidence that biodiversity issues were considered prior to designating Cutacre as a	See Cutacre response.

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				Strategic Employment Site. Bolton Council's choice of Cutacre also holds no account of the large population of great crested newts on the site, which are a European Protected Species and strictly protected by law. Great crested newts have been recorded in 10 ponds within the Lomax Brow SBI. The proposed loss of habitat is so extensive that it would cause a significant decline in the conservation status of the species in this area. The proposed loss of ponds and terrestrial habitat is in conflict with Bolton's own Biodiversity Action Plan, which states that Bolton should "Maintain current (great crested newt) populations and habitats and prevent further losses and fragmentation. I understand the need for the Business Park, and appreciate that the jobs will be much needed by many people within Bolton. However, I suggest the council look to more sustainable options, developing on brownfield sites, instead of on greenbelt, and looking to sites with a better rail and motorway links.	
08/00055	P_O/000158	Philippa Lane GMGU	Ch 7 - Core Strategy Policies	The section on Minerals would appear to be consistent with national and regional objectives for Minerals planning. However, paragraph 7.63 states that "Minerals must be transported in a sustainable way". It might only be possible to promote the use of sustainable transport because minerals can only be worked where found and the location might not lend itself to rail or water transport. In addition, it might be useful if this section also referred to safeguarding existing and planned infrastructure relating to minerals, e.g. storage, handling and processing facilities. The section on waste would appear to be consistent with	The Core Strategy has been amended so that "minerals must be transported in the most sustainable way possible" and existing and planned infrastructure that supports mineral exploitation are safeguarded. Although not specifically mentioned the policies conform to both the Greater Manchester Municipal Waste Management

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				national and regional objectives for waste planning. As a result the policy direction fits well with the current direction of the GMJWDPD. However there may be a need, as set out in PPS10 paragraph 16, to refer to the Greater Manchester Municipal Waste Management Strategy as this is a key document which the Core Strategy must be informed by and in turn inform. It may also be useful to consider the advice contained within the Core Strategy information paper prepared by GMGU in May 2008, as this contains more detailed information about what should included within Core Strategy Waste policies.	Strategy and the Greater Manchester Joint Waste Development Plan Document.
08/00056	P_O/000159	Lindsay Alder Highways Agency	General comments	Whilst the documents prepared by BMBC have started to consider the transport implications there is still no detailed appraisal of the highway implications of the spatial plan or its deliverability. There is a discernable lack of specific modelling or appraisal of the transport implications of the major employment sites. In facilitating development, the Agency is always keen to ensure that Demand Management measures are investigated prior to physical capacity improvements to the Strategic Road Network. There is scope to enable development by investing in public transport and reducing the reliance on car journeys. These measures will need to be considered in a more strategic Transport Assessment of the authority with regard to providing an evidence base to prove the deliverability of the Core Strategy and associated land allocations. The Agency is developing assessment tools to help local authorities assess their LDF documents. Whilst the onus is upon BMBC to present a reasoned justification from a transport perspective, the Agency	Further research has been added to the evidence base and its implications incorporated into the core strategy. Policies that address the development of transport infrastructure are set out in Policy P5 of the Core Strategy.

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				will undertake assessments of particular land allocations to help develop a better appreciation of the likely traffic generation and macro implications. The Agency welcomes the opportunity to assist BMBC in preparing a transport evidence base which will be essential in progressing the Core Strategy in any forthcoming Examination in Public.	
08/00056	P_O/000160	Lindsay Alder Highways Agency	Ch 6 - The Areas of Bolton	<p>It is important to reiterate earlier Agency correspondence which outlined that the M61 is characterised particularly during the peak hours by slow moving traffic on the approach to the M60, leading to delays for southbound traffic between Junction 4 of the M61 and Junction 15 of the M60. The primary junctions which the proposed development sites may impact upon are Junctions 6 for the Horwich Loco Works and Junction 4 for the Cutacre development; however the mainline flow is also an important consideration alongside any implications for traffic adjoining or leaving the M60. Given the existing pressures on the Agency's network, any development along the M61 corridor will need to take account of the capacity constraints particularly during peak hour periods. BMBC should consider the information contained in the Regional Network Report for the North West (2008) which shows the principle routes which experience stress during peak hours, further projections can also be made available on request. There is little reference to the fact that the M61 corridor within BMBC has been identified as an Air Quality Management Area (AQMA). BMBC will need to be conscious of the AQMA and that large scale developments, such as Cutacre, do not prejudice the</p>	<p>1. The introduction to the M61 section refers to the need to take account of the capacity of the M61. It also refers to the AQMA along the M61</p> <p>2. The traffic considerations of Cutacre are considered in more detail in Background Document BD9.</p>

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				<p>objective to improve air quality. With regard to the Cutacre site and the other development locations; the presence of an Air Quality Management Area should be appraised when promoting development in a location which is subject to key objectives to improve Air Quality. Local and strategic public transport connections will need to be identified for any large scale development to overcome the potential for reliance towards car journeys. Bolton Metropolitan Borough Council have acknowledged the need to investigate the transport implications of development and importantly that development proposals could be constrained by the absence of management measures and supporting infrastructure. It is now important that a formal assessment is undertaken into the requirements of the strategic sites which have been identified. If the Core Strategy document is progressed without this evidence base it could lead to delays later in the LDF adoption process. The Agency acknowledges the proposals for new Quality Bus Corridors routes and Rapid Bus Transit connections but where these are dependant upon external sources of funding there should be alternatives investigated to ensure the Preferred Option is deliverable if funding is not forthcoming.</p>	
08/00056	P_O/000161	Lindsay Alder Highways Agency	Ch 8 - Development Management Options	The report states that a supporting Supplementary Planning Document will be prepared. The Agency welcomes the opportunity to provide further input in to such a document so as to ensure the Strategic Road Network is fully considered when developments come forward.	No response required
08/00056	P_O/00016	Lindsay	App 2 -	... there is currently an absence of an evidence base to	Further research has been added

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	2	Alder Highways Agency	Evidence Base	<p>show how developments will be catered for in terms of transport infrastructure.</p> <p>Whilst sustainable Transport Corridors have been identified for particular locations, the extent of their geographical impact can be further explored.</p> <p>There is scope for a thematical representation of the cumulative sustainability factors associated with different locations, helping to provide an evidence base.</p>	to the evidence base and its implications incorporated into the core strategy.
08/00057	P_O/000163	Alison Hunt West Didsbury Residents Association	Ch 6 - The Areas of Bolton	<p>I am writing to lodge a formal objection to Bolton Council's proposal to site commercial development on the Cutacre site south of Bolton as part of its Regional Planning Strategy Proposals. The Cutacre site comprises of 104 hectares of Greenbelt and includes a grade A Site of Biological Importance (SBI). The SBI is covers all the ponds near Lomax Brow. I specifically object to the proposals on p58, paragraph 6.41of "Local Development Framework: Bolton's core strategy preferred options, August 2008". The map showing the proposed development site is on p 135 of the same document. I wish to make it clear that I object strongly to the council's "preferred option" for the following reasons- In explaining this location as suitable for a business park the LPA makes no reference to the extremely high, and indeed irreplaceable, ecological value of this site. Bolton council's failure even to mention the important ecological value of the Cutacre site contravenes the NERC ACT of 2006 which states "Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper</p>	See Cutacre response.

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				<p>exercise of those functions, to the purpose of conserving biodiversity". Cutacre is habitat to a large population of Great Crested Newts (GCN) , which are a European Protected Species and strictly protected under both UK and EU Law. Laws protecting GCN and their habitat include the 1981 Wildlife and Countryside Act and the Conservation (Natural Habitats etc.) Regulations 1994 which is domestic implementation of the EU Habitats Directive. In addition section 41 of the 1996 NERC Act lists great Crested Newt and its habitat as of Principal Importance. The North West of England, due to its climate and topography is the most important and significant UK, and indeed global, stronghold of the Great Crested Newt . DEFRA reiterates in the Biodiversity Duty of the NERC ACT that local authorities have a key role to play in conserving protected species and their habitat by means of planning and development control. DEFRA also notes that species populations and habitats should be enhanced. This means that the existing agreement to restore open cast mining operations to wildlife habitat after mining has been completed at Cutacre must be honoured by Bolton Council. Why hasn't the restoration agreement which was integral to planning consent for the Open Cast mine been mentioned in the current proposals for a Strategic Employment Site? Great Crested Newt and ponds are listed in the UK Biodiversity Action Plan (BAP) as requiring special conservation measures. Wet woodland is another BAP habitat in the Cutacre area. Planning Policy Guidance note 9 instructs LPAs in making planning decisions to act in accordance with the Government's aim to " to conserve, enhance and restore the diversity of</p>	

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				<p>England's Wildlife by sustaining and where possible improving , the quality and extent of natural habitat". PPG9 clearly explains the need to conserve all biodiversity, important habitats and connectivity between them. PPG 9 Species Protection section 16 states " Local authorities should take measures to protect the habitats of these species (listed as of principal importance under section 74(2) under the countryside and rights of way Act) from further decline through policies and local development documents." The Regional Spatial Strategy for the North West policy EM1 states that "the regions environmental assets should be identified, protected, enhanced and managed" also- "Plans, strategies, proposals and schemes should deliver an integrated approach to conserving and enhancing the landscape, natural environment, historic environment and woodlands of the region". "plans and strategies should define spatial objectives ... and provide area based guidelines to direct decisions. These WILL BE FOUNDED on a sound understanding of diversity, distinctiveness, significance and sensitivity of the regions environmental assets" Priority should be given to conserving and enhancing areas, sites, features and species of international, national, regional and local landscape, natural environment and historic importance" Planning policy Guidance 2 Greenbelts states that part of the reason for designating Green Belt areas is to "secure nature conservation interest". The Commercial designation of Cutacre would be utterly inappropriate and harmful to the openness, visual amenity, land use objective, recreational value, and conservation importance of Bolton's Greenbelt</p>	

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				<p>therefore there should be a presumption against inappropriate and detrimental development within Bolton's Greenbelt. The commercial development proposals for Cutacre would compromise the very purpose of the area's Greenbelt designation.</p> <p>Alternative location for commercial development - In designating an area for commercial development I cannot suggest an alternative site but believe that the choice of site should not be on greenbelt, should not be of high conservation importance and it should be sited where it can be served by train, tram or bus links.</p> <p>Bolton's proposals to designate Cutacre as a commercial development site sets an alarming precedent for the whole Greater Manchester Region.</p> <p>Bolton's choice of Cutacre is clearly inappropriate and illegal as it ignores so much important national and international legislation including the NERC ACT Biodiversity Duty.</p>	
08/00058	P_O/000164	John Loder	Ch 6 - The Areas of Bolton	<p>I object to the Council's preferred option for Cutacre as the Strategic Employment Site as detailed on page 58, paragraph 6.41 of 'Local Development Framework: Bolton's core strategy preferred options, August 2008'.</p> <p>The reason for my objection is that the site includes a Grade A Site of Biological Importance (SBI) known as 'Ponds Near Lomax Brow', and the proposals make no indication as to whether any of the wildlife features would be retained. The SBI includes 10 ponds where great crested newts have been recorded. The great crested newt is a European Protected Species, given strict protection under the Wildlife and Countryside Act 1981 and the Conservation (Natural Habitats etc.) Regulations 1994. This includes protection from</p>	See Cutacre response.

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				<p>disturbance, and habitat damage or destruction. The Natural Environment and Rural Communities Act 2006 (NERC) places a duty on public authorities (including local planning authorities) to conserve diversity. The Secretary of State has listed certain species and habitats to be of 'principal importance for conserving biodiversity in England', under Section 41 of the NERC Act 2006 ; the purpose of the list is to guide decision-makers, especially public bodies, including local and regional authorities, in implementing the biodiversity duty. The great crested newt is on the Section 41 list. The NERC Act 2006 places a duty on local authorities to 'have regard to the conservation of biodiversity when exercising their function'. National planning policy guidance is given in a series of 'Planning Policy Statements'. Planning Policy Statement 9: Biodiversity and Geological Conservation (PPS9) states that 'The planning system has a significant part to play in meeting the Government's international commitments and domestic policies for habitats, species and ecosystems'. Government's objectives for planning are 'to conserve, enhance and restore the diversity of England's wildlife by sustaining, and where possible improving, the quality and extent of natural habitat....and the populations of naturally occurring species which they support'. There is no evidence that biodiversity issues were considered prior to designating Cutacre as a Strategic Employment Site. The Council's Planning Control Policy Note No. 17 (PCP17) -dated 16.05.05 ; refers to Planning Policy Guidance Note 9 (PPG9) which states that '...local planning authorities should not refuse permission if development can be subject to conditions that will prevent damaging</p>	

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				<p>impacts on wildlife habitats or if other material considerations are of greater importance'. As the Council seems to have either disregarded or ignored the wildlife considerations, it can only be assumed that it seeks to invoke this statement as justification for the choice of the Cutacre site. These 'material considerations of greater importance' are not immediately apparent and as such could involve the Council (and by inference it's Council Tax payers) in costly legal fees when this statement has to be justified if there is a challenge in the Courts. As a local person I have visited the site many times: I have carried out nature conservation work on the Cutacre site before the opencast operation, and am aware that previous assurances regarding restoring this site have not been referred to in the current proposals for the Strategic Employment Site. During these visits I have been pleased to see birds of prey re-colonising the area, such as buzzard and kestrel. No doubt there is sparrowhawk on the site as well. At present our birds of prey are under threat & the years of successes (via measures such as reduction of harmful agricultural chemicals) are coming to a halt due to illegal shooting and loss of habitat. This proposed development will almost certainly add to the threat to those birds of prey. If the Development & Regeneration Department would like to be made aware of the magnitude of this threat, the RSPB are at present carrying out a public awareness campaign, and there is a link below: http://www.rspb.org.uk/supporting/campaigns/birdsofprey/index.asp If the Department would like a short talk on how this affects local issues, the RSPB has asked me to carry out a series of presentations on the</p>	

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				<p>campaign in the North of England. To dispel any preconceptions, I have worked in the construction industry for over 30 years, I work for a local company, so I am aware of the need for development to push the future prosperity of the area. I am also aware of the percentage of development land in the region that has been built on and the proportion of that development that is now lying empty. Planning must by definition be geared towards future needs, but it should also be on the right scale and in the right place. Where are the rail links? Where is the catchment area for local workers? Are all the workers going to be driving to work down the M61? Where is the evidence to show that efforts have been made towards creating a sustainable resource? The Council has requested that objectors to their proposals suggest an alternative option. My suggestion is to locate the Strategic Employment Site where due regard is given and is seen to be given (the Council is after all the servant of the public) to wildlife legislation, planning policy guidance, and the local biodiversity action plan, all of which in this case give the appearance of having been either overlooked or ignored.</p>	
08/00059	P_O/000165	Ian Smith	Ch 6 - The Areas of Bolton	<p>Can I be perfectly clear about your conduct over this matter. It seems that after the mining operations were sold to us on the basis of the leisure area to follow including hills, woodland, conservation areas, bridal paths and walking paths, you are now proposing to give us an employment development site? Can you see that those of us who supported and did not oppose the mining, who argued that the Council would not be so dishonest as to change the plans after the mining go-</p>	See Cutacre response.

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				ahead, feel badly let down, even cheated? How secure is the very small area of green belt we are left with under the core strategy?	
08/00060	P_O/000166	CPRE	Ch 6 - The Areas of Bolton	<p>This letter is to object strongly to the proposed idea of implementing a strategic employment site on the Cutacre site and surrounding area. The area is green belt and has a site of biological importance situated within the 144 acre proposal. We strongly object to the strategic employment site because 104 acres of the proposed site is greenbelt. Policy RDF4 in the North West of England Plan (RSS) firmly states that there will be "no need for any exceptional substantial strategic change to greenbelt and its boundaries in the North West within the timescales set out below (2011 for Greater Manchester)". We do not see any reason for the development to come under 'exceptional circumstances' that would exempt it from PPG2 guidance. We also believe such a development would be in conflict with policy DP7 of the RSS - Promote environmental quality. It requires protection and enhancement especially by "maintaining and enhancing the tranquillity of open countryside and rural areas" and "maintaining and enhancing the quantity and quality of biodiversity and habitat". There is also some concern that the proposal will be in conflict with policy DP5 of the RSS - because of the suggestion that it will create 8000 new jobs and with that will be an overwhelming increase in private car travel. This will also be in conflict with PPS1. The Cutacre site should be restored as specified in the original planning application. The council's obligation is to uphold the landscaping and restoration works as outlined in the</p>	See Cutacre response.

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				original planning application plan, and to preserve and maintain its varied habitat that includes BAP protected species such as the Great Crested Newt.	
08/00061	P_O/000167	Richard Parker	Ch 6 - The Areas of Bolton	<p>The proposals I am objecting to are on page 58, paragraph 6.41 of the Local Development Framework. I object to the council's preferred option for Cutacre. I object to the proposal to build a business park on a grade A site of biological importance. I was part of the team from Wigan Wildlife Advisory Group that did the original wildlife surveys across the Lomax site. The surveys revealed Lomax Brow to be one of the best sites for breeding Great Crested Newts in the north west. The large numbers of newts are a result of suitable ponds in good condition, next to ideal terrestrial habitat. If large areas are concreted newt numbers will collapse. Local authorities have a duty to consider biodiversity as part of the planning process. The proposal shows a total disregard for biodiversity. It is a great pity that Bolton Council do not have a qualified ecologist on their staff, they would have highlighted the value of the site. The SBI system has protected the best wildlife sites in our region for many years. If other council's follow Bolton's example, the consequences for biodiversity would be devastating. An alternative to a business park would be an LNR. I was involved in the original negotiations with British Coal over the future use of the area and they were prepared to go along with the development of a nature reserve after opencast.</p>	See Cutacre response.
08/00062	P_O/000168	K Smycki	Ch 6 - The Areas of Bolton	I am objecting to the proposal on page 58 paragraph 6.41 of the Local Development Framework: Bolton's Core Strategy Preferred Options, August 2008. I am	See Cutacre response.

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				<p>objecting to the preferred option of development of Cutacre ponds near Lomax Brow. This site is in Over Hulton, to the south of Bolton and includes a Grade A Site of Biological Importance (SBI) and is one of regional and/or county significance as assessed by the Greater Manchester Ecology Unit. We don't need another business park, but we do need the ponds. The entire SBI is known as Ponds Near Lomax Brow and the Council's proposals make no indication as to whether any of the existing wildlife features would be retained. I understand that an opencast coal mining operation is now taking place on some of the land designated as the proposed business park and that this was only given approval on condition that the land was restored to agricultural land and wildlife habitat after mining had been completed. This is standard practice. The Council has now changed its mind about the future of the site, which under the new plans would not be restored as originally agreed, not does the Council make reference to the agreement to restore the opencast site in its current proposals. Cutacre is a high ecological value site. Under the NERC Act of 2006, local authorities have a duty to "have regard to the conservation of biodiversity when exercising their function". There is no evidence that biodiversity issues were considered prior to designating Cutacre as a Strategic Employment Site. The large population of great crested newts, which are a European Protected Species and strictly protected by law, has not been taken into consideration. Great crested newts have been recorded in 10 ponds within the Lomax Brow SBI. The proposed loss of this habitat is so extensive that it would cause a significant decline in the conservation</p>	

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				status of the species in this area. The proposed loss of great crested newt ponds and terrestrial habitat is in conflict with Bolton's own Biodiversity Action Plan, which states that Bolton should "maintain current (great crested newt) populations and habitats and prevent further losses and fragmentation". I would like to suggest a site closer to rail links, rather than a motorway junction would be a more sustainable option and better representing any forward thinking of the Council. This may also attract additional funding in the future in alignment with reducing our carbon footprint.	
08/00063	P_O/000169	Brian Robinson	Ch 6 - The Areas of Bolton	I am writing to object to the proposed development of a business park at Cutacre, specifically those found on page 58, paragraph 6.41 of the Local Development Framework: Bolton's Core Strategy Preferred Options. I object on the following grounds: The development would encroach on 104 acres of Greenbelt land. The proposed development area includes the Ponds near Lomax Brow SBI (as described by GMEU). The development of this land into a business park also goes back on the agreement that the land currently used as a coal mine would be restored to farmland and wildlife habitat after mining operations had ceased. I am opposed to the encroachment of Greenbelt land. The fact that this area also includes an SBI shows this development would have a significant detrimental effect on local wildlife. The inclusion of a small nature reserve would not mitigate against this and seems a token gesture. Traffic volumes between Wigan, Bolton and Manchester at critical times are already, in my view, somewhere near capacity and the lack of more sustainable or public transport options to the site	See Cutacre response.

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				should also be a consideration as to whether this development might be better placed elsewhere.	
08/00064	P_O/000170	Stuart Ryan	Ch 6 - The Areas of Bolton	<p>As a resident of Bolton and entitled to vote I make this formal objection to the proposals by the Council contained in the Local Development Framework at page 58 paragraph 6.41. Everything contained in this letter or any attachment should be read as an objection to the said proposals. I consider that no development work at that site should be undertaken. My objections are on environmental and ecological grounds. Bolton has a duty under the NERC Act 2006 to not only protect areas for conservation but to enhance and restore. There is little evidence of Bolton's commitment to either enhancing or restoring and this they leave to the voluntary sector. The area in question is of high conservation value with many valuable water bodies with its associated aquatic and terrestrial life. It is understood that there may well be great crested newts on the site which require not only water bodies for breeding but large areas of open land in which to both feed but to also hibernate. Frogs have now been added to the AP priority list and their habitats must be both retained and enhanced. It is also useful to bats which have recently been added as a BAP species as an indicator of the quality of the conservation in the area. Bolton up to 2005 had in place a wildlife corridor which was invaluable to allow for metapopulations of species. Without these interconnecting areas larger sites within Bolton are required to prevent extinctions. Any further incursion into this area of Bolton will put at risk not only creatures directly affected by development but also many further away which rely on this area for</p>	See Cutacre response.

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				ecological mixing of the gene pool. The Council should consider moving the site to one near a railway link and not a motorway to reduce the carbon footprint created by this development.	
08/00065	P_O/000171	Lorna Bousfield	Ch 6 - The Areas of Bolton	It has just been brought to my attention that Bolton Council is in the process of reviewing its planning strategy and that the document Local Development Framework: Bolton's Core Strategy Preferred Options, August 2008 was released for review and consultation. I have now seen a copy of this document and I am writing to state that I object strongly to the proposals presented on page 58-60 of this document (and to the associated map presented on page 135) which propose that the Greenbelt Cutacre site, including the Ponds Near Lomax Brow Grade A Site of Biological Importance (SBI), will be re-allocated as a strategic employment development site. I am a consultant ecologist and whilst I recognise that development must proceed and that the allocation of new employment and development sites is necessary I can see no reasonable justification for this particular choice of location. To my understanding permission for coal extraction was approved at the site under the condition that there will ultimately be full mitigation and compensation for the temporary loss of floral and faunal value, and that habitats will be reinstated and where possible enhanced as an obligatory part of the scheme. Surely permitting the permanent loss of an SBI and an extensive area of Greenbelt land, with associated Great Crested Newt and Water Vole value, would directly contravene policy such as Bolton's Biodiversity Action Plan for Great Crested Newt, in	See Cutacre response.

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				<p>which an objective is to "maintain current (Great Crested Newt) populations and habitats and prevent further losses and fragmentation. Whilst my main objection is to the permanent loss of biodiversity value I also disagree with the choice of location on the basis that the out of town location does not promote the use of public transport, thus is not an example of sustainable development proposal. I would recommend that the Council reconsiders its objectives and takes this opportunity to identify a site that is more urbanised, that does not cause such conflict with biodiversity and sustainability policies and that is readily accessible by public transport. Surely the total requirement for strategic employment development site land could be split between two smaller areas and/or make use of redundant brownfield sites so it makes less of an imposition on the district's green space; the choice of Cutacre just cannot be the most favourable or justifiable option available.</p>	
08/00066	P_O/000172	Gale Blackburn	Ch 6 - The Areas of Bolton	<p>I object to the proposed business development of this area (Cutacre). Are you aware that under the NERC Act of 2006, local authorities have a duty to "have regard to the conservation of biodiversity when exercising their function" and that building on the proposed site will destroy the habitat for great crested newts, a species protected by law? The proposed loss of GCN ponds and terrestrial habitat is in conflict with Bolton's own Biodiversity Action Plan, which states that Bolton should "maintain current (great crested newt) populations and habitats and prevent further losses and fragmentation". Please look around for an alternative, preferably brownfield site, near to railway</p>	See Cutacre response.

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				links instead of the motorway.	
08/00067	P_O/000173	David Orchard ARGSL	Ch 6 - The Areas of Bolton	<p>I object to Bolton Council's proposal to designate a strategic employment site at Cutacre, as outlined on page 58 of the document Local Development Framework: Bolton's Core Strategy Preferred Options, August 2008. Bolton Council's preferred option appears to take no account of the ecological importance of this area and I am disappointed that biodiversity has been given such a low priority throughout the entire Preferred Options document. I would have hoped that in view of the NERC Act, the significance of a regionally important county wildlife site at Cutacre would have been considered prior to any recommendations being made for the future of this site. Unfortunately there is no evidence of this within the Preferred Options document. I am also disappointed that the Council's recommendation reverses the previous commitment to restore this area after the completion of the current opencast coal operation. The proposed strategic employment site would inevitably have an impact on the existing great crested newt population at Cutacre and I would have expected such impacts to be considered at a much earlier stage. Any losses would be in conflict with Bolton's own Biodiversity Action Plan, which states that Bolton should "maintain current (great crested newt) populations and habitats and prevent further losses and fragmentation". Mitigation for these impacts will probably be suggested as an acceptable method of permitting future development at Cutacre, but mitigation should only be considered as a last resort after all other alternatives have been explored.</p>	See Cutacre response.

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				<p>Research indicates that such mitigation invariably leads to a decline in the local status of great crested newts. I accept that there is pressure for new development land in Bolton but Cutacre is not a suitable location for it. As soon as the opencast is complete, Cutacre will provide Bolton with a unique opportunity to create a wildlife site that would be of national importance. This could potentially be a shining example of best practice and a demonstration of how unpopular developments, such as opencast mining, can lead to benefits for wildlife and amenity in the long-term. To take advantage of this opportunity would be of immense long term value to Bolton in helping to improve perceptions of the town and help to make it a more attractive place to live and work. Such a proposal could have been one of Bolton Council's preferred options. I hope that you will reconsider your recommendations for Cutacre and look carefully at alternative development sites that are more reliant on public transport and less reliant on the motorway network.</p>	
08/00068	P_O/000174	Graham Walsh	Ch 6 - The Areas of Bolton	<p>I am writing to object to the Council's 'preferred option' for Cutacre as proposed on page 58, paragraph 6.41. As you are aware, the area proposed as an Employment Use Development Site includes a Grade A Site of Biological Importance (SBI), known as Ponds Near Lomax Brow. This site is therefore deemed to be of regional significance largely for its population of great crested newts, which are a European Protected Species and strictly protected by law. Great crested newts have been recorded in 10 ponds within the Lomax Brow SBI. The proposed loss of Great Crested Newt habitat, including ponds and surrounding</p>	See Cutacre response.

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				<p>terrestrial habitat, is so extensive that it would cause a significant decline in the conservation status of the species in this area. This is in conflict with both national Biodiversity targets and Bolton's own Biodiversity Action Plan, which states that Bolton should 'Maintain current (great crested newt) populations and habitats and prevent further losses and fragmentation.' Under the NERC Act of 2006, local authorities have a duty to 'have regard to the conservation of biodiversity when exercising their function'. There is no evidence that biodiversity issues were considered prior to designating Cutacre as a Strategic Employment Site. In addition to the obvious threat to the biodiversity of the area, it would seem that the site is not in the best location with regard to access by public transport. It is apparent that the majority of the employees on the site would need to arrive by car. This would lead to more congestion on an already busy and dangerous section of motorway, an increase in carbon dioxide emissions and also add to social exclusion for those poorer people who do not have access to a car. In times when companies are increasingly looking for 'greener' locations for offices, it would seem more sensible to locate Strategic Employment Sites closer to the potential workforce and to public transport links, but away from sites of high biodiversity value. There are a number of disadvantaged areas of Bolton with derelict land, badly in need of economic regeneration, such as Burnden, Deane and Halliwell. It should be a priority for the Council to find sites that allow access to employment for a sections of the community in Bolton whilst conserving and enhancing the town's biodiversity.</p>	

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08/00069	P_O/000175	Dorothy Wright The Herpetological Conservation Trust	Ch 6 - The Areas of Bolton	<p>I am writing to outline our concerns regarding the Local Development Framework: Bolton's core strategy preferred option, August 2008; in particular paragraph 6.41 on page 58, and the impact that this will have on a large population of great crested newts (<i>Triturus cristatus</i>). The great crested newt is strictly protected under both British and European law, this statutory protection is afforded to this species under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended), and also through the Conservation (Natural Habitats, etc) Regulations 1994 (as amended.) Taken together this means that all life stages of the great crested newt and its habitat are highly protected. Cutacre Strategic Employment Site includes a Grade A, Site of Biological Importance (SBI) known as Ponds near Lomax Brow; highlighting its importance at a regional/county level. The majority of the proposed development falls on 104 hectares of green belt land and includes the greater part of this SBI site. Lomax Brow SBI consists of a complex of ponds and terrestrial habitat which support a large population of great crested newts, with records of this species in ten of the ponds. If implemented this development would result in the extensive loss of great crested newt ponds and terrestrial habitat. This would significantly reduce the viability of great crested newts at this site. The conservation status of the species would be fundamentally impaired, not only through the substantial habitat loss, but also through the loss of vital connectivity of ponds and terrestrial habitat. This loss of great crested newt habitat is also in total conflict with the national Biodiversity Action Plan for great crested newts; where the targets include increasing the range, the number of occupied ponds and increasing</p>	See Cutacre response.

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				<p>the viability of this species throughout the country. This is also acknowledged by Bolton's own Biodiversity Action Plan, which states that Bolton should 'Maintain current (great crested newt) populations and habitats and prevent further losses and fragmentation.' The Planning Policy Statement 9: Biodiversity and Geological Conservation (PPS9) is of particular relevance for wildlife, setting out the government policies to protect biodiversity and geological features. PPS9 states that 'The planning system has a significant part to play in meeting the Government's international commitments and domestic policies for habitats, species and ecosystems.' The Government's objectives for planning are 'to conserve, enhance and restore the diversity of England's wildlife by sustaining, and where possible improving, the quality and extent of natural habitat and the populations of naturally occurring species which they support.' PPS9 also makes reference to the value of Biodiversity Action Plans, and within the document highlights the need for development plan policies and planning decisions to be made using the most current information It appears that wildlife in general, has fallen below the Council's radar, as it has failed to provide any indication or guidance regarding the wildlife present on the proposed development site. This is alarming considering the strict protection offered to at least one of the species present. It appears that the Preferred Options document fails to recognise the importance of this area, which epitomises the lack of regard shown to biodiversity throughout this document. This is contrary to the Natural Environment and Rural Communities Act (2006), which imposes a duty on all public authorities to</p>	

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				'have regard to' the purpose of biodiversity conservation. This Act underpins the Government's international biodiversity commitments, including halting the loss of biodiversity by 2010, where the great crested newt is a priority species. The importance of this area should have been recognised, and used, to make informed judgements when considering the four development options across the Borough for this Strategic Employment Site. We therefore have to object to Bolton Council's proposal to designate Cutacre as a Strategic Employment Site. We ask that the other more sustainable options are reconsidered. Cutacre is hardly a green option due to its lack of necessary transport infrastructure; an important consideration with climate change being forced up the agenda.	
08/00070	P_O/000176	Mike Baker Persimmon Homes & Harcourt Developments	General comments	The preferred option is reliant on sufficient land being available within the urban area to meet strategic housing requirements over the plan period. This approach is highly restrictive and does not take account of changing market factors and inherent lack of demand for the inevitable high density developments. It is worth noting that this approach will not contribute to the creation of sustainable and mixed communities. Taking account therefore of the narrow focus of this preferred option and the flawed evidence base, there is no certainty that the core strategy can be delivered. Neither can the core strategy be regarded as flexible. There is no provision in the preferred option for changing circumstances and therefore the test regarding flexibility cannot be met. In conclusion, the preferred option and strategy towards employment and	The overall strategic approach in the Core Strategy is to concentrate new housing development in the existing urban area with 80% of it on brownfield sites to reflect regional policy. It includes Horwich Loco Works as a site for mixed use development with 15-20 ha of land for employment, broadly the same amount as in the Unitary Development Plan. It includes Cutacre as an employment site. This approach is justified by the evidence in the Strategic Housing Land Availability

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				housing land is not the most appropriate strategy when considered against reasonable alternatives. Neither is strategy based on a robust and credible evidence base. As a result the core strategy cannot be regarded as deliverable or flexible. The preferred option needs to be amended to reflect our comments above. The current preferred option seeks to provide significant levels of new housing development within the town centre and renewal areas. However, it is apparent that this approach is at the expense of employment land provision. Horwich Loco works should be wholly used for employment uses with proposals at Cutacre abandoned or as a minimum scaled back to reflect the current UDP position. If all of the housing and employment requirements are to be met, without greenbelt release then a sustainable urban extension at Lee Hall Colliery, Westhoughton must be the preferred option and should therefore benefit from a strategic site designation.	Assessment and Employment Land Study, and by the deliverability of the Loco Works and Cutacre for these purposes.
08/00070	P_O/000177	Mike Baker Persimmon Homes & Harcourt Developments	Ch 4 - Choosing the Preferred Spatial Options	Persimmon Homes and Harcourt Developments are promoting the former Lee Hall colliery site at Westhoughton as explored in the Issues and Options report. Our site has long been identified as Protected Open Land (POL) and intended for development when the need arises in the borough. The development of this site would provide a mixed use urban extension of c1,500 dwellings, local centre, primary school, public transport interchange, recreation and open space. It is clear however that the preferred option would preclude this site from coming forward without a substantive change in policy which can only be undertaken via the Core Strategy. It is noted that the preferred spatial	The overall strategic approach in the Core Strategy is to concentrate new housing development in the existing urban area with 80% of it on brownfield sites to reflect regional policy. It includes Horwich Loco Works as a site for mixed use development with 15-20 ha of land for employment, broadly the same amount as in the Unitary Development Plan. It includes Cutacre as an employment site.

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				<p>option was not put forward in its current form at the Issues & Options stage; but rather the preferred option represents a combination of options that the council itself implies are supported by consultees. Our clients key objection relates to whether the approach adopted to employment and housing land throughout the strategy is appropriate given the available evidence base, the apparent need for the use of employment areas for residential development and subsequently a large area of greenbelt release for employment development. In addition our clients have concerns over the approach to the Strategic Housing Land Availability Assessment upon which the council has based its views that there is a sufficient supply of land to meet requirements and whether the strategy is deliverable and sufficiently flexible. It is clear the supply relies on delivery of higher density residential schemes. The expectation of high density schemes continuing to come forward may have been appropriate when reduced housing supply combined with growing household need manifested itself in high demand, but recent events have brought reality back into the housing world and it is clear the least desirable dwellings are the high density ones. As a result it is considered that the preferred option and therefore the emerging core strategy does not satisfy the soundness tests as set in PPS12. It is considered that the approach to employment land in the core strategy is fundamental to achieving the spatial vision. However, the strategy suggests that there is sufficient housing land to meet requirements yet there is insufficient employment land to meet requirements. Our clients are concerned that the identification of housing sites</p>	<p>This approach is justified by the evidence in the Strategic Housing Land Availability Assessment and Employment Land Study, and by the deliverability of the Loco Works and Cutacre for these purposes. The SHLAA puts forward a reasonable range of densities. The Employment Land Study puts forward an employment requirement based on a number of factors, not just completion rates.</p>

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				<p>exclusively within urban areas has been at the expense of the identification of employment land. Additionally our clients feel that insufficient consideration has been given to identifying sustainable greenfield releases in order to ensure that employment land requirements can be met. The strategy clearly identifies in section 3 (Core Strategy Spatial Vision and Objectives) two key aims: To narrow the gap between the most and least well off; To ensure economic prosperity. Despite these key aims the strategy does not seek to provide sufficient employment land to ensure economic prosperity. Paragraphs 4.43 and 4.44 on page 37 set out the approach that has been taken to employment land provision. Paragraph 4.43 outlines the two options that were considered at the issues and options stage. Despite the options put forward above the preferred option in paragraph 4.44 opts to provide employment land at a range of 155 to 175 ha in the period between 2008 and 2026. it is acknowledged in paragraph 4.44 that 'this is at a lower rate than either option outlined above. Therefore the preferred option to make provision for 155 to 175 ha is in direct conflict with those earlier options. The findings of the council's Employment Land Review suggest a total figure of 300 ha should be provided for. In consequence there is a very substantial shortfall of more than 100 ha from the preferred option to the findings of the Employment Land Review. However, without Cutacre it would appear that there is only provision for around 35 ha of employment land. The findings of the Employment Land Review are not acknowledged in the preferred option other than in reference to paragraph 4.42 which states that 'supports the approach of concentrating</p>	

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				<p>employment development in Bolton Town Centre, in regeneration areas along the M61 corridor, including Cutacre'. With regard to the proposed broad locations for employment development, it is clear from the strategy that inner urban areas are only making very low provision for employment. For example the renewal areas of; Inner Bolton, Farnworth and Brightmet only make provision for 10 to 15 ha of the total provision for employment land compared to 45 to 50 % of the borough's overall housing requirements. It is clear that the Mills in the renewal areas form a key role in housing provision; however this is likely to be at the expense of employment land availability in these areas. Both Inner Bolton and Farnworth renewal areas indicate that the Mills will be reused primarily for employment uses, but with supporting residential use. However, taking account of the figures mentioned previously it is difficult to understand how employment uses will be more dominant than residential. A greater level of employment land should be provided within urban areas where employment needs are greatest. With any increase of employment land in urban areas there will however need to be a reduction in housing provision with a corresponding release of additional housing land in peripheral areas beyond the urban area, i.e. Westhoughton. For the Council to introduce and reinforce a policy of diverging employment land locations from housing locations seems a retrograde step in sustainability and provision of employment opportunities for those least well off to afford travel costs.</p>	
08/00070	P_O/00017	Mike Baker	Ch 6 - The	Horwich Loco Works This site has long been identified	The overall strategic approach in

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	8	Persimmon Homes & Harcourt Developments	Areas of Bolton	<p>for employment use. In this strategy up to 20 ha has been identified for employment use, whilst up to 15% of the strategic housing requirement (up to 1,800 dwellings) is also proposed on this site. However, if the residential element was removed from this site the land (approximately 10 ha) could be used for employment use to make up some of the shortfall in employment land provision. As will be apparent the requirement for 1,800 dwellings could be met on the Lee Hall colliery site. However, the council has responded to the shortfall in employment land by identifying a 'strategic' employment site within the greenbelt at Cutacre in paragraph 6.43 for 144 ha of employment development. This would erode virtually the entire gap between Cutacre and the adjacent settlement. We note that the site is not identified as a strategic employment site in RSS. This scale of change cannot be regarded as a minor localised change and therefore removal from the greenbelt should not be considered without a strategic greenbelt review. Paragraph 6.46 considers the criteria that must be satisfied for green belt boundaries to be changed to allow the development of the site. Paragraph 6.47 sets out the council's case for exceptional circumstances: 'The exceptional circumstances that warrant a change to the greenbelt boundaries are: The development of a strategic employment site with the creation of up to 8000 jobs to meet Bolton's aspirations; A lack of alternative sites to meet Bolton's employment land requirements for manufacturing and distribution; The need for Bolton to contribute to the Greater Manchester's requirement for 893 ha of employment land up to 2021, as set out in the Regional Spatial Strategy. However, these</p>	<p>the Core Strategy is to concentrate new housing development in the existing urban area with 80% of it on brownfield sites to reflect regional policy. It includes Horwich Loco Works as a site for mixed use development with 15-20 ha of land for employment, broadly the same amount as in the Unitary Development Plan. It includes Cutacre as an employment site. This approach is justified by the evidence in the Strategic Housing Land Availability Assessment and Employment Land Study, and by the deliverability of the Loco Works and Cutacre for these purposes.</p>

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				<p>exceptional circumstances do not stand up to analysis. Releasing a green belt site of this scale to meet employment land deficit is not the answer when the requirements could be met in close proximity to the working population. The Sustainability Appraisal (SA) for Cutacre is clear that there are sustainability disadvantages in terms of the sites location. Furthermore it is clear that the green belt tests as set out above are not met. There are no exceptional circumstances given that there are alternative employment land locations, currently identified for meeting housing land supply requirements. In addition it is clear that there will be significant erosion of the green belt and therefore the primary purpose of preventing urban sprawl and maintaining existing gaps between settlements will not be achieved. The solution is not therefore a major release of this scale at Cutacre but an increase in employment land provision in other areas (i.e. the renewal areas and the Loco Works). The Councils solution would lead to even higher density residential development in the urban area bearing in mind that the need is not for apartments but for family housing reflecting the needs of local residents. Rather it requires the release of well located accessible and sustainable housing land in the outer area. Clearly this should not be on greenbelt land when POL land is available at Lee Hall Colliery to fulfil the requirements. As a consequence there would need to be a significant shift in housing supply to outer areas and this should be in the form of the release of protected open land in Westhoughton at Lee Hall Colliery. It has been a long standing safeguarded site for future development intended for future development as needs arose and</p>	

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				<p>these needs now exist. The former Lee Hall Colliery site was initially considered appropriate for housing in the Westhoughton Masterplan, 1972. Following the adoption of the Master Plan by Bolton Council for development control purposes, the Lee Hall site was regarded as a committed housing allocation and was shown in the council's schedules of housing land availability. The Greater Manchester Structure Plan in 1986 accordingly identified Westhoughton as a Priority Area for housing land release. Following the 1992 UDP Inquiry, the Inspector concluded that the site should be reserved for longer term housing use. During the most recent UDP inquiry in 2003, the Lee Hall site was promoted for housing allocation as part of a comprehensive and mixed use development. The Inspector recommended that the Council consider this site in its analysis of land necessary to meet required housing figures. Therefore the whole site was allocated as Protected Open Land in the adopted 2005 UDP. It is therefore clear that the former Lee Hall Colliery site at Westhoughton should be allocated for a strategic residential site. This approach to employment and housing land supply is more appropriate than the preferred option given local circumstances and need to create sustainable development. The Core Strategy surely must encourage employment provision and family housing alongside each other in inner areas. The council appears to be seeking the opposite i relocating employment away from the inner areas and replacing it with high density development.</p>	
08/00070	P_O/000179	Mike Baker Persimmon	Ch 7 - Core	Robust & Credible Evidence Base - The council has undertaken a Strategic Housing Land Availability	The SHLAA contains a range of densities appropriate to different

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		Homes & Harcourt Developments	Strategy Policies	<p>Assessment (SHLAA) which the preferred option is heavily reliant upon (as detailed in paragraph 4.40 on page 36). There are however a number of issues with the SHLAA which are examined in greater detail below. The SHLAA has not been the subject of proper public consultation as detailed in the practice guidance. The SHLAA has not taken account of the emerging 'Mills Strategy' which remains publicly unavailable. Without the availability of the Mills Strategy and its inclusion within the SHLAA there is a significant risk that this source of supply has been overestimated due to the common and complex issues of converting Mills to residential. Overall, the SHLAA has applied very high densities (ranging between 40 and 100 dwellings per hectare) and it is unclear what the justification is for applying these. It would appear that the density assumptions are too high which results in a skewed picture in terms of the anticipated supply from available sources. Such densities would be heavily reliant on intensive apartment style development which is not appropriate in Bolton at the scale envisaged. It is clear there is insufficient demand for this type of housing. Private residents, Housing Associations and public sector housing organisations are all looking for flexible family housing rather than the over supplied, limited accommodation available with apartments. Bolton would benefit from family housing although many of the sites within the SHLAA would not be appropriate for this type of housing due to the nature of the sites both in terms of size and location. It is clear that sites within the SHLAA have not been subject to rigorous examination in terms of site constraints. The result of this being that any number of sites may not be</p>	<p>sites. It has been updated to take into account the Mills Strategy.</p>

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				deliverable in the anticipated time frame. In summary, it is considered that the SHLAA is fundamentally flawed in its current form and cannot therefore be regarded as robust and credible. As a consequence it is considered that the 'justified test' as set out in PPS12 has not been met.	
08/00071	P_O/000180	David Finch Lancashire Wildlife Trust	General comments	The Strategic Significance of Biodiversity and Wildlife Conservation From the beginning (Paragraph 1.1) the Core Strategy paper does not recognise the importance of including biodiversity and wildlife conservation as a relevant part of the overarching Core Strategy for the development of Bolton over the next 15 years. There are a number of references to biodiversity in the text, however, this does not amount to recognition of the long-term strategic value and importance of biodiversity and wildlife conservation to the people of Bolton.	Biodiversity is the subject of a specific Core Strategy Strategic Objective and a principal focus of Policy CG1.
08/00071	P_O/000181	David Finch Lancashire Wildlife Trust	Ch 6 - The Areas of Bolton	1. Cutacre Employment Park The proposed Strategic Employment site in Cutacre is situated in an area designated under the 2005 Unitary Development Plan as a Green Belt. Also, a substantial part of this area is still designated as a Site of Biological Importance (SBI), (Ponds near Lomax Brow, Grade 'A'), which is of regional wildlife importance. Prior to the commencement of work to extract coal, the SBI contained a large population of great crested newts in 11 ponds and, also, contained two ponds, of particular importance due to the presence of all five species of common amphibians in these ponds. However, the significance of this area is not just the numerous ponds, but the terrestrial habitat surrounding the ponds is equally important and necessary for these species to	Policy M2 specifies that the Red Moss SSSI should be respected and enhanced.

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				<p>survive. The Core Strategy report makes no reference to these very important factors, although general reference is made to the loss of biodiversity and wildlife habitats and two small conservation areas have been identified in the current draft restoration proposals for the area. However, this is wholly inadequate, as it fails to recognise the potential wildlife importance of this site in the future, which should be restored, as near as possible, to its original condition. We appreciate the significance of the M61 corridor within the context of Spatial Planning in Bolton and note the exceptional circumstances listed for allowing development on Green Belt land, but we would argue that no compelling reasons have been given for the selection of the Cutacre site for employment development, as against other sites in the vicinity. The SBI contains a large population of great crested newts, an internationally protected species, and there is no indication in the report that this has been taken into account. Were other sites considered, if so where and why were they rejected? If other sites were not considered, why not? We cannot be aware of the weight or balance of public responses on the four options, but on the evidence presented in this report we would dispute that the Preferred Option has the implied support on the issues of biodiversity and wildlife conservation, as indicated in the report. In our view the proposal to develop an employment park at Cutacre runs contrary to national guidance as set out in Government Planning Policy Statement 9 ¿Biodiversity and Geological Conservation (PPS 9). The first two objectives of this policy are: 'to promote sustainable development' 'to conserve, enhance and restore the diversity of England's wildlife</p>	

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				<p>and geology" From the Core Strategy report, it would appear that the draft proposals for restoration of the Cutacre site, following the extraction of the coal, have not given sufficient weight to government policy, above, and are contrary to our understanding of an earlier agreement to restore the site to its former condition. The proposals recommend the demise of a very important wildlife site and the Lancashire Wildlife Trust has no alternative but to object, strongly, to the Preferred Option proposals for the future of Cutacre, as contained in the Core Strategy report. Horwich Loco Works We recognise the value of the redevelopment of the Horwich Loco Works and the benefits of this to Bolton. However, we would wish to draw to attention the proximity of Red Moss Site of Special Scientific Interest (SSSI), the SBI and Wildlife Corridor around the SSSI. In the development of a new access road, it will be important to avoid any damage to the SSSI or SBI and development should seek opportunities to enhance the SSSI and surrounding area.</p>	
08/00071	P_O/000182	David Finch Lancashire Wildlife Trust	Ch 7 - Core Strategy Policies	<p>Policy 9: Whilst biodiversity is mentioned under this policy, we do not think that this gives enough emphasis to the importance of biodiversity and wildlife conservation in the context of long-term Strategic Planning. As indicated above, we consider biodiversity and wildlife conservation to be a very important issue, in its own right, which influences the quality of life for the people of Bolton, alongside the other factors referred to in this report. We appreciate that references to biodiversity and wildlife conservation are likely to be made in the future 'Allocation Development Plan', but this will only be in relation to particular areas or sites.</p>	Policy CG 1-CG4 and area policies cover the issues raised

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				<p>What is needed is for the Bolton Core Strategy for the future to make an overarching, strategic commitment to the value and importance of biodiversity and wildlife conservation in the this document. This should also include reference to Bolton's Biodiversity Action Plan (BAP) as being an integral part of the planning and development process, in line with government guidance. Consistent, with this, we recommend that the monitoring criteria for Policy 9 should be amended to support the aims of the Biodiversity Action Plan and National Indicator 197 of the Natural Environment and Rural Communities Act, 2006, to which Bolton Council is already committed. The Lancashire Wildlife Trust would wish to make a real contribution to biodiversity and wildlife planning for the future of Bolton and we would be pleased to work with planning staff in giving this more detailed consideration.</p>	
08/00072	P_O/000183	Peter Grimshaw	Ch 6 - The Areas of Bolton	<p>This project, as all similar ones, was approved on the basis of a an agreed restoration landscape plan. To change this would be an abuse of the planning system. Many people accepted the project on the basis that, after a few years of disruption to local amenities, an even better green belt landscape would result. This would have more public realm land consisting of restored lanes, footpaths, wetlands and woodlands habitats, water area etc and be well worth the wait. The proposal is contrary to the national policies with regard to green belt land. The green belt in this part of the Borough provides a vital lung to local residents and should be protected. The proposal is contrary to national policies with regard to brownfield land. I find it hard to believe that there is a shortage of brownfield</p>	See Cutacre response.

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				<p>sites when so much of the towns traditional industries have obviously disappeared, leaving derelict sites and empty buildings. Also, the need for new employment land is, in all probability, exaggerated. The adjacent employment site at Little Hulton, for example, currently has buildings vacant and to let. Elsewhere, within Bolton, a similar situation is in evidence. There are severe technical reasons why the western part of the site proposed for buildings for employment is unsuitable. Much of the site consists of a thick layer of glacial drift, and there are considerable surface and ground water problems. The result is that the restored land is unstable as far as building is concerned. If building had been anticipated it would have been necessary to stabilise over burden backfill in compacted layers. Other methods of stabilisation would be extremely expensive. Also, the new release of this part of the site is totally unsuitable for building. The steep sided Eccorsley Hill has been created in anticipation of the planting of extensive indigenous woodland.</p>	
08/00073	P_O/000184	Ann Kolodziejski Bolton Wildlife Advisory Group	Ch 6 - The Areas of Bolton	<p>The Wildlife Advisory Group (WAG) opposes plans to develop the Cutacre and Lomax Brow area. The site has significance as part of the core breeding area of Great Crested Newts (a protected species of international importance) which are known to inhabit this location. Great Crested Newts have also been previously translocated to this site, so additional translocation of this species is unacceptable. The Lomax Brow part of the proposed development has been designated as a Site of Biological Importance and should therefore retain its integrity. PPS9 (Biodiversity</p>	See Cutacre response.

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				and Geological Conservation) states that planning policies should seek to sustain and enhance biodiversity. Proposed development should be accommodated without causing harm to biodiversity. In this case, biodiversity would undoubtedly be harmed and Bolton Council would be failing in its duty to protect this species and this important site. The Lomax Brow SBI, should be protected from development. The integrity of the SBI should be respected as should the welfare of the protected species and other important species found on site.	
08/00073	P_O/000185	Ann Kolodziejski Bolton Wildlife Advisory Group	Ch 7 - Core Strategy Policies	The issue of biodiversity (and the linked issues of green infrastructure provision and climate change adaptation) is adequately addressed within this document and the WAG suggests that it is modified in order to make these important aspects of the core strategy more explicit. This point was made at the last Wildlife Advisory Group (WAG) meeting on the 8/10/08, with the response that biodiversity is best dealt with at the site level. The group believes that while biodiversity issues should undoubtedly be addressed in more detail in subsequent, site-specific LDF documents, the issue is of strategic importance and its significance should be reflected in the Core Strategy. PPS9 (Biodiversity and Geological Conservation) states that planning policies should take a strategic approach to the conservation and enhancement of biodiversity. PPS12 (Local Spatial Planning) states that LPA's should include policy on 'the way that the distribution of nationally or regionally significant species and habitats may alter with climate change, and the effects on biodiversity and nationally or internationally designated sites' Under the Natural	Policy CG1 and the area based policies cover the issues raised.

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				<p>Environment and Rural Communities Act, 2006 (NERC), local authorities have a duty to have regard to the conservation of biodiversity in exercising their functions (the Biodiversity Duty). In guidance published by Defra on implementing the Biodiversity Duty, it states that LAs can make a significant contribution towards the 2010 target to halt biodiversity. The WAG believes that for Bolton to achieve this, biodiversity needs to be at the heart of the Core Strategy of the LDF. The guidance goes on to state that 'Core Strategies and Local Development Plan Strategies set the overarching policy framework for the plan area. Strategic objectives and policies should be developed for biodiversity, including objectives for enhancement' (Defra, 2007). Bolton Council should ensure that this manifest in its Core Strategy. The Core Strategy does not mention Local Biodiversity Action Plans (LBAPs) at all. LBAPs are a key mechanism for delivering national BAP targets (Natural England, 2008). The LA will need to show that it is implementing the Biodiversity Duty by demonstrating a commitment and contribution to local biodiversity initiatives such as LBAPs, and by demonstrating progress against biodiversity indicators and targets (Defra, 2007). Bolton Council would be remiss in its duty if these important plans were not given the importance they deserve in the Core Strategy. The North West of England Plan Regional Spatial Strategy (2008) contains policies relating to biodiversity, green infrastructure and climate change which are currently inadequately reflected in the Core Strategy. Bolton Council should ensure that these policies are fully addressed within the Core Strategy of the LDF. For example, Policy EM1 (B) 'Natural</p>	

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				<p>Environment' states that 'Plans, strategies, proposals and schemes should secure a 'step-change' increase in the region's biodiversity resources by contributing to the delivery of national, regional and local biodiversity objectives and targets for maintaining extent, achieving condition, restoring and expanding habitats and species populations' Policy EM3 'Green Infrastructure' states that LAs should set out the significant green infrastructure needs of their area and ensure the maintenance and improvement of biodiversity through provision of green infrastructure. The Association of Local Government Ecologists recommends that LDF preparation should include 'options for biodiversity, including spatial vision, objectives, targets, and policies.' (ALGE, 2005). The Bolton WAG would support these recommendations. Biodiversity needs to be given a higher profile within the Core Strategy in order to meet the requirements of a number of key regional, national and international strategies set out in the above section e.g. the Regional Spatial Strategy for the NW, the Biodiversity Duty under the NERC (2006) Act, National Biodiversity Strategy, etc. PPS12 (para 4) says that Local Authorities 'should ensure that the policies in local development documents reflect, and are consistent with, national, regional and local biodiversity priorities and objectives (including those agreed by local biodiversity partnerships)'. Therefore, the low profile of biodiversity and the omission of Bolton's LBAPs from the Core Strategy document, in the view of the WAG, represents a significant oversight that needs to be corrected.</p>	
09/00001		Julie	Ch 6 - The	Further to your attendance at the local area forum, I	See Cutacre response.

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		Webster	Areas of Bolton	<p>would like to reiterate the objections I raised in person to Bolton's proposals for the Cutacre site. The proposals were as set out in the document Bolton's Core Strategy, Preferred Options, August 2008. I would also reiterate that I was appalled that little attempt had been made to consult with, or inform, the local community. I understand that the above document will be discussed by the Council in October with a view to lifting the green belt status. It would appear that the document is being presented as a preferred option and I would like to point out that it is rather unfair to present it as such when the local area are aware of it's content. As you are probably aware, there was outrage for many years over plans to open cast mine the Cutacre site as the area is widely used by the local community for leisure. The outrage subsided when UK Coal agreed to a bond to restore the land to it's original state when the mining ended. This bond included a plan to turn the area into a country park with woodlands, lakes and footpaths. The people of the area were willing to sacrifice approximately 20% of the green belt land in exchange for this attractive option. It would appear that you and your colleagues have now agreed in principle with UK Coal that approximately 70% of the area will be turned over to an employment site for 8000 personnel. I feel that the local community were misled when the bond was presented to them and that they are now being seriously let down by your Department and other Officers of the Council. I strongly object to the development of the Cutacre Site for the following reasons: - The loss of habitat for the variety of wildlife supported in the area, including greater crested newts, kestrels, hares, foxes, etc - The loss of the education</p>	

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				<p>value pertaining to the above for local children -The loss of an area where the public of all ages can exercise, reducing obesity and health problems - The loss of an area of great natural beauty - The increase in pollution from building, output from the industrial units and traffic - The detrimental effects on the health of the local community and the increasing costs to the NHS in the Bolton area due to these - The loss of historic public rights of way - The effect on the local infrastructure ; I understand that there is a belief that the site will be accessed by the 'M61 corridor' only, but surely people from Bolton, Leigh, Atherton, Wigan, Tyldesley and other surrounding areas may also apply for jobs? I feel that the option of brown field sites should have been more vigorously pursued and that an alternative satisfactory outcome could have been achieved using these. In my opinion not enough value is placed on green belt land, which, as we all know, is irreplaceable. As pointed out in the meeting, there are numerous brown field sites in the Borough and many disused industrial units. I feel that your department should endeavour to ensure that green belt areas are protected and I am extremely aggrieved that our local community seem to be paying the price for Bolton making the decision to place the majority of it's employment sites for the next 15 years in 'our back yard'.</p>	
09/00002		Anthony Webster	Ch 6 - The Areas of Bolton	The local community was outraged over plans to open cast mine the Cutacre site prior to permission being granted by Bolton Council several years ago. However, local people were willing to sacrifice approximately 20% of the green belt land in exchange for a bond to	See Cutacre response.

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				<p>restore the land to its original state when the open cast mining was completed by UK Coal. I understand that the bond included a plan to turn the area into a country park and maintain the green belt status for the enjoyment of the present community and generations to come. I wish to take this opportunity to remind you that during the Area Forum meeting on Wednesday 22nd July 2009, many of the local residents present, expressed their upset and dismay at the fact that they felt they had not been consulted in relation to the councils apparent agreement in principle, with UK Coals plan for approximately 70% of the area to be turned over to brown field, for the construction of an employment site for approximately 8000 jobs. In my opinion, the local community has been misled in relation to the bond, the agreement to return the site to its former state. The apparent lack of consultation has created a great deal of distrust within the local community. I strongly object to the proposed development of the Cutacre Site for the following reasons: 1) The loss of an area where the public of all ages can relax and exercise, reducing health problems 2) The increase in pollution from building, noise, traffic and potential industrial processes 3) The detrimental effects of increased costs to the NHS in the Bolton area due the potential health effects from the above pollution on the local and wider community 4) The potential increase risk of road traffic accidents on already overcrowded roads within the area 5) The loss of historic public rights of way 6) The effect on the local infrastructure, not only on the 'M61 corridor', but also including local 'A' roads from Bolton, Leigh, Atherton, Wigan, Tyldesley and other surrounding areas 7) The</p>	

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				<p>loss of more habitat for the variety of wildlife supported in the area, including kestrels, hares, foxes, and the Great Crested newts (a priority species under the UK Biodiversity Action Plan (BAP)) 8) The loss of the education value pertaining to the above for local children, residence and the wider community 9) The irretrievable loss of an area of great natural beauty I would like to reiterate the objections raised in person to Bolton's proposals for the Cutacre site, and now draw your attention to a publication on The great crested newt; 'The Great Crested Newt Conservation Handbook'. Published by English Nature contains 'Great crested newt mitigation guidelines' targeted at developers and others involved in land-use changes, which could cause conflict with conservation of this species. It is my understanding that it was a prerequisite of the agreement to return The Great Crested Newt to the area after completion of the open cast mining. I reiterate that I am appalled that little attempt has been made in my opinion, to consult with, or inform, the local community. I understand that the proposals will be discussed by the Council in October with a view to lifting the green belt status. I would suggest that the document referred to as 'a preferred option' is not represented as such in the local community; in fact quite the contrary has been vehemently expressed. I feel that the option of brown field sites should be more vigorously pursued to the satisfaction of those who it will most affect, 'the residence of Bolton and in particular those residing in the 'Hulton Ward'. In my opinion the proposals are abhorrent and display a complete lack of understanding of the absolute need to maintain green belt land status</p>	

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				for the local community. I feel that your department should endeavour to ensure that green belt areas are protected and I remain extremely aggrieved that officers of Bolton's Local Authority can display such an apparent lack of understanding of the wishes and needs of the local community.	
09/00003		Norman & Judith Harrison	Ch 6 - The Areas of Bolton	We wish to register our very strong objection to the proposals for Cutacre Site as outlined in Bolton's Core Strategy, Preferred Options. We are residents of Newbrook Road, and feel our quality of life and the environment would be seriously affected by the development of an industrial estate (land which had hitherto been earmarked for a country park).	See Cutacre response.
09/00004		Eileen Gregory	Ch 6 - The Areas of Bolton	It has come to my attention that the NCB land bordering the A6 where opencast mining is currently being undertaken, has been earmarked as an industrial estate when this work has been completed. I am dismayed at the prospect of a battle commencing with Bolton Council when the wishes of the local residents are deemed to be of no consequence. When planning permission was given for this excavation to take place, it was promised that on completion the site would be landscaped and turned into a country park in part recompense for the inconvenience that we had had to endure. Why has this now changed? So much for the word of the Council. I am mystified as to how Bolton Council thinks that an industrial estate would enhance this residential area and even more mystified as to why they think that this should be deemed necessary. There are any industrial estates in the area with vacant units, you have to look no further than Wingates along the A6 in the opposite direction, which is equally placed for the	See Cutacre response.

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				<p>motorway network, yet has vacant units. Where are all these businesses going to come from in this recession to fill this proposed industrial estate? The likelihood is that many, if not all units will remain empty, will fall into disrepair and be a target for vandals, with very little, if any revenue made for the Council. I travel throughout the North West taking my son to football and over in the Bootle area of Liverpool, and in many other areas, there are many of these new industrial sites lying vacant and have been for over 12 months now. I thought that one of the jobs of the local council was to improve the town as a whole and the areas in which the council tax payers live. I understand that the Council needs to generate income but with the financial restraints on current businesses and some even going bankrupt, with no new businesses in the pipeline, why does the Council think it good policy to generate more of what is not needed? Whilst I am not opposed to industrial estates per se, I am totally opposed to them being smack bang in the middle of a residential area. There should be a place for residents and a place for industry. Is this too much to ask? If this is a directive from central government, then surely it is the council's duty to act on behalf of its tax payers and protect the residents from those taking decisions who do not live here. I look forward to your comments and an explanation of the reasoning behind this decision.</p>	
09/00005		D.G. Wood	Ch 6 - The Areas of Bolton	<p>I previously made objections against proposals by British Coal to opencast the Cutacre site. Eventually opencasting went ahead but I was reassured by undertakings given, backed by financial guarantee, that on completion of the workings, the area would be</p>	See Cutacre response.

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				<p>landscaped and restored. I understood that these undertakings were made at the initiative of Bolton Council and fully supported by them. The Council's Core Strategy appears to have reneged on this position, with its preferred option now being for manufacturing and distribution uses. Such development would be disastrous for the amenity, not just of the immediate locality but of communities in the wider neighbourhood. Even in its present truncated form, the remaining fields are widely used for relaxation and enjoyment by people from all the surrounding authorities. The loss of the promised open space and the opportunities it would offer for healthy open air enjoyment of the countryside would be remarkable at a time when there are serious concerns about public health and the growing incidence of obesity. The preferred option is totally inappropriate in nature and scale. It would destroy the character of this part of Bolton and goes against the general recognition that there is a need to conserve and develop the country's green spaces rather than destroy them. This is particularly important in the old industrial and mining areas which have suffered extensive despoliation in the past. Existing local transport infrastructure would not be able to support the preposterous scale of the proposed development. At peak times the A6 is already reduced to near standstill. The preferred option is opportunistic and a thoroughly bad idea. It betrays promises previously given and I wish to register my formal objection against it. In acknowledging receipt of my objection, would you also let me know in detail what consultation you have put in place on the proposals. In particular, what action has been taken to inform the</p>	

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				people who live near the site, or enjoy use of the remaining open area, of this major volte face. I, for one, have received nothing at home or seen anything along the field paths or on the Notice Boards at the entrances to the site.	
09/00006		E. Hodgson	Ch 6 - The Areas of Bolton	I , Mrs Edith Hodgson, strongly object to Bolton Council's proposed plans for the development of the Cutacre Open Cast Mine Site. 1. I object strongly to the proposal that the existing Green Belt Boundaries be changed. 2. I object strongly to the possibility of broken promises re. restoring the land after mining is completed. (The phrase "moving the goalposts" comes to mind) 3. I object strongly on the grounds that if the proposed plans are carried through they would have a seriously detrimental effect on the local community.	See Cutacre response.
09/00007		Emma Hunt	Ch 6 - The Areas of Bolton	I am writing to express my huge concern about and raise my objection to the proposed changes to the plans for the Cutacre site off the A6 at Over Hulton. I was delighted to learn that the original proposal was for the development of a new country park, but shocked that I, as a local resident knew absolutely nothing about it. Now it has been brought to my attention that the council hope to quietly push through plans to increase the industrial element of the site from around a third to 100% and squash the development of much needed green space for the people of Atherton, Westhoughton and Over Hulton. In addition this huge industrialisation of the area will increase pollution and increase heavy traffic throughout the long building process and following its completion. This area does not need this kind of further industrialisation. Vast green areas of Westhoughton have been lost over the last 15-20	See Cutacre response.

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				<p>years, without sufficient improvements in roads and public services to serve these increasing communities. Now the same looks set to happen in Over Hulton. Whilst I appreciate that the council need to create new jobs in the area, the initial plan to give a proportion of the site over to industry and spread the remaining industrial sites across the borough looks imminently more sensible. Further, the u-turn on plans to create beautiful new outdoor space for local residents seems at odds with the other policies of the council to improving health rates and foster community spirit. I would appreciate your response on my objections and would request that you keep me informed of developments on the proposals in relation to this site and of any community meetings in relation to these plans.</p>	
09/00008		J & E Heseltine	Ch 6 - The Areas of Bolton	<p>We wish to lodge the strongest possible objection to the proposed development on the " Cutacre " Site. When the open cast began we were assured that after the time limit imposed the site would be restored , the Green Belt boundaries would be reinstated and the rights of way and local footpaths put back as they were before the mining began. I sincerely hope that Bolton Council will not try and renege on these promises. Once again may I affirm our strongest possible objections to the plans for Commercial Development on the "Cutacre " Open Cast Site.</p>	See Cutacre response.
09/00009		Alex Kay	Ch 6 - The Areas of Bolton	<p>I am writing to formally register my objection to the proposed redevelopment of the Cutacre opencast site. We have not been informed of these plans until a neighbour recently discovered an article in a Wigan Council newsletter. I feel the way the council has acted</p>	See Cutacre response.

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				on this matter is devious at best. When the opencast site was first proposed local residents were informed that after the coal extraction the site would be turned into a country park to improve the local community. I personally walk in the area frequently, but didn't object to the mining because of the improvements. When mining first started a notice board was erected with information regarding ongoing work on the site and the country park that was to be developed later. These notices became less frequent and probably for the last 12 months the notice board has been empty.	
09/00010		Michael Ord	Ch 6 - The Areas of Bolton	I have learned that once the mining at the Cutacre site off Salford Road, Over Hulton comes to an end the site will be developed as an industrial park. I am writing to register my strong objection to this move. I am a long-term resident of the area and a home owner. When the plan for the opencast mine went through it was done on the promise of the mined area being reclaimed and used as an open access green area for the benefit of both local residents and the wider community. Developing the site would be a betrayal of the local council-tax payers and would have a negative impact on both the local environment and, more importantly, on the health and safety of local residents. Over Hulton is not close to any of the local parks and the promised reclamation of the site would have offered the people of this area the opportunity to access a 'green' area. A valuable boost to public health and well-being that most forward thinking local authorities throughout the country are striving to achieve. The industrial redevelopment of the Cutacre site is being put forward with the argument that it will create jobs in the town. However, there are	See Cutacre response.

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				already a number of suitable sites in area that would not be changed quite so radically by the addition of extra industrial units. The increased level of traffic will bring extra noise and air pollution. And the higher traffic levels could also see an increase in the level of accidents on local roads. Also, there will be some financial draw backs to the commercial redevelopment of the site. Should the plan for the industrial units go ahead then it would result in a major change to the local area and to house prices. Therefore both myself and a great many of the local residents will be seeking a lowering of our tax bills through re-banding.	
09/00011		B.W. Bent	Ch 6 - The Areas of Bolton	I write to express my objection to any further development of the CUTACRE site be it as an industrial estate or similar plans. I object on the grounds of pollution of the immediate surrounding area which would inevitably result from such proposals being realised. I trust that you will consider all objections to these matters in due course.	See Cutacre response.
09/00012		John R. Woods	Ch 6 - The Areas of Bolton	CUTACRE TIP Would you please let me know the current proposals for this site following on from open cast coal operations? My understanding is there are proposals for an industrial park, contrary to promises of open woodland managed countryside access. Would you include details of the consultative process for any changed proposals and the stage already reached.	See Cutacre response.
09/00013		Frank Pimblett	Ch 6 - The Areas of Bolton	This is a letter of objection to the on going Bolton Council's Preferred Options for the Cutacre Site, for the following reasons. Some years ago discussions ensued about extracting coal from the Cutacre site and after a great deal of time and money spent on doing so it was	See Cutacre response.

Unique ID	Ref	Name Organisation	Chapter	Summary of Comments	Council Response
				<p>agreed between the company wishing to extract the coal and the residents of Over Hulton that after the extraction was completed the company would ensure the land involved would be landscaped into a public amenity. That is, to have trees planted, a small golf course, pathways, lakes etc. for the general use by the public plus a very small area for industrial use. The residents of Over Hulton agreed to put up with the noise, pollution and general inconvenience for ten years with the proviso that the land was landscaped as stated above. Now, we hear of discussions taking place elsewhere and plans drawn up to renege on the agreement without any consultation with the residents of Over Hulton. I have to tell you, that all the persons I have spoken to (a lot) do not want consultation, they want what was AGREED to. I have seen the Preferred Option plan for Cutacre and cannot see any sense in it at all, as there are hundreds of industrial units all over the North West including the Bolton area with good access to motor-way networks where many of the units thereon are empty. To my mind it is senseless to build more to lie empty. The area of Cutacre, without the proposed and agreed intended use as a public amenity, has long been an area for wild life to flourish, in what is a diminishing habitat in our land and we are all repeatedly told how precious the wildlife is for preservation in the future so why should people with good brains talk about destroying for ever, our wild life habitat. Again, I say, I strongly object to the Team even discussing any intension of a deviation from the original plans agreed before coal extraction began.</p>	
09/00014		Olwen	Ch 6 - The	This is a letter of objection to the on going Bolton	See Cutacre response.

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		Pimblett	Areas of Bolton	<p>Council's Preferred Options for the Cutacre Site, for the following reasons. Some years ago discussions ensued about extracting coal from the Cutacre site and after a great deal of time and money spent on doing so it was agreed between the company wishing to extract the coal and the residents of Over Hulton that after the extraction was completed the company would ensure the land involved would be landscaped into a public amenity. That is, to have trees planted, a small golf course, pathways, lakes etc. for the general use by the public plus a very small area for industrial use. The residents of Over Hulton agreed to put up with the noise, pollution and general inconvenience for ten years with the proviso that the land was landscaped as stated above. Now, we hear of discussions taking place elsewhere and plans drawn up to renege on the agreement without any consultation with the residents of Over Hulton. I have to tell you, that all the persons I have spoken to (a lot) do not want consultation, they want what was AGREED to. I have seen the Preferred Option plan for Cutacre and cannot see any sense in it at all, as there are hundreds of industrial units all over the North West including the Bolton area with good access to motor-way networks where many of the units thereon are empty. To my mind it is senseless to build more to lie empty. The area of Cutacre, without the proposed and agreed intended use as a public amenity, has long been an area for wild life to flourish, in what is a diminishing habitat in our land and we are all repeatedly told how precious the wildlife is for preservation in the future so why should people with good brains talk about destroying for ever, our wild life habitat. Again, I say, I strongly object to the Team even</p>	

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				discussing any intension of a deviation from the original plans agreed before coal extraction began.	
09/00015		G.S. Orrell	Ch 6 - The Areas of Bolton	I refer to the proposal by Bolton Council to develop the Cutacre site into an industrial site when UK Coal complete their work on this area. I wish to strongly object to this proposal on the following grounds: 1) The original agreement was to return this area to its natural state. There is no reason to change this. 2) There are public rights of way which are used daily which will be lost to the locality and the residents. 3) The loss of Green Belt 4) Increase in pollution 5) There are industrial sites within Bolton now which are not fully used 6) The waste of public money when we are in the midst of recession which will go on for years because of massive debt 7) The loss of an area where the public can get regular exercise which is beneficial to health 8) Loss of wildlife in the area I have also added my name to a petition of local residents who are deeply incensed by lack of consultation in respect of this matter. I noticed in the commentary on this that whoever composed it thought that local residents would not be too upset by the proposals. Whoever it was had obviously not spoken to anybody locally. Please ensure my objection is noted.	See Cutacre response.
09/00016		Peter H. Anderson	Ch 6 - The Areas of Bolton	Re - The Cutacre Site The promises for re-instatement under which the extraction of materials from the coal tipplings MUST be adhered to exactly. These include creation of environmentally friendly PARK, small lake, and footpaths surrounding. NO changes need be made. If you wish to renege on the guarantees made to obtain excavation authority, then this would be in direct confrontation to the originally agreed conditions. NB.	See Cutacre response.

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				Ample industrial sites vacant, and the adjoining Chloride site about to become so, are adequate for the forward planning ideas.	
09/00017		Ellis	Ch 6 - The Areas of Bolton	There are many reasons why you should leave this land as green belt and not to line your pockets with money. 1) Too much traffic would be caused by it. 2) We already have an employment site (Exide) 3) you should stick to the plans already set out as promised by you. 4) now that the land in question is coming to an end your way of thinking is to make money. 5) houses in the area would really drop in price. 6) the only bit of green from Salford to here, with cows horses etc, and you want to make money. 7) if this gets passed there will be so much outcry about this I will take this matter to the highest person I can think of. 8) we were all looking forward to a nature park. 9) but no Bolton council had to think of a way to let people like Tesco Asda etc get their way again - well enough is enough.	See Cutacre response.
09/00019		Martin Purdy	Ch 6 - The Areas of Bolton	I have concerns that these changes have not been adequately disseminated to the local residents whose livelihood and well being you intend to disrupt and disregard. I object to the proposed changes detailed on page 135 of the LDF Main report. The proposed changes are enormously different from those originally set down in Core Strategy on page 134. I have concerns over the over the proposed future land use: there are a number of industrial units lying empty within 1 km of the application site and the future of existing businesses currently on the site is in jeopardy. How many jobs will actually be made for bolton inhabitants and how many from those travelling from far afield down the motorway whose transient nature will not	See Cutacre response.

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				<p>benefit the indigenous population of Bolton? There are numerous brown field site unused within Bolton that could be developed that would help promote jobs locally within Bolton. This site is on the edge of Bolton and will not benefit the less advantaged who cannot afford to travel distances to work. The site would only encourage unwanted increases in journey to work times, road use, and pollution. It lacks public transport links to the centre and people of Bolton and is only convenient to motorway commuters from out of Bolton. The infrastructure is inadequate. I have concerns over the speed of vehicles that travel along Salford Road, Manchester Road and Newbrook Road, despite the speed restrictions. I have concerns over the level of traffic along Road, Manchester Road and Newbrook Road. There is already stationery traffic in the rush hour, sometimes for over two ours with queues over a mile long. The increased traffic will cause environmental damage, noise pollution, air pollution and the rise of "particulates" - which are produced in vehicle exhaust. I have concerns over the loss of hedgerow and habitat for newts and other wildlife: there is the loss of Green Belt which would result in a reduction of green spaces and trees. This would have a knock-on effect of reducing the capacity of Bolton to sequester carbon dioxide and add to the 'urban heat island' effect. This net loss of Green Belt land may also result in a loss wildlife habitats and therefore biodiversity. The original proposal stated that it would "ensure that its development will result in substantial tree planting, the creation of new nature conservation habitats and other landscaping". The proposed changes ignore this and ignore the site of Biological</p>	

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				importance. Cutacre was not specifically identified as a site for development. Now through stealth and subterfuge you are trying to ride roughshod over residents and previous agreements. In order for the Green Belt boundaries to be changed to allow the development of the site, it must be shown that: ¿ There are exceptional circumstances that warrant a change to the boundaries. What are these exceptional changes? ¿ The omission of any land from the green belt does not adversely affect the ability of remaining green belt land from serving the green belt primary purposes. Where do you show this? I object strongly to the proposed changes	
09/00023		I Ainscough	Ch 6 - The Areas of Bolton	When the local community of over Hulton was originally consulted about the aftermath of years of open cast mining we were told the area would be turned in to a country park. However it has more recently become apparent to that this will no longer happen and instead a industrial park will be built. I would to like to state that I oppose any such development or any notion that this area could be used as an employment zone, due to the traffic that would cause further congestion in the area and on the already congested M61. I am also opposed to any change in the green belt status of this land.	See Cutacre response.
09/00024		D Bradshaw	Ch 6 - The Areas of Bolton	I totally disagree with the current plans for the Cutacre site. With thanks for your attention in this matter.	See Cutacre response.
09/00025		T Davies	Ch 6 - The Areas of Bolton	I feel that I must register my objection to the new plans for the Cutacre site to be used for Industrial units as opposed to a park area. The industrial units will stand empty just like so many others at the moment. A park	See Cutacre response.

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				will do wonders for the surrounding area and for the people who need somewhere nice and safe to take their children. Give us back some green land.	
09/00026		Wayne Hardman	Ch 6 - The Areas of Bolton	WHAT AN ABSOLUTE DISGRACE IT WOULD BE IF BOLTON COUNCIL DO NOT TURN CUTACRE INTO THE COUNTRY PARK AS PLANNED, I WOULD LOSE ALL CONFIDENCE IN BOLTON COUNCIL IF IT DOESN'T HAPPEN.	See Cutacre response.
09/00029		Victoria Scowcroft	Ch 6 - The Areas of Bolton	My name is Victoria Scowcroft and I was raised in over Hulton. I know that area and the people that live their better than most, its area for families, the children that grew up there have stayed in touch with it, because of the community. I know the fields well I played there, I had dens there, I know the families that farmed them, its a place for children for fun, not lorries and noise. I am a business owner I understand progress, and the need for jobs, but this is the wrong way, a place for families will create more than any industrial estate, noise and pollution, traffic will be increased, Trafford park is now a waste land, businesses gone and shells left behind, a ghost town. I object to this proposal, please listen to the people that know the area.	See Cutacre response.
09/00030		Sandra Lucas	Ch 6 - The Areas of Bolton	I should like to register my disapproval of the Cutacre site plans. Local people were promised a park, as they were at Red Moss, and the economy again appears to dictate over the benefits to people. I believe that in the current economical climate it would benefit many more people to create a beautiful leisure space than covering the area in yet more industrial units. The cost to wildlife is immeasurable, as is the feel good factor which local people get when faced with green and pleasant	See Cutacre response.

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				spaces. I still believe in democracy and in local governments listening to local people, please prove me right and make sure that doing the right thing by the local community wins out over economic concerns.	
09/00031		Heather Nelson	Ch 6 - The Areas of Bolton	My name is Heather Nelson, I am 13 years old and I have grown up in Bolton my whole life. I heard there was going to be a country park in Over Hulton/Westhoughton/Atherton. I was really looking forward to actually having a park near by where I could be allowed to ride there and have fun. Now I hear, it is going to turn into a Industrial State. What happened to the park? Please don't make it an Industrial State. A park would be much popular and more people will enjoy it without complaints. I would love a park personally and so would my friends.	See Cutacre response.
09/00032		Angela Jackson	Ch 6 - The Areas of Bolton	I wish to register my disagreement with the Cutacre site plans at Over Hulton. There are enough Industrial units around the Westhoughton/Bolton/Atherton area without adding to them.	See Cutacre response.
09/00033		Carol Knowles	Ch 6 - The Areas of Bolton	Over Hulton Country park: I would like to object to plans to turn this into more industrial space , lets have some more countryside, more fun etc.	See Cutacre response.
09/00034		Andrew Iredale	Ch 6 - The Areas of Bolton	I wish to lodge my disapproval at Bolton Metro's proposed change in the development of the Cutacre Site from a mainly leisure/recreational site to a commercial/industrial site.	See Cutacre response.
09/00035		Vivien Price	Ch 6 - The Areas of Bolton	This area of Bolton does not need another BLOT ON THE LANDSCAPE - AKA another INDUSTRIAL ESTATE!!!! The ones which are already built are struggling. I was born in Westhoughton in 1953 and	See Cutacre response.

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				have seen many, many changes some consisted of either new build or demolishing homes for roads, and seen much of the rural land disappear - we do not need to lose any more of God's Green Earth!!! Our roads are already over used in the above areas, certainly in Westhoughton, it is going to be an even bigger nightmare when the two new supermarkets are completed and up and running in the centre of Westhoughton. WE DO NOT NEED ANOTHER INDUSTRIAL ESTATE!!!!	
09/00036		Dawn Shaw	Ch 6 - The Areas of Bolton	Please accept my strong objections to Bolton Council's preferred options for the Cutacre site. This development would severely compromise a significant area of green belt land that was promised, would be returned to the local community after the open cast mining project was completed. In a society where we are repeatedly encouraged to get outside and take more exercise, it seems absurd that the council intends to build a massive industrial estate, on what was previously an area of great natural beauty, and habitat for many forms of wildlife. This I am certain will contribute to an increase of pollution, traffic and have a detrimental effect on the health and well being of the local community.	See Cutacre response.
09/00037		Ian Howard	Ch 6 - The Areas of Bolton	I am writing with regard to your site plans for Cutacre in Over Hulton. I completely disagree with these plans in the strongest possible way. This development cannot go ahead. Firstly, the people of Over Hulton were promised a Country Park once the Open Cast mining of the site was complete, now it seems the council are going back on their word. Although in your plans you state that there will be some Country Park development	See Cutacre response.

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				<p>this will be nowhere near on the scale that was initially promised. Secondly, the 'Employment' site will consume a net 92 hectares of green belt land. This is NOT a 'small reduction' of green belt as stated in your report but a huge slice of Over Hulton will be lost forever. If any member of the public applied for planning permission to build just one house on green belt land, the application would be declined in 2 seconds flat! green belt is green belt for a reason, let's keep it that way. Thirdly, the Cutacre site is not just green belt land but a site of Biological Importance as shown on the map in your own report. How can this be possible that you are allowed to completely eradicate this site? Fourthly, your report states that the site would be used for Manufacturing and Distribution. This to me means noise and pollution, probably 24 hours a day, with massive use of HGVs needed to service such a huge Industrial Estate. Also, there is the visual impact of site, where there were once fields and tree now stands an ugly, dirty smelly Industrial site. According to your plans the site will eventually extend to within a couple of hundred yards of the houses on Fairlyn Drive and Firs Road leading to massive increase in noise pollution and loss of quality of life residents. I am not opposed to development and improvement per-se but there must be enough Brown Field sites in and around the Bolton Borough to satisfy Bolton's employment needs. A development the size of Cutacre surely can be matched by utilising existing Brown Field sites and extending already Industrialised areas of the town. That way the new jobs created would not be concentrated in one area but spread out over the whole of the Bolton Borough giving a wider community a chance of</p>	

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				employment. Industrial development could still take place at Cutacre by building a much smaller area on the site of the mining spoil tip and NOT utilising any green belt land. Keep Bolton's green spaces green for generations to come.	
09/00038		Kate Williams	Ch 6 - The Areas of Bolton	I am writing in objection to the planned industrial estate at the Cutacre site, Over Hulton, Bolton. My family have lived on the adjacent estate (firs rd) for over 20 years and are devastated to hear that this area may be turned into an industrial estate, especially after the coal mining was given the go ahead on the promise that a country park will be created there. Our family and friends are disgusted that these plans have been kept so quiet & that we are going to lose an area of such natural beauty. We cannot believe that the area is going to be destroyed by huge HGVs & lorries polluting the air, clogging up the roads, not to mention the noise that will be inflicted on us & the devaluation of our properties. Please pass my complete OBJECTION on to whoever it may concern.	See Cutacre response.
09/00039		Chris Menard	Ch 6 - The Areas of Bolton	I would like to say that I am opposed to the Cutacre site plans .This area should be available for recreational purposes not for industrial and shopping purposes. We have enough of these sites around and most of them are subsidise anyway (Trafford centre, Middlebrook....).We want a country park as per the plans put forward initially.	See Cutacre response.
09/00040		Samantha Howard	Ch 6 - The Areas of Bolton	I wish to register my protest in the strongest terms to your plans for the development of the Industrial Park at Cutacre. Why are you not looking at developing the land on the other side of the road across the	See Cutacre response.

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				roundabout towards Little Hulton where you can have motorway access and there are hardly any houses ? Also the transport links for employees to and from the A6 are poor as are the already over used Newbrook Road and A6 which are heavily populated with lorries and wagons as it is. Have you looked at Wingates? Or is this an exercise in lumping all the "employment" you are obliged to find by your deadline into one cost saving exercise? I appreciate you have targets to fulfil but I'm sure there is a way to achieve this with less impact to a local area. Myself and the other residents will be fighting this proposal tooth and nail.	
09/00041		Ron Stower	Ch 6 - The Areas of Bolton	I wish to register my complete opposition to your revised plans to develop a large part of the Cutacre site as an industrial area. The go-ahead for the Cutacre Project was given on the basis that neighbouring residents would gain a Country Park after the work had been completed. You should keep to this mandate !! You are appointed by the people of Bolton to serve US !! Your wages are paid by OUR council tax. Accordingly you should abide by the wishes of those residents that are local to the Cutacre Site.	See Cutacre response.
09/00042		Robert Evans	Ch 6 - The Areas of Bolton	CUTACREA AREA In response to a request for views sent to surrounding residents on August 6th 2009 Acceptance of the proposal for the establishment of an Employment Development Site on Green Belt land south of the A6 and east of New Brook Road completely removes what until now has been a clear barrier preventing the further extension of the Manchester conurbation. Less than a narrow half mile strip of land would remain between it and the residential areas of Over Hulton. Following the	See Cutacre response.

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				<p>reluctant realisation that the scheme for open-cast mining was to go ahead residents were led to believe that this would only result in a temporary loss of access to land so affected. The planning application contained the promise that restoration would be undertaken and that that the land would be returned to agricultural and recreational use with full access once again along the previously existing rights of way. It was understood that a rural environment with its distinctive ecological character would return and in fact be enhanced. The August 2008 report on the Preferred Options admitted that the present proposal would result in a loss to the Green Belt of 104 ha of land with less than 10% of this amount being added as an isolated strip along what was the southern extension of the Cutacre tip. The work now in progress will certainly result in the removal of one unwanted scar produced by an earlier stage of economic exploitation of the land. We are now presented with the threat of its replacement by a sprawl of industrial and commercial buildings, a network of service roads and the inevitable parking lots. All these features, because the present restoration work is raising the ground level far above its original height, will be clearly visible and the associated sounds very audible, removing any hope of peace or tranquillity for anyone wishing to enjoy what remains of the remaining countryside. One can appreciate the advantages of this area close to the motorway system for industrial/commercial development and for the provision of wider employment opportunities for surrounding communities. The existing planning conditions for the opencast scheme made provision for the northern part of the reclaimed tip to be available for</p>	

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				<p>industrial development. Before any consideration is even given to the use of Green Belt land U.K. Coal, if they are the applicants, need to demonstrate that they have been willing and able to develop that area of brown field land for which permission has already been granted. If the whole of the area of the tip together with the land immediately to the east from which coal is now being extracted and the Wharton colliery site were similarly designated how far short of the proposed area of green belt land new land would this be? To this also could be added the land now occupied with what is the soon to be redundant chloride factory site. This alternative area would provide for industrial/commercial expansion remaining on an otherwise derelict brown field site involving only a possible a minor adjustment to the Green Belt boundary to facilitate a transport link to the motorway system at Watergate. Development may be rather more expensive and less profitable but if supported such an alternative will show a commitment to the encouragement of economic growth combined with the Councils concern to honour the restoration conditions specified in the open-cast scheme. A rural landscape will be safeguarded close to large urban populations with the areas varied habitats preserved for future generations to appreciate.</p>	
09/00044		B.L. Sofield	Ch 6 - The Areas of Bolton	<p>I am objecting to the above development for the following reasons. a) Green belt boundaries are going less & less so these units can be built when empty units are available elsewhere b) 8000 jobs is just a figure to disguise the fact c) Not to mention congestion being poured onto the A6 & joining the M61/M60 which are already overcrowded in early morning. d) These</p>	See Cutacre response.

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				units will almost certainly remain empty e) I thought Bolton Council was keen to keep Green Belt and use brown belt land or redevelop not build units for the sake of it or pleasing developers. d) When the opencast development was finished the programme was to return it to a natural habitat and recreational/walkways etc. But to change the plans is obviously irrelevant to the council, the slogan should perhaps read 'Do as we want not what we say'. Perhaps the views of the people who pay rates & taxes does not matter anymore!	
09/00046		J Reed	Ch 6 - The Areas of Bolton	I wish to object in the strongest terms to the new Core Strategy Preferred Options proposals. Over Hulton is one of the few districts in Bolton without access to a park or green space suitable for recreational activities. Should the proposals be implemented there will be almost uninterrupted urban sprawl extending from Manchester City Centre to Four Lane Ends. This is unacceptable. When open-cast mining at the Cutacre site was foisted upon us, it was with the promise that when this work ceased the area would be devoted to a small industrial site within a large country park. The Council is now proposing to renege on this promise and the scale of the u-turn is outrageous, as the Council's own diagram clearly shows. Such a huge industrial site, allied to the effects of the consequent urban sprawl, will greatly compromise air quality, wildlife and the quality of life in general. Moreover, there will be increased noise and other pollution and the volume of traffic will prove an unacceptable burden on four major roads which already struggle to cope at peak times. Finally, does the Council have evidence to show that there would be the required demand for such	See Cutacre response.

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				a vast number of industrial units? A drive around Bolton and its adjacent areas of Wigan and Salford reveals great numbers of such units empty and boarded up. Is it likely, then, that the site would become an expensive 'white elephant'? For these reasons I urge Bolton Council to think again: to honour its original promise, to revert to its earlier Core Strategy and to refrain from making Over Hulton the only one of its proposed developments to be almost entirely industry-based.	
09/00047		N Fairhurst	Ch 6 - The Areas of Bolton	I wish to protest most strongly about any development at the Cutacre site. After the promise of a park once open case was finished this latest shock proposal is an insult. Leave our Green Belt alone what is the point of re-cycling all our waste only for you to undo any good we have done with one foul swoop. Please Think Twice.	See Cutacre response.
09/00048		Howard Sidlow	Ch 6 - The Areas of Bolton	I have only just found out about Bolton Council's plan to ditch the Westhoughton / Little Hulton Country Park plan in favour of an industrial estate. I still can't quite believe it. This is 2009 not 1979. What happened to the green agenda? - you know, concern for the environment, that kind of thing. Please register my complaint. For everyone like myself who has come to hear about this there must be dozens who haven't.	See Cutacre response.
09/00049		Michelle	Ch 6 - The Areas of Bolton	I am writing to voice my objection against the Cutacre site plans. This site should be for a Country Park as originally planned and I sincerely hope you listen to peoples objections and save green land rather than building on every piece of spare land.	See Cutacre response.
09/00050		Allan Hodge	Ch 6 - The Areas of	Bolton Council - Core Strategy Pre-submission document Proposed redevelopment of the Cutacre Tip	See Cutacre response.

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			Bolton	<p>Opencast Coal Site I have, today, received a circular from yourselves in which you indicate that you have included, in the Preferred Options Report, a proposal to alter the current Green Belt boundaries; thereby facilitating the re designation of the Cutacre Area as a strategic development area. I fundamentally object to this proposal and would, therefore, be please if you would register this letter accordingly. My objection is based on the following considerations: - Once lost the green belt land cannot be recovered. - The area, and the habitat contained therein, is known to support many species of wildlife, some of which are quite rare and area classified as endangered species. The natterjack toad springs to mind. Following the completion of the opencast operations, with sympathetic treatment, the wildlife habitat will recover. Industrial development is not sympathetic treatment. - I would accept that, on a national scale, the area's natural beauty does not provide much competition for either the Lake District of the Peak District. However, in the context of Bolton and its immediate surrounds, the area has great natural beauty and this will be lost; much to the detriment of the local population - Currently, the area is one of the few places in the Over Hulton, or its immediate vicinity, where people can walk along public footpaths, in an open area and away from traffic. This allows people of all ages to exercise safely and at their own pace. This facility, together with the public footpaths that support it, would be lost and this, I would suggest, would have a deleterious effect on the health of the local community. - The current infra structure, and in particular the road system, will not support the creation of 8000 jobs in this area. Contrary to the inference in</p>	

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				<p>your report, I would suggest that the M61, St Helens Road (A579), Newbrook Road (A579) and the A6 are all operating at full capacity during peak periods. This can be demonstrated by the recent closure of Leigh Road (Westhoughton), and the resultant increase in the volume of traffic using these roads, and in particular Newbrook Road. This resulted in sever traffic congestion at peak periods. Fortunately, this was for a limited duration but the Cutacre development would be permanent. - With its present "Green Belt" designation, the Cutacre site and its surrounds provides a welcome break between the urban sprawls of Bolton (Over Hulton) and Salford (Little Hulton). This will be lost, never to be regained. Finally, you ask that I submit my views regarding the future development of the Cutacre site once the opencast operations are complete. These are simple "honour the original commitments that were given, when the Cutacre Tip was first being considered for opencast, and develop the site as a public recreational area".</p>	
09/00051		Linda Chadwick	Ch 6 - The Areas of Bolton	<p>I am writing to firmly object to any proposal to turn Cutacre area into an industrial estate, and it must be left as a green belt area and returned as far as possible to its original beautiful environment, before that disgusting slag heap arrived in the name of open cast mining.</p>	See Cutacre response.
09/00052		Jennifer Orrell	Ch 6 - The Areas of Bolton	<p>I am writing regarding your proposals for the Cutacre area. The original agreement with the Coal Board was that when they finished extracting coal, this land would be returned to a natural state of landscaped spaces. This proposal was accepted by the people of Over Hulton and beyond as being in good faith. Now what do</p>	See Cutacre response.

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				<p>we hear ¿ it is to be turned into an industrial site. How can people who are representatives of the community change that agreement almost without so much as consulting the public and making plans without their knowledge. Despite the fact that it is classed as 'Green Belt' you want to erect buildings and roads etc. Please have some sympathy and consideration for people now and future generations who need open spaces. Every open space I used to see around Bolton and surrounding areas ¿ no matter how small contains large apartments/flats all the people crammed together, there are no gardens, no space. You wonder why young people misbehave, have behaviour disorders. WHY! Do we need more 'concrete jungles' when what our children, people need is the knowledge to know the beauty of nature, to run on grass, to meditate, to escape from the pressures of life. It is their right. How else do they maintain a balance in their lives. We all need exercise, school playing fields have been sold off, playgrounds are often too small to accommodate games of football, rugby or cricket. This recession should be a reminder that peoples spiritual needs, and your own are far greater & more beneficial than material wealth. I ask you to consider your objectives. Do you want to make a difference to the people of Bolton and surrounding areas by actually doing and leaving something behind for all to enjoy. Your proposals will not contribute to the economy. The Coal Board, I understand are willing to keep their side of the agreement and return this land to a natural state and have the money to do this. Why.Why.Why must we destroy our natural heritage and that of our children. Children are your future too. *Agricultural land is</p>	

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				important. We need food at a price which we can afford. We have been warned that it is to become more expensive. This would provide important employment for some. Councils I guess are out to meet Government targets and collect the money. Do the wise thing and what is going to be beneficial to all in the long term, and not the quick fix that benefits a few! The National Health Service would benefit!	
09/00053		R.J. Fozard	Ch 6 - The Areas of Bolton	I write to strongly object to the current proposals for land at Cutacre Open Cast Mine Site. I remember coming here from the Salford direction when I was attracted by the first green belt I could see from the A6. This was over 40 years ago. Why not grasp it now as an opportunity for a lovely parkland?? Since then it has been partly destroyed by open cast mining (Cutacre) accompanied by promises that the land would be replaced with Park land. Where are those promises now? Who is responsible for misleading us? Where is the Green Belt? Where is the farming land - I remember the farmer going because of the open cast. We need more workable farms. We need green belt! Do not develop on this green belt. Traffic is now horrific on the M61 particularly cannot get down it at certain times. A6 also and more. Where is the extra traffic to go that your proposals would bring? No more lies about this site! Keep the promises. What an opportunity to restore the green belt to a secure lasting park land green environment for future?!	See Cutacre response.
09/00054		Joan Bailey	Ch 6 - The Areas of Bolton	I am writing to express my concern regarding your proposal to turn the old open cast site off the A6 at Over Hulton into an industrial site and not the 1/3 industrial site and 2/3 country park as originally	See Cutacre response.

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				<p>proposed. Only this evening, the BBC's One show ran a feature on how rare plants and other forms of wildlife can flourish on former industrial environments and how useful such projects can be. The people of Bolton have been lead to believe that the council were committed to carrying out such a project at Over Hulton; a project which would benefit the whole community in terms of creating a better environment, creating additional green space, create opportunities for ecological education and provide habitats for a range of flora and fauna. Why have you changed your minds? Merely to meet new more prescriptive economic targets, quickly and at the expense of alternative solutions? And, even more alarmingly, why have you given the public such a small window to question and challenge the changes to your original plans?</p>	
09/00055		Jennifer Jackson	Ch 6 - The Areas of Bolton	<p>I wish to register most strongly our opposition to the proposed plans for the Cutacre site. We were promised a country park when the open cast mining was finished and that is what we should get, not an industrial estate. We live in the area with a view of the site.</p>	See Cutacre response.
09/00056		Debbie Taylor	Ch 6 - The Areas of Bolton	<p>We wish to put in writing that my family and I strongly object to your proposed plans for the Cutacre site. We moved to our current home two years ago and have spent a great deal of money on refurbishment of the property. We moved to the area for several reasons ,some of the reasons being that the house would not be overlooked , the fields and footpaths (so our family to enjoy safe walks and bike rides). The area seemed perfect for our family needs and was a ideal place for our children to grow up. When purchasing the house we had all the necessary searches etc ,our solicitor told</p>	See Cutacre response.

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				<p>us of the open cast mining in the field behind the property . We were told buy the solicitor that once the open cast mining had been completed the site would be developed into a country type park. We were also told the fields behind the property were a Greenfield site. With all this in mind we proceeded to buy the property. Had we had any indication that the site would be redeveloped into a industrial site we would not have proceeded with the purchase. Due to a drop in house prices the property has decreased in value , we feel and have been advised that the proposed development into industrial units would further devalue the property. We have also found newts in our garden and have been told that they are a protected animal, surely the proposed industrial estate could diminish their survival. We are fully aware of the current employment crisis and agree that anything to improve the situation is a good thing, however this is a Greenfield site and should remain that way, we have been informed that there are many brownfield sites in the Bolton ,Atherton and Manchester areas, surely these could be used for industrial sites. We as a family feel very strongly about this situation and pray that the proposed plans do not go ahead.</p>	
09/00058		Rachael Taylor	Ch 6 - The Areas of Bolton	Objection to Over Hulton Industrial Estate This land MUST have a country park. Not doing so is unfair and unjust to the local residents who have waited years for this to happen	See Cutacre response.
09/00059		Jesamine Kay	Ch 6 - The Areas of Bolton	I would like to official lodge my objection as I strongly oppose the proposed Cutacre site plans for development of another industrial estate when I know that there are units standing empty on existing	See Cutacre response.

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				industrial estates. I feel the site would be of better use to the community and the area as a country park rather than turning all our green space into yet another industrial site.	
09/00060		Jim Gilfillan	Ch 6 - The Areas of Bolton	<p>I made objections against proposals by British Coal to opencast the Cutacre site. Eventually opencasting went ahead we were reassured by undertakings given, backed by financial guarantee, that on completion of the workings, the area would be landscaped and restored. These undertakings were made at the initiative of Bolton Council and fully supported by the residents and councillors alike who opposed the plans for opencast mining. The Council's Core Strategy appears to have reneged on this position, with its preferred option now being for manufacturing and distribution uses. Cutacre is a Grade A Site of biological Importance, and has been assessed by the Greater Manchester Ecology Unit. The proposed new Strategic Employment Park is in the middle of greenbelt land, and the development would take over almost the entire Site of Biological Importance. The proposals make no indication as to whether any of the existing wildlife features will be preserved. The Council's explanation for the choice of Cutacre as a suitable location for a business park makes no reference to the high ecological value of this site. Under the NERC Act of 2006, local authorities have a duty to 'have regard to the conservation of biodiversity when exercising their function'. There is no evidence that biodiversity issues were considered prior to designating Cutacre as a Strategic Employment Site. This green belt area forms part of the network of open</p>	See Cutacre response.

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				spaces and wildlife corridors within the Glazebrook catchment and connecting it to the Middlebrook Croal catchment. These areas in turn are parts of the larger network of wildlife corridors connecting the countryside of Lancashire and Cheshire. In view of this larger context it is difficult to see how the loss of almost all of this green belt area can be seen as compatible with safeguarding the countryside, even if a very small countryside park is created. Great crested newts have been recorded in 10 ponds within the Lomax Brow SBI. The proposed loss of habitat is so extensive that it would cause a significant decline in the conservation status of the species in this area. The proposed loss of ponds and terrestrial habitat is in conflict with Bolton's own Biodiversity Action Plan, which states that Bolton should "Maintain current (great crested newt) populations and habitats and prevent further losses and fragmentation. The existing local transport infrastructure is inadequate in its current situation without the increased pressure this development would put on it. The M61 corridor, A6 and all roads through Westhoughton at peak times is at a standstill. This option is not only a very bad idea but also increases the public perception that the council is only after a fast buck rather than looking after the wellbeing of its residents. I formally object to the proposals.	
09/00061		Gary Young	Ch 6 - The Areas of Bolton	I would like to register my strong objection to the proposals for the development of the Cutacre site into an industrial site. The loss of this significant area of green belt land and the loss of the country park as originally detailed would, I believe, be to the detriment of the area. In addition to this the M61 heading into	See Cutacre response.

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				<p>Manchester is already extremely busy and congested both in the morning and in the afternoon and the proposed development would compound this issue. If this situation worsens then the only main route to the M60 and its access to Manchester and other motorway connections would become both more difficult and more dangerous. My understanding is that the existing coal mining operation was agreed on the premise that this would be followed by a country park/recreational development - I think it reprehensible that the Council would now try to not deliver on this promise to the residents. Does the fact that these plans have been 'consulted' on with such an obvious lack of openness and transparency not fly in the face of the Councils own claims and the very ethos of the 'Bolton Family'? I implore the Council and its partners to listen to the views of the residents on this issue and act upon them.</p>	
09/00062		Anna Parrott	Ch 6 - The Areas of Bolton	<p>I am writing to express my huge concern about and raise my objection to the proposed changes to the plans for the Cutacre site off the A6 at Over Hulton. I was delighted to learn that the original proposal was for the development of a new country park, which in turn if managed properly would generate a sustainable level of jobs. There are in existence in the Bolton Area numerous industrial parks with lots lying empty. The implication on the environment is horrendous. Why not fix the pot holes on existing infrastructure of roads supporting the open cast mines, in particular the roundabout leading up to junction 4 of the motorway. Already there is far too much congestion in the area at rush time. I intend to attend any and all local meetings regarding this to oppose the changes and canvass with</p>	See Cutacre response.

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				my neighbours in Over Hulton to return to the original plans for a country estate; if unsuccessful I will campaign for a reduction of my counsel tax.	
09/00063		R Sofield	Ch 6 - The Areas of Bolton	I am objecting in writing to the above development for the following reasons: 1) The land was promised to be restored to green belt when open cast mining was complete 2) A complete 'U' turn 3) Green Belt boundaries are going less and less so you can have these units 4) 8000 jobs is just pie in the sky. Metal box close down in Westhoughton employing at its best 1700 people so you will need at least 4 factories of this size. 5) Over crowding with additional ...? 6) There must be brown sites available in the Bolton area	See Cutacre response.
09/00064		Kenneth Walker	Ch 6 - The Areas of Bolton	I write with regard to the proposal for a commercial development on the Cutacre Open Cast Mine Site on the A6, from the Watergate Toll roundabout towards Four Land Ends. I wish to lodge and objection to this plan for the following reasons: firstly, residents have been led to believe that once mining was completed, the site would be returned to a "green" area to encourage wildlife and be available for all Bolton residents to enjoy. Being one of the few green belt sites local to Hulton, it is most important that this be retained for the recreation of generations to come. Secondly, there are numerous existing brown field sites within the M61 corridor which would be better utilised for this purpose. Do we really need more industrial units when so many existing premises are standing empty (eg. The Horiwch Loco Industrial estate). Furthermore, local roads would be over burdened with the additional traffic adding to the congestion in this area, particularly at peak times, such as, between 4 and 6pm. To conclude,	See Cutacre response.

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				I feel that Bolton Council should uphold their original plan maintaining the green belt boundairs and returning the Cutacre Open Cast Mine Site to a wildlife preservation area area.	
09/00065		Eileen Hodge	Ch 6 - The Areas of Bolton	<p>Cutacre Tip Opencast Coal Site When it was orginally proposed that Cutacre Tip be excavated as an Open Cast Coal Site I had severe reservations, particularly regarding tis impact on the local environment. However these reeservations were overcome, and I became a supported, when I learned that, following the completion of the oepncast operation, the site would be properly reinstated as a public recreation area. I believed at that time that it would be "short term pain for long term gain". Also, if my recollection is correct, a substantial bond was deposited to ensure that the "long term gain" element of the deal would actually happen. However, without checking, I cannot be sure that this recollection is accurate, although it does appear to be a recollection shared by others. Perhaps you will nelighen me if our recollections regarding the bond are incorrect. In view of the foregoing, I was, to say the leat, appalled to learn that the Council is considering reneging on the original committment to transform the site into an environmentally friendly Public Recreational Area by approving an environmentally unfriendly Industrial Estate. Therefore, I would be pleased if you would formally register my objection to the proposal to alter the Green Belt and approve the re-designation of the site as a Strategic Employment Area (i.e. Industrial Estate). In addition to the above, the objection is based on the following: - Creation of urban sprawl - Loss of Wildlife habitat - Loss of both public footpaths and open</p>	See Cutacre response.

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				space - In comparison to a Public Recreational Area, an Industrial Area would be detrimental to public health - Existing highways are not physically capable of providing adequate vehicular access/egress to serve a site capable of employing 8000 employees, particularly if the site consists of light industrial/warehouse type development. -Traffic pollution On the assumption, that the matter has not been predetermined and that the consultation exercise is genuine, which I am sure is the case, can I suggest that the best future for the Cutacre site is that which was originally agreed. That is to: "develop the site as a Public Recreational Area".	
09/00066		A Cooper	Ch 6 - The Areas of Bolton	With reference to the new proposals for the Cutacre Development, I wish to lodge my complaint. The Opencast work was only agreed to on the understanding that the Green Belt land would not be reduced in any way and that a Country Park, Golf Course and play facilities for children would be built. It is now clear that it is intended to reduce the Green Belt area to make way for an Industrial Site and therefore the original proposals as listed above would not be built. You will be aware that 450 jobs have already been lost with the closure of Exide Technologies (which is adjacent to the Green Belt) and that a site for industrial development has been advertised for many years further down the A6 towards Walkden and yet the report seems to indicate that it is necessary to build for future employment. Why not utilise what is already available? Any Green Belt land is an important and essential commodity and should not be removed at any cost. The Green Belt area as it stands provides a rural amenity for this area for all age groups i.e. country	See Cutacre response.

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				walks, play facilities for young and older children. It is noted that the Treatment Plan which is currently under construction is not mentioned in the report by work has already started on this. The next point brings me to the traffic congestion which is already apparent on the A6 road and the A579 at all times of the day. Any extra flow of traffic along either of these roads would be horrendous. There are surely alternative sites along the M61 corridor where an industrial site could be located leaving the Green Belt area for the purpose for which it was intended and agreed.	
09/00067		Alan Shaw	Ch 6 - The Areas of Bolton	I wish to register my opposition to the change of green belt land to brown belt land at Cutacre. Several years ago after a long campaign against opencast mining at Washacre, local residents accepted assurances from Bolton Council and UK Coal that the area would be made into a large country park with footpaths, cycle ways and bridleways, as well as foresting and open spaces for all to enjoy. It seems to me that Bolton council are missing an opportunity to give the electorate something that the majority want and need. The area around Four Land Ends (Over Hulton) and the Watergate island and motorway junction are already overcrowded with traffic, both morning and evening. With an industrial estate of up to eight thousand jobs, this will inevitably lead to severe congestion and a large increase in exhaust pollution; this does not seem to be an environmentally friendly policy.	See Cutacre response.
09/00068		Julie Murphy	Ch 6 - The Areas of Bolton	I write with regard to the proposal for a commercial development on the Cutacre Open Cast Mine Site on the A6, from the Watergate Toll roundabout towards	See Cutacre response.

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				<p>Four Lane Ends. I wish to lodge an objection to this plan for the following reasons: firstly, prior to the open cast mining beginning, residents in the local area were assured by Bolton Council that once mining finished, this area would become a designated 'green' area for both wildlife and local people to enjoy as a park area. Secondly, do we really need another commercial development in the Bolton area? At present there are numerous industrial units lying empty and available for rent such as, for example, the Horiwch Loco Industril Estate where a number of untis have been empty for approximately twelve months. Furthermore, local roads would be over burdened with the additional traffic adding to the congestion in this area, particularly at peak times, such as, between 4 and 6pm. To conclude, I feel that Bolton Council should uphold their original plan to return the Cutacre Open Cast Mine Site to a green belt area.</p>	
09/00069		Debra Pratt	Ch 6 - The Areas of Bolton	I totally object to the plans of turning this open cast mining site into industrial use. It should, as was originally planned, be an open country park.	See Cutacre response.
09/00070		Lindsay Blanter	Ch 6 - The Areas of Bolton	I am writing to lodge my complete opposition with regards to the plans that have been announced for the Cutacre site. The opencast mining was given the go ahead on the premise that the area was going to be turned into a country park. I am disgusted to hear that there are now plans to turn this into an industrial estate which will not only decrease the value of the properties in the surrounding area but will also create congestion & an unsightly area of what was & could be a beautiful piece of land.	See Cutacre response.

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09/00071		William Eaton	Ch 6 - The Areas of Bolton	I wish to object to the planed building work on the cutacre site I notice that the area intended to be built on is much grater than the original open cast site and it is your intention to take over additional farm land to achieve your aim. This is green belt land and should stay as such. Your plans would bring chaos to the area both during construction and on completion. I object and will be contacting my representatives both local and at Westminster. When the mining was agreed to Promises were made and now you are going back on your word.	See Cutacre response.
09/00072		Kevin Bates	Ch 6 - The Areas of Bolton	I would like to register my support for this cause, too much of our beautiful countryside is being turned into soulless landscapes, this is an opportunity for the Council of Bolton to exercise its' green credentials, the English country-park is an essential part of our heritage and is just as valid a resource today as it was back in Victorian times, it is an opportunity for the Council of Bolton to give today's children and tomorrows' children, a place that they can look back upon in the future as being a special place of enjoyment and discovery. There can be no validity to supporting the Arts and talking about developing a sense of Community and Community Relations whilst at the same time destroying what is arguably the most precious aspect of our development as people, both young and old. The chance to wander and play, or just sit and contemplate within the un- adulterated beauty of an English Country Park.	See Cutacre response.
09/00073		Kathleen Brian	Ch 6 - The Areas of Bolton	I am writing to strongly object to the proposed plans to Cutacre site for the following reasons. * the reduction of green space and trees will have a major effect on	See Cutacre response.

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				wildlife in the area. * horrendous traffic congestion on roads already unable to cope at some times of the day- with the obvious effect on air pollution and climate change. * the change to Greenbelt boundaries. Greenbelt is meant to protect the natural environment, help improve air quality and ensure that urban dwellers have access to the countryside. For these reasons i would like to strongly object.	
09/00074		Jenny Williams	Ch 6 - The Areas of Bolton	I am writing in objection to the planned industrial estate at the Cutacre site, Over Hulton, Bolton. My family have lived on the adjacent estate (firs rd) for over 20 years and are devastated to hear that this area may be turned into an industrial estate, especially after the coal mining was given the go ahead on the promise that a country park will be created there. Our family and friends are disgusted that these plans have been kept so quiet & that we are going to lose an area of such natural beauty. We cannot believe that the area is going to be destroyed by huge HGVs & lorries polluting the air, clogging up the roads, not to mention the noise that will be inflicted on us & the devaluation of our properties.	See Cutacre response.
09/00075		Tom Williams	Ch 6 - The Areas of Bolton	I am writing in objection to the planned increase in green field allocation for an industrial estate at the Cutacre site, Over Hulton, Bolton. My family have lived on the adjacent estate (firs rd) for over 20 years and are devastated to hear that the proposed country park will be significantly reduced. Our family and friends are disgusted that these plans have been kept so quiet & that we are going to lose an area of such natural beauty and important conservation areas. Although I accept there is a need for more industrial areas to	See Cutacre response.

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				<p>create jobs for the area, I feel the regeneration of current brown field sites is preferable to large out of town installations. The area allocated previously for industry was more than enough for a suitable industrial site. Larger industrial estates devalue an area and effectively break down the local communities. These areas rarely include local shops preferring large retail outlets that further encourage the use of cars, creating not only a scar on the landscape but further emissions of CO2. Ruth Kelly as a senior politician in the country should be very aware of the need for a move towards more local community cohesion and a greener way to live. The prospect of large industrial areas do not do this. This area does not have the public transport infrastructure to deal with this and already experiences gridlock at peak hours. The ever expanding suburban spread and loss of green belt reducing the amount of CO2 absorbing land is biggest factor increasing the effects of climate change.UK Coal agreed to turn this land into a protected country park once they had taken out the coal underneath going agaisnt this promise without wide consultation is appalling.Please pass my complete OBJECTION on to whoever it may concern.</p>	
09/00076		Kitty Dwyer	Ch 6 - The Areas of Bolton	<p>This is to register myself and my family's formal objection to the proposed move to build another industrial estate in Westhoughton on the A6. Westhoughton town is now becoming little more than a commuter belt, a place that people pass through, and clog up with traffic while on their way to somewhere else. Another industrial estate will only add to this, cause more congestion on already stretched-to-breaking-point roads and do nothing for the natural</p>	See Cutacre response.

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				<p>flora and fauna of the area. Couple this with the fact that so many brown belt and green belt areas here are also being turned over the cheap housing and the council are just asking for trouble. I've lived here all my life, and can remember when Westhoughton was a small, friendly town - a pleasure to live in, quiet and almost rural. Now it is exactly the opposite, and the proposed plans will do nothing to remedy this. Children and adults alike need green spaces to walk in, for children to play and for nature to grow and develop - at the moment what do our children have? Nothing. A country park would provide open space, fresh air, jobs for local people and a chance for the people of Westhoughton to have something to be proud of. It would also be maybe somewhere that would attract people from all areas of Bolton and the surrounding areas to come and visit - would be a beneficial tourist attraction. An industrial estate will create more pollution, noise and an increase in traffic - and inconvenience to local residents. Myself and my family wholeheartedly object to the plans for this industrial estate, and want to see Westhoughton turned back into a nice place to live rather than a polluted, gridlocked hellhole.</p>	
09/00077		K Heyes	Ch 6 - The Areas of Bolton	I would like to object for the plan to build an industrial park in over Hulton/ Atherton/ Westhoughton. We have very little green space in the towns and this would further impact on the peoples quality of life.	See Cutacre response.
09/00078		M Risley	Ch 6 - The Areas of Bolton	Please accept this e-mail as an official objection to Bolton Council's plans to put commercial developments on the Cutacre Site. We were promised this land would be landscaped after the open cast work was	See Cutacre response.

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				completed. Not only have we had to put up with this disruption, restricted walkways, noise, dust etc for 5 years now we have this proposal which is nothing short of a disgrace. As you may know I have received a reply from Ruth Kelly on this matter dated 10th June 2009 who states "Our Concerns regarding this issue have been passed on".	
09/00079		M.R. Shaw	Ch 6 - The Areas of Bolton	I would like to voice my objections to the proposed industrial development at the Cutacre site. UK Coal is one of Britain's largest 'BROWN FIELD SITE' property developers and owns a substantial property portfolio. At the end of 2008, the RICS valuation of this portfolio was £422m, with estimated growth potential of £668m by 2012 and £866m by 2014. This reflects progression planning consents and growth of agricultural land values. In their annual report at the end of 2008, it stated that one of the objectives for surface mining was 'To maintain high environmental standards of mining schemes, and maintain close working relationships with the local communities.' Haworth Estates, UK Coal's property managers, valued the Cutacre site at between £10 & £20m. This clearly indicates that rather than maintaining relationships with local communities UK Coal's incentive is entirely money motivated, and it's quite obvious that the 'HIGH ENVIRONMENTAL' standards are non-existent. We, the local community, have had no communications whatsoever from UK Coal about their proposed development on the Cutacre site. The only communication that we, the Local community, have had, is a letter sent by BMBC at the beginning of August giving us only 3 weeks to respond to any concerns or objections. I am led to believe that	See Cutacre response.

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				<p>only 800 copies have been sent out and that this letter was only sent out after a forum meeting with local Councillors, where they reluctantly agreed to inform local residents of the proposed development. The local planners seemed to be more concerned when I requested planning permission a few years ago for small single story kitchen extension. In this instance ALL my neighbours received a letter explaining my proposed plans, giving them 6 weeks to respond, and 'I' wasn't intent on destroying 259 acres of green belt land. I am sure that the residents near to the Cutacre site should have been allowed more than 3 weeks to respond to this development and that BMBC has been negligent in the procedure that it has adopted. On the BMBC's web site it states, and I quote 'the Council has committed itself to a range of objectives to help improve the environment and quality of life of the residents. around half the borough is green space and it is important that it is protected for future generations'. I therefore hope that the planning committee will take the Council's own pledge into consideration when considering this application. The Government's Planning Policy Guideline 2 (PPG2) states that 4 of the 5 purposes of including land in Green belt are; 1. To check unrestricted sprawl of large built-up areas The construction of this development would merge Over Hulton with Little Hulton, Atherton and Tyldesley into one large urban sprawl. 2. To prevent neighbouring towns from merging together Again Over Hulton, Little Hulton, Atherton, and Tyldesley would merge into one. 3. To assist in safeguarding the countryside from encroachment 259 acres of countryside would disappear under the proposal, including wildlife and</p>	

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				<p>farmland etc.,.4. To assist in urban regeneration, by encouraging the recycling of derelict and other urban landAt the moment UK Coal has made the land totally derelict, and as promised by them ,it should be restored back to it's original condition.PPG2 also states that, once defined, Green Belts have a role to provide the following objectives;1. Provide opportunities for access to the open countryside for the urban populationIf the development is built and we loose 259 acres of green belt with a loss of all the associated wildlife and public rights of way, this will notbe achieved.2. Provide opportunities for outdoor sport and outdoor recreation near to urban areas Again if the development= 0is built this will not be achieved.3. Retain attractive landscapes and enhance landscapes near to where people liveThe loss of 259 acres of open countryside to be replaced by unsitely industrial units would not in anyway shape or form, enhance the onceopen fields, wildlife and countryside.4. Improve damaged and derelict land and townsYou only need to look around Bolton as it stands today, to identify hundreds of damaged and derelict sites, that your time and effort would bebetter employed in developing.5. Secure Nature Conservation InterestIf the industrial development is built 259 acres of prime wildlife habitat would be lost forever.6. Retain land in agricultural, forestry, and related usesBefore UK Coal started mining here, this land was home to numerous livestock and agricultural farms, which will NOT be retained if theproposed development is allowed to go ahead.PPG2 states;2.1 'The essential characteristic of green belts is their permanence', their protection must be maintained as far as can be seen ahead.2.6 Once</p>	

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				<p>the general extent of a green belt has been approved, it should be altered only in exceptional circumstances.2.9 Wherever practicable a green belt should be several miles wide, so as to ensure an appreciable open zone all around the built up area concerned.3.4 The construction of new buildings inside a green belt is inappropriate, unless it is for the following reasons;- Agriculture & Forestry- Essential facilities for outdoor sports and recreation.- Limited extension, alteration or replacement of existing dwellings.&nb sp; - Limited in filling in existing villages- Limited in filling or re-development of major existing developed sites.PPG2 also goes on to say in a green belt area, minerals can be worked only where they are found. Their extraction is only a temporary activity. Mineral extraction need not be an inappropriate development. It need not conflict with the purpose of including land in green belts, provided that 'HIGH ENVIRONMENTAL STANDARDS ARE MAINTAINED AND THE SITE IS WELL RESTORED. MINERAL AND LOCAL PLANNING AUTHORITIES SHOULD ENSURE THAT PLANNING CONDITIONS FOR MINERAL WORKING SITES WITHIN GREEN BELTS ACHIEVE SUITABLE ENVIRONMENTAL STANDARDS AND RESTORATION.'The PPG2 is set out by the Government. If this development is allowed to be constructed, both UK Coal and BMBC Planning would clearly be in breach of these Government guidelines.When UK Coal planned to extract coal from the Cutacre site, there was very little opposition because they claimed the site would be restored back to the way it was, even a country park was mentioned. I am sure if residents knew then that there was a</p>	

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				<p>possibility, that after extraction the site would be turned into a huge industrial estate with the loss of acres and acres of green belt, public rights of way and numerous species of wildlife, which included Great Crested Newts and 20Bats, there would have been an outcry. I am also very suspicious of the fact last week I, along with anyone else were able to view a Haworth Estates web site that showed all its shareholders what they could expect by 2011. This included an aerial photograph of the Cutacre site, superimposed onto the aerial photograph were industrial units showing the magnitude of what the development will eventually look like. The photograph was on UK Coals 2008 Annual Report, and it seems that they think that it is a done deal. The report is still there for anyone to view, but the photograph has mysteriously been removed. Luckily I had managed to print a copy off before it disappeared. If the development is all 20above board why has this happened? On the letter sent by BMBC to local residents there was no planning application reference number, have plans been submitted? UK Coal, in their report, are giving their shareholders the impression that they have! I have been led to believe that our three local Councillors have let residents down. having failed to inform them of the proposed development which they have known about for quite some time. If both UK Coal and BMBC Planning play by the rules that our Government have set out, rules that I am bound to abide by, then this development should never be built. Please accept these reasons as my objections and concerns about the proposed development.</p>	
09/00080		D Thomas	Ch 6 - The	Lets see some integrity from you Yet again we are	See Cutacre response.

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			Areas of Bolton	faced with the "cutacre" issue, false promises and untruths. return it to what was promised, show a little backbone and integrity and serve the people you are employed to serve, instead of backing down from any corporate giant who so easily intimidates you.	
09/00081		L Goulbourne	Ch 6 - The Areas of Bolton	I am writing to express my objection to the proposed development of the above site as and employment development site. However, before doing so I would like to express my concern about the extremely limited time that has been given to householders in the locality to give their views. Details of the development were received through the post on approximately 6/08/09 and as the deadline for comments is the 26/08/09 and bearing in mind that this is a peak holiday this strikes me as unreasonable. Would you please let me have your specific response to this point. As far as the development of the site as an Employment Development Site is concerned I think it is fair to say that people living in the vicinity are very unhappy. My understanding of the development of this area for opencast mining was that this was only given the go-ahead on the understanding that once the mining was complete then the area would be developed as parkland. Again, I would appreciate your verification of the council's intention when the original permission was given to develop opencast mining. I recently travelled to Manchester by train and can only say that at present the area resembles a 'moonscape'. Local inhabitants were relieved to think that the mining was coming to an end only to be told that the Council are considering developing the site as a VAST employment site. I strongly object to the irretrievable loss of green belt	See Cutacre response.

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				<p>land with the loss of habitat for a variety of wildlife supported in the area and the subsequent loss of the educational value for local children. This is an area where the public of all ages can exercise, reducing obesity/health problems in an area of great natural beauty. There is also the issue of the loss of historic public rights of way. A further issue is the urban sprawl which will be created and effectively join Over Hulton with Salford. If it is the Council's intention to create job opportunities then I fail to see how this particular site will help to reduce social exclusion in the town as the area is very difficult to access by public transport thus necessitating the ownership of a car. I cannot see how the existing infrastructure will cope with the increased traffic. Anyone trying to drive into the queue of traffic on Newbrook Road at rush hour would appreciate the present overcrowding on existing roads in the locality which can only be exacerbated by the development of the Cutacre site. Bearing in mind the amount of building which has taken place in Westhoughton and the subsequent traffic problems, I can envisage gridlock on local roads if the Cutacre site is developed. Notwithstanding the above concerns I also have concerns about the detrimental effects on the health of the local community. We have experienced the loss of areas for exercise, noise and pollution from the opencast mining and this can only worsen with the development of the site and the consequent increase in pollution from building, output from the industrial units and traffic. I feel that the option for the redevelopment of brown field sites (particularly with the current economic climate) should be pursued more rigorously. I await your response together with an assurance that</p>	

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				there will be opportunities for the public to challenge the development of the Cutacre site as an employment development site in a green belt area.	
09/00082		C.F. and V.A. Bonnett	Ch 6 - The Areas of Bolton	<p>We are absolutely astonished and disappointed to read that Bolton Council are now proposing to alter the Green Belt boundaries and develop the Cutacre area as an employment site on completion of the opencast mining. Having attended numerous meetings over the years concerning the Cutacre site and having been assured by UK Coal and Government ministers that, following the opencast mining the whole area would be landscaped with the introduction of two wooded areas, it is inconceivable that Bolton Council now propose to develop what is the last remaining portion of Green Belt land between Bolton and Salford. With other Brownfield sites available for development along the 'M61 Corridor', why does the Council prefer to decimate such a wide and precious area of Green Belt when there is so little Green Belt left in this area. With the community being encouraged to turn 'green' and the Government currently warning that a return to British 'home grown' produce is essential for our future food needs, why is the Council proposing a development which would remove farming land and create an eyesore in what is a wonderful Green Belt area enjoyed by people and wildlife equally. Having learned this week of the closure of the adjacent Chloride Exide Industrial site, it also seems perverse to be discussing such a huge industrial development with a small site is closing down. The idea of the Cutacre site being developed in such a way, especially after all this was promised, is so abhorrent we trust the Council will find an alternative and leave</p>	See Cutacre response.

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				this natural area to re-establish itself when the opencast mining has been completed.	
09/00083		Mr R and Mrs JM Vanes	Ch 6 - The Areas of Bolton	<p>After receiving the information from the Council Planning Dept re the future development plans for the Cutacre Opencast site at Over Hulton. We are very very angry to think that, after 20 plus years of battling to stop the opencast in the first place, these proposals are even being discussed. Correct us if we are wrong, but promises were made that after the mining was finished, the land would be reinstated as it was before work began. We cannot believe that the boundaries are to be changed as well, the opencast area is quite large enough as it is, also from our kitchen window we can see a large hillock (which wasn't there before the opencast), will the industrial site be hidden behind this? By the way, there were promises discussed at the numerous meetings with Wigan/Bolton/Salford councils that the area would be reinstated as a green field site once opencast was finished, we should have known that this would not take place as we have watched loads of pipes being laid across the fields, was this preparing for this bombshell we have just been told about. Surely the councillors for Over Hulton are not going to agree to this proposal, we want the green sites to stay and not create brown field sites. (The other side of Bolton as we all know has had this problem i.e. Bromley Cross.) We strongly oppose this whole affair, there are enough 'empty' industrial units dotted all around Bolton as it is. We don't want any more spoiling this lovely countryside. We would also like to point out that we have lived in this property since 1972, and any further literature that is sent to our address is to be sent</p>	See Cutacre response.

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				to 'Mr & Mrs Vanes' and not 'the occupier'. We are sure that the planning dept. could have got our name from the Council Tax list, that we pay regularly.	
09/00084		K Charnock	Ch 6 - The Areas of Bolton	Yet more land being taken away What is supposed to be Green Belt, to satisfy people not living in the immediate area. The proposed plan is nothing like the promised parkland it would eventually be turned into once the open cast was completed. We are all for bringing employment into the area, would that mean a big reduction in our council tax & seeing that industrial outlets would be on our door step.	See Cutacre response.
09/00085		A Barton	Ch 6 - The Areas of Bolton	I am writing to lodge my objection to the proposals to turn the whole of this site over to industrial space. The original plans for a large country park (I believe this was 80% of the land) should go ahead as promised.	See Cutacre response.
09/00086		A Lilley	Ch 6 - The Areas of Bolton	I am writing to state my objection to your proposal of using Cutacre site as an Industrial Park. This idea is totally intolerable and would lead to the following problems: 1) Increased traffic (current levels are already beyond capacity) which could lead to a greater number of fatalities on the roads. 2) Increased pollution (from car emissions) 3) Increased Noise pollution 4) Possibility of increased crime in the area 5) Reduction of property value 6) Depletion of wildlife and their habitat 7) Eradication of sites of biological importance 8) Increase in obesity / ill health as people are unable to access outdoor pursuits to the extent they were previously 9) Strain on existing motorway networks due to introduction of extensive amounts of traffic These are but to name a few. As a resident of Salford road, I gave permission to the coal board to carry out open	See Cutacre response.

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				<p>cast mining on the proviso that the land would be returned to its former state with the creation of a country park. The original proposal from the coal board should NOT be permitted to be retracted. I acknowledge the need for the creation of housing & industrial sites for the future, but not to the extent you estimate. These resources should be located / generated in other areas which would not impinge upon green belt land. (Perhaps as per Proposal 2 of your Core Strategy document) The idea of using green belt land is ludicrous and is not acceptable under any circumstances. There are currently various empty industrial estates throughout Bolton Borough and surrounding areas which could be utilised to meet your needs. I sincerely hope my objection is noted and would greatly appreciate a reply from yourself regarding this matter.</p>	
09/00088		T Bannister	Ch 6 - The Areas of Bolton	<p>I object strongly to the cutacre development because of the detrimental effect it will have on our local area. For the following reasons : 1. no safe place for children to play 2. no where to walk dogs 3. increased pollution 4. increased traffic 5. reduction in house prices 6. loss of public rights of way 7. loss of wildlife and countryside 8. loss of countryside for adults and children to exercise to reduce the growing problem of obesity</p>	See Cutacre response.
09/00089		J Bateson	Ch 6 - The Areas of Bolton	<p>I as a resident of Firs Road, Over Hulton am writing to object to the development on the above site. When permission was granted for the opencast we were assured when the opencast was finished the land would be made into woodland and parks. I didn't object to the Opencast for this reason as eventually we were going to have a lovely area to use. I can't believe this</p>	See Cutacre response.

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				proposal is even being considered. We have empty industrial premises available all over the North West. The redundant Eaton factory has been empty 2 to 3 years as well as the battery firm which will be empty shortly. Whatever do we need to use the last open space between us and the Manchester area for. As for creating 8000 jobs, this is just pie in the sky the land isnt going to create jobs, all we will get is multimillion pound property developers building ugly units, which will stand empty and be blot on the landscape. We have been well and truly conned.	
09/00090		S Berry	Ch 6 - The Areas of Bolton	We have just been given a leaflet giving details of plans you have for the land around the Cutacre site behind our house. We fought for years to keep the mining operations from ruining the whole area, and now this. Now, after the Coal Board have made such a good job of leaving the area neat and tidy on outside(I cant see the other side), you come along and say you are going to turn the area into an industrial site!!!! This area, as far as I am aware, is designated a GREEN BELT. I didn't think that status could be changed on the whim of a local council. As for providing jobs, you only have to look around the area to see all the empty industrial units and especially those in the old Trafford Park site.	See Cutacre response.
09/00091		K Berry	Ch 6 - The Areas of Bolton	We have just been given a leaflet giving details of plans you have for the land around the Cutacre site behind our house. We fought for years to keep the mining operations from ruining the whole area, and now this. Now, after the Coal Board have made such a good job of leaving the area neat and tidy on outside(I cant see the other side), you come along and say you are going to turn the area into an industrial site!!!! This area, as	See Cutacre response.

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				far as I am aware, is designated a GREEN BELT. I didn't think that status could be changed on the whim of a local council. As for providing jobs, you only have to look around the area to see all the empty industrial units and especially those in the old Trafford Park site.	
09/00092		B Jackson	Ch 6 - The Areas of Bolton	To whom it may concern, I am writing this email in regards to the Council's recent proposal in the LDF to use the Cutacre site near the M61 for Employment and Industrial Land. These proposals are in breach of the open space that the Council had originally planned for the area once the open cast mining was completed. The decision to now convert the site into an economic development zone could not be any further than the open space the community of Bolton had hoped for. If plans do go ahead to develop the area it is not only likely that the Council will lose the support and trust of a lot of its community but it also goes against the notion of developing sustainable communities which drives the planning system in PPS 1. The value of open space for recreation is central to the creation of sustainable, active and inclusive communities. Whilst it is appreciated that the employment targets would be boosted by the development at Cutacre the hostility which such development is likely to create within the local community does not satisfy the need to meet fiscally driven targets. Further there exists a number of unused brownfield sites across the Bolton borough which should be given priority for employment use over area which has previously fallen within what could be utilised into a very attract greenbelt area. I recognise that stakeholders within the community have little to no influence over planning procedures but it would be	See Cutacre response.

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				appreciated if you could recognise this letter among the many objections to these proposals.	
09/00095		D Cameron	Ch 6 - The Areas of Bolton	I wholeheartedly object to the proposal of turning the "Cutacre Green Belt" sight ,or the majority of it,into an industrial area.The fact that a little over three years ago the local community was PROMISED a wildlife type environment with bridle paths, walkways and even a lake or two for the public to walk alongside which in turn may help to keep them fitter and healthier.Now you,the Council, are proposing to SNATCH it away and use GREEN BELT land to put industrial units and a recycling plant is utterly despicable.Is it any wonder why the public CANNOT and WILL NOT TRUST politicians with their BROKEN promises and who will say and do anything in the first place to get what they want,DISGUSTING !!!!!	See Cutacre response.
09/00096		F.L. Chadwick	Ch 6 - The Areas of Bolton	Object to the Council's preferred option in relation to the Cutacre site. The proposals would result in a loss of Green Belt, causing the Over Hulton to join up with Salford accelerating Urban Sprawl. The proposed country park would be of great benefit to the local area owing to the lack of alternative accessible green space, and would cut down on car journey's, and associated emissions, required to reach alternative provision. It would also provide a much needed educational and health resource for local people as well as supporting a variety of wildlife. An extended industrial area would add to traffic and pollution, and there alternative sites across the borough that have capacity.	See Cutacre response.
09/00097		J Chadwick	Ch 6 - The Areas of	I am writing to express my concern over the development proposal of the Cutacre site following the	See Cutacre response.

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			Bolton	current mining project. Plans for an extensive industrial estate are objectionable to me and against the promise of a country park on Cutacre. Bolton Council should be encouraging exercise by preserving areas of countryside and promoting walking instead of car journeys. I am very keen to have a country park within walking distance of my home. By building an industrial estate the urban sprawl of Salford merges seamlessly into Westhoughton, which again is unacceptable. Cutacre should only be developed as a Greenfield site after mining has ceased. This is what was promised and is the only scheme acceptable to me.	
09/00098		M Chadwick	Ch 6 - The Areas of Bolton	Object to the Council's preferred option in relation to the Cutacre site. The proposals would result in a loss of Green Belt, causing the Over Hulton to join up with Salford accelerating Urban Sprawl. The proposed country park would be of great benefit to the local area owing to the lack of alternative accessible green space, and would cut down on car journey's, and associated emissions, required to reach alternative provision. It would also provide a much needed educational and health resource for local people as well as supporting a variety of wildlife. An extended industrial area would add to traffic and pollution, and there alternative sites across the borough that have capacity.	See Cutacre response.
09/00099		S Cookson	Ch 6 - The Areas of Bolton	Having read your documents relating to your proposals for creating an 'economic' area based on the Cutacre site I wish to register my objections to the proposals. I did not object to the original plans for the opencast mining of coal as the plan was that having completed the works the area would be returned to a green belt. I do not consider your proposals sound in any way and I	See Cutacre response.

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				<p>suspect this was always the intention and that the proposals to return the land to green belt 'use' after the coal mining had ceased were a complete lie. Your proposals make no sense and are at best contradictory. I suspect therefore that there are ulterior motives for one or more of those putting forward these proposals. They are certainly not in the interests of local residents or the residents of Bolton. I currently travel to West Bromwich to work as there is nothing for me in the local area. To suggest that this 'development' will benefit me is absolute rubbish. Your report alludes to this in several areas and you know full well this will not benefit the local community to any extent. To bring Salford into your argument and include terms relating to deprived areas and people is a complete deception. These areas require significant investment in education and other areas before any benefit could be derived from the placement of industrial sites. You are fully aware of this. Salford already has significant employment areas many of which are only partially developed. It does not require another. I have been working with businesses in Manchester and Salford for many years and know many of the problems in these areas. I have also seen many new developments arise around the Manchester area but I am now working in the Midlands and travelling greater distances to find work. I would rather do this than have some huge unnecessary problem on my doorstep which will not only be of little benefit to the local community but will produce significant traffic and transport problems across the borough. Needless to say I am confident that all the relevant palms have been greased and that no matter what local people want or think you will do</p>	

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				<p>what you want anyway. Faceless bureaucrats like town planners get away with murder. They create huge problems and yet are never there to take the flak when it all goes wrong. How many of the people making these decisions live within 1km of cutacre? How many live next door to an industrial site? How you get away with ripping up the green belt beats me! Oh, of course mention it MAY benefit deprived people again, oh and lets plant some trees somewhere. You guys do have a laugh. For my part all I can do is try to move away before you cock the whole thing up and hope house prices do not slide to much as a result of your scheming. If I am still here when the plans come to fruition I will dedicate myself to making your lives a misery and make you accountable, though I already note your glib and non committal statements designed to allow you to deflect any criticism. Yours faithfully, Mr complete cheesed off, feeling he is being shafted of Over Hulton.</p>	
09/00100		C Davies	Ch 6 - The Areas of Bolton	<p>Further to a recent conversation I had with a neighbour in the Over Hulton area, it came to my attention that the proposed natural parkland area for the Cutacre site, was now looking to possibly be developed into an industrial estate. Why weren't the people of the neighbouring area consulted on this and why was it that we had to find out about this from someone who happened to attend a meeting! Our neighbour could not believe what he was hearing and wanted to know why hadn't people been informed of this new proposed venture which we thought was being developed into a natural parkland; this is very close to where we live. Also, there is a deadline on objections to this</p>	See Cutacre response.

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				development and we should all have the right to say whether we are for or against this, and the time factor isn't in our favour; we all pay our rates to live in a lovely area such as Over Hulton, and should be consulted on anything that may to affect us. Once again we are trying to replace greenbelt with yet another ugly concrete industrial estate which is a blight on the landscape. I therefore register my objection to the proposed Industrial Estate.	
09/00101		J.R. Day	Ch 6 - The Areas of Bolton	Objection to the encroachment upon the green belt area around Bolton. There are many alternative brownfield sites that should be considered ahead of the Cutacre proposal. The proposal appears to be an attempt to maximise the value of the land following coal extraction, but the company should fulfil the original agreement and provide a country park and public green space. I ask that you oppose any industrial development in the area.	See Cutacre response.
09/00102		P Day	Ch 6 - The Areas of Bolton	Objection to the encroachment upon the green belt area around Bolton. There are many alternative brownfield sites that should be considered ahead of the Cutacre proposal. The proposal appears to be an attempt to maximise the value of the land following coal extraction, but the company should fulfil the original agreement and provide a country park and public green space. I ask that you oppose any industrial development in the area.	See Cutacre response.
09/00103		K Charnock	Ch 6 - The Areas of Bolton	Opposed to land being taken out of green belt for industrial use. In favour of the original proposal to develop a country park, and it would be wrong to go back on this promise.	See Cutacre response.

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09/00104		R Day	Ch 6 - The Areas of Bolton	Objection to the encroachment upon the green belt area around Bolton. There are many alternative brownfield sites that should be considered ahead of the Cutacre proposal. The proposal appears to be an attempt to maximise the value of the land following coal extraction, but the company should fulfil the original agreement and provide a country park and public green space. I ask that you oppose any industrial development in the area.	See Cutacre response.
09/00105		W.F. Day	Ch 6 - The Areas of Bolton	Objection to the encroachment upon the green belt area around Bolton. There are many alternative brownfield sites that should be considered ahead of the Cutacre proposal. The proposal appears to be an attempt to maximise the value of the land following coal extraction, but the company should fulfil the original agreement and provide a country park and public green space. I ask that you oppose any industrial development in the area.	See Cutacre response.
09/00106		H.K. Graham	Ch 6 - The Areas of Bolton	I write to urge Bolton Council to halt their plans for an industrial estate at the Cutacre site and replace these plans with a country park. We strongly believe that Westhoughton, Atherton and Over Hulton desperately need more green space which can be used by all members of society, is valued greatly by local residents and improves quality of life in the area.	See Cutacre response.
09/00107		J Greenhalgh	Ch 6 - The Areas of Bolton	I am writing to object to your proposal to develop the land on the Cutacre open cast mine site. We were promised that the land would be restored with the Open Cast Work was completed. There will be overcrowding on local roads. Loss of historic rights of way, wildlife, and countryside will be affected. Increased pollution	See Cutacre response.

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				from industrial units, and traffic will affect quality of life, the public, and wildlife in the area. There are many companies going out of business, and going out of business means many large buildings will be available (etc the exide company on the road you are planning to build on (near site), so I object most strongly to your proposal to change the existing Green Belt boundaries.	
09/00108		B Hall	Ch 6 - The Areas of Bolton	Once the coal excavation is complete the site should be returned to agricultural and recreational use as originally understood. The recent letter outlining the possibility that the whole site will be developed for industrial use is a concern. Although sympathetic to the need for new jobs, there are already existing brownfield sites across the Borough that could be developed for industrial use. I object most strongly to the proposal to change the Cutacre site from Green Belt to an Industrial Development site.	See Cutacre response.
09/00109		E Hall	Ch 6 - The Areas of Bolton	Once the coal excavation is complete the site should be returned to agricultural and recreational use as originally understood. The recent letter outlining the possibility that the whole site will be developed for industrial use is a concern. Although sympathetic to the need for new jobs, there are already existing brownfield sites across the Borough that could be developed for industrial use. I object most strongly to the proposal to change the Cutacre site from Green Belt to an Industrial Development site.	See Cutacre response.
09/00110		D Hardman	Ch 6 - The Areas of Bolton	I am utterly dismayed to hear of Bolton councils plans to turn the area described as Cutacre, between Bolton and Little Hulton, into an industrial employment area, after promising local residents - at the time of passing	See Cutacre response.

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				<p>the open cast mining - that the land would be developed into a country park. The reasons for my anger are as follows. The traffic on the A6 between Walkden and Westhoughton is already heavily congested in peak times. In the quieter times of day the speed with which cars travel up this road defies belief, even though the speed limit has been reduced from 60mph to 40mph. I have just been gifted with the birth of my first child yet find it difficult to walk with the pram on the road I live on (the A6) without fearing for my life and the life of my child. Why this road has not one single speed camera between Walkden (although Salford MBC) and Westhoughton is beyond reason. The stretch of the A6 between the Salford/Bolton border and the roundabout at the Cutacre mining site is also one of the most littered pavement areas I have seen in my life. Its the most disgusting 'welcome to Bolton' and it must do the council very proud. This litter problem would probably increase massively with any future industrial employment area as would the traffic congestion. Why the council would like to develop more industrial employment areas is also a question that baffles me. The Bolton News property section has pages and pages of industrial units, offices and warehouses sat empty which could easily be developed into future employment facilities. The rumour that the reasoning behind the councils urgency to create more employment sites is to receive more money from the government (probably to pay chief executive bonuses) makes me sick to the core. Add the number of warehouses and units spare in Bolton to all those going spare in the north west of England and there will be enough employment area for the next 100</p>	

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				years. This includes the recent development of the Buckshaw Village site in Chorley, 10 miles away from Bolton which has huge undeveloped areas for huge industrial units, warehouses that have been built that stand empty as well as house developments that are struggling to be finished and sold. As for the current state of the social communities in and around Bolton and the surrounding areas I would think parkland with the scope for outdoor activities would be more useful in bonding families and creating a more positive future generation than an industrial development. With these thoughts in mind I hope Bolton council would frown upon further industrial development and instead look to develop the site into an area for leisure for future generations whilst concentrating on combating litter, road congestion and speeding problems in the area.	
09/00111		B Hardy	Ch 6 - The Areas of Bolton	Objection to the building of an extended industrial estate at Cutacre. The amount of notice given for representations to be made is not substantial enough Local resident were led to believe that a country park would be developed on the site following the end of mining activity. There are many alternative brownfield sites around Bolton that could support this type of development, and would be located in the heart of local communities proving employment and improving the physical environment, rather than destroying an area of green belt. Green spaces such as Cutacre provide health opportunities and a better quality of life generally for the local community The proposal favours the capital needs of the developer over those of the local community.	See Cutacre response.
09/00112		R Rowland	Ch 6 - The	Registered objection to Cutacre Development Plan at	See Cutacre response.

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			Areas of Bolton	Over Hulton, Bolton. It is important that we keep our Green Belt Land	
09/00113		A Yates	Ch 6 - The Areas of Bolton	<p>Cutacre Option. Given previous consultations and resultant planning conditions relating to the current open cast operations this proposal flies in the face of years of planning, public consultation and promises. All previous council planning and significant public expenditure on the matter to ensure sustainable planning practices are adopted has, in essence, been wasted. The proposal undermines the planned sustainable reinstatement of land for recreational use. Should the proposal be adopted the council and local councillors will need to justify why has this been allowed to happen. Exceptional circumstances are cited (6.46 & 6.47) as the reasoning behind the proposal. However, this option is biased towards of employment and economic aspects at the expense of social, environmental and biodiversity elements of the local area of Over Hulton were as the previously approved plans create a smaller industrial zone to provide balance between economic, social and environmental principles. This proposal outlines removing the vast majority of green belt to the extent that it undermines the primary purpose of green belt status. 1. It does not adequately restrict the sprawl of large built up areas 2. Neighbouring towns merge together with very little green space between them. 3. The encroachment onto the green belt is strategic this is contrary to the preferred options document! 4. The reclamation of the cutacre tip is part of the current work to provide an industrial zone and local work for people living in the local area. Why has this element been</p>	See Cutacre response.

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				<p>included in the preferred options document? Id suggest making this particular option more attractive perhaps rather than utilising other areas of Bolton. With reference to 6.49 the proposed development does not follow sustainability principles e.g. to be economically, socially and environmentally sustainable in the local area of Over Hulton in that: 1. The impact of travel on the area and environmental pollution for 8000 additional workers has not been adequately considered given the current level of problems now along the M61, A6 and Newbrook Road. Just quoting sustainable modes of traffic is not adequate. 2. To say opportunities should be taken to enhance the biodiversity to mitigate against any adverse impact as a result the development is unbelievable given that the majority of green belt is to be removed. Also where are local people to walk and exercise for general health and well being? The preferred option of Cutacre may be a potential sustainable solution for the whole of Bolton but in doing so locally in Over Hulton it will not be a sustainable solution in that it will produce more traffic, and associated air and noise pollution and destroy local biodiversity and undermine years of working towards bringing a balanced solution to the area. Provide the industrial zone elsewhere the sustainability appraisal is obviously flawed.</p>	
09/00114		G Oldfield	Ch 6 - The Areas of Bolton	<p>There are no exceptional circumstances or is there a need to change greenbelt boundaries on the cutacre site, Provision for industrial development has already been met on the site, land and property for industrial development is in abundance and readily available locally, this proposed industrial site will merge little</p>	See Cutacre response.

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				hulton with over hulton with no obvious boundary, myself and many other residents have put up with noise and desruption for the last few years in the belief that this site ,as stated in conditions of planning consent ,will recieve 5 yrs aftercare for soil treatment ,tree planting construction of rights of way drainage etc . not turned in to a vast waste land or worst still a vast wasteland full of unoccupied industrial units , i do understand a need to attract industry to bolton and so create jobs but i feel we need to keep what green belt land we have safe for future generations because once lost its gone for ever	
09/00115		Whitehead & Company	Ch 6 - The Areas of Bolton	<p>OBJECTIONS TO BOLTON LOCAL DEVELOPMENT FRAMEWORK, CORE STRATEGY, PREFERRED OPTIONS, AUGUST 2008. GREEN BELT CONSIDERATIONS Regional Spatial Strategy Policy RDF 4, Green Belts, confirms that overall the general extent of the Region's Green Belt will be maintained. There is no need for any exceptional substantial strategic change to Green Belt and its boundaries in the North West before 2011 in Greater Manchester. After 2011 the presumption will be against exceptional substantial strategic change to the Green Belt in Greater Manchester. The proposed Cutacre Employment allocation suggests removal of 104ha of green belt as presently designated in the Bolton UDP. This green belt is 'Strategic Green Belt' in so far as it quite clearly meets 4 of the 5 purposes as laid down in PPG2. Loss of 104ha of green belt in this location as suggested in the Proposal Map change will conflict with these 4 purposes for the following reasons; 1) Checking the unrestricted sprawl of large built-up</p>	See Cutacre response.

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				<p>areas. The proposed green belt at this location has firm and defensible boundaries that check the unrestricted sprawl of the built-up area of both Over Hulton to the West and Little Hulton to the east. The proposed new boundary will extend the built-up area of Little Hulton to within a short distance of the urban area of Over Hulton, part of the township of Bolton. The resultant narrow finger of green belt as suggested ceases to be a strategic gap between town and represents nothing more than of localized benefit. The site is wholly visible from many vantage points to the north and south as well as along the M61 corridor. Its openness will cease to have strategic benefit if development proceeds as proposed. 2) To prevent neighbouring towns from merging into one another. The green belt at this location separates the urban areas of Little Hulton, Over Hulton, Farnworth and Tyldesley . For the reasons listed above, the deletion of green belt at this location and replacement with urban development as suggested will lead to apparent merging of the 2 towns of Little Hulton with Bolton in the Over Hulton area. This is clearly contrary to the purposes of green belt at this location from its inception in 1984 when first drawn up. PPG2 suggests that; 'wherever practicable a green belt should be several miles wide so as to ensure an appreciable area around the built-up area concerned' The reduction of green belt separation at this location to a tract of land of no more than 250 metres in part between the established urban area of Over Hulton and the proposed new Employment area is wholly contradictory to this principle at such an important location.?????? 3) To assist in safeguarding the countryside from encroachment. The green belt land at</p>	

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				<p>this location was, until short-term open cast mining activity commenced, wholly open countryside. A large part of the proposed de-allocation on its western side still remains as virgin agricultural land of countryside character. At the end of the opencast term this is proposed to be re-addressed and a return to open countryside is envisaged by the terms of the present planning permission to UK Coal. There are significant undertakings in this regard to the 3 Council's affected by the development. 5) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. The green belt at this location clearly fulfils this purpose. Cutacre tip and immediate environs are clearly derelict land and are, in part, appropriately designated for employment use. No other part of the site affected by the opencast mining operations falls within this category. It is land proposed for reclamation back to open countryside uses after development and lies outside the urban area. There are numerous development opportunity areas within the urban area of Bolton which will remain undeveloped if employment development as suggested takes place in this location. If developed as suggested the site will attract both new and existing business to locate at Cutacre thus disadvantaging the basic principles of urban regeneration in neighbouring towns with more sustainable credentials. The proposed new boundary of the green belt as shown follows no clear boundaries. It is arbitrary and reflects only a line drawn on a map with no regard to features of the countryside in this location. PPG2 states; (inter alia) 'Boundaries should be clearly defined, using readily recognisable features such as roads, streams, belts of trees or woodland edges</p>	

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				<p>where possible. Well-defined long-term Green Belt boundaries help to ensure the future agricultural, recreational and amenity value of Green Belt land' Whilst the LDF Preferred Options report suggest that there are Exceptional Circumstances sufficient to warrant this strategic green belt alteration, We would suggest that this is not so. The proposal for alternative large scale Employment use in this location cannot be supported. Whilst the Cutacre site is located alongside the M61 corridor, it is in a highly unsustainable location for such a use. It is well located only for car-borne user transport as regards employee travel and, as confirmed in the Preferred Option report, will provide in the longer term for large numbers of jobs (8000) from the wider sub-region. RSS Policy W2, Locations for Regionally Significant Economic Development confirms that such forms of economic development will be located close to sustainable transport nodes within the urban areas of Manchester, Liverpool and Central Lancashire City Regions. The recent Arup Employment Land Study for Bolton Council confirms that whilst the site may have potential for development as a sub-regional or regional employment site, it falls well short of sustainability credentials. It will therefore not meet with RSS Policy W2 requirements. Moreover, it is probable that the type of 'business park' development envisaged will provide a range of jobs which could equally well be located in more sustainable locations within existing urban areas. The Arup report confirms that within Bolton there are such alternative locations, There is also some concern that the proposal will be in conflict with policy DP5 of the RSS - because of the suggestion that it will create 8000 new jobs and with that will be an overwhelming</p>	

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				<p>increase in private car travel. This will also be in conflict with PPS1 EMPLOYMENT LAND PROVISION CONSIDERATIONS The proposed de-allocation of green belt and alternative allocation for Employment development would appear to derive from site suggestion by the landowner late in the LDF process and considerations arising from the Arup Employment Land Study of September 2008. The proposals map proposed change shows a site to be allocated for Employment Development extending to 144ha as confirmed in para 6.43 of the Preferred Options report. However, at 6.32 the report confirms that the M61 corridor will contribute 130ha (max) of employment land in total. Para 6.36 confirms that Horwich Loco Works will contribute 20ha (max) of this Employment Land requirement. The residual requirement to be directed to Cutacre should therefore be 110ha (max). The Cutacre allocation is therefore well in excess of the 110ha requirement if this can level of requirement can be justified. The Preferred Options report gives no reasoning for this apparent oversupply. The proposals map notation would appear to be derived only from the Suggested Site (S25) notation put forward by the landowners. It does not correlate with the strategic considerations of need which the LDF should rely upon. We have noted the Cutacre Masterplan drawing prepared by UK Coal/Haworth Estates which forms the basis of their proposals for LDF inclusion. This plan is shown below; Whilst this document has no formal status it is noted that the stated intention is to develop the site immediately up to the western boundary of the Employment Land allocation as now proposed. Para 6.43 of the Preferred Options Report confirms that the</p>	

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				<p>Employment uses will be in tandem with a new country park on the western part of the site. The clear inference is that the country park will be within the 'site' not adjacent to it as the UK Coal/Haworth Estates Masterplan shows. Please refer to attachment UK Coal Haworth Estates Masterplan We note also that Para 6.41 confirms that 'the western part of the site was open countryside/farmland before the coal operations started'. However, a significant part of the site now proposed for Employment uses on the western side is, in fact, still in use as farmland and remains unaltered by the opencast operations. The spatial proposals for Cutacre as outlined in the Preferred Options document are therefore both misleading and unsubstantiated. In terms of Regional Planning Policy, RSS Policies DP 1-9 outline the various considerations to be taken into account in identifying land for major sub-regional development such as that now envisaged at Cutacre. When gauged against these Core Development principles it is considered that the Cutacre site fails particularly in respect of sustainability and accessibility as well as the likelihood that it will attract development and jobs which could be equally well be accommodated elsewhere in the borough. RSS Policy DP5, 'Manage Travel Demand', confirms that development should be located so as to reduce the need to travel, especially by car, and to meet needs locally. The suggestion that the Cutacre proposals will create 8000 new jobs implies that there will be an overwhelming increase in private car travel. This will also be in conflict with PPS1 guidance on the location of sustainable developments. The level of development proposed at this location is contrary to guidance in draft</p>	

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				<p>PPS4, which confirms that the planning authority should seek to provide the most appropriate range of sites, in terms of market attractiveness and social, environmental and economic sustainability making sure that the amount of brownfield land used for employment purposes is maximized. There are a range of alternative brownfield sites available in the borough which appear to have been discounted.</p> <p>ENVIRONMENTAL CONSIDERATIONS A substantial part of the proposed new Strategic Employment Park is still designated as a Site of Biological Importance (SBI), (Ponds near Lomax Brow, Grade 'A'), which is of regional wildlife importance. The Core Strategy report makes no reference to this very important factor making provision only two small conservation areas which are identified in the current draft restoration proposals for the area after opencast mining. The site has been agreed as having significant wildlife habitat and potential which should be restored, as near as possible, to its original condition. There are agreements in place to ensure the satisfactory restoration of the opencast site to countryside character with associated enhancement and protection of SBI and other ecological interests. The proposed Employment allocation would be contrary to RSS Policy DP7, 'Promote environmental quality'. The policy requires protection and enhancement of areas such as the open countryside in the region including; "maintaining and enhancing the tranquility of open countryside and rural areas" and "maintaining and enhancing the quantity and quality of biodiversity and habitat". The present Core Strategy proposals in respect of the Cutacre site pay scant regard to this policy requirement.</p>	

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09/00116		J.L. Chadwick	Ch 6 - The Areas of Bolton	Object to the Council's preferred option in relation to the Cutacre site. The proposals would result in a loss of Green Belt, causing the Over Hulton to join up with Salford accelerating Urban Sprawl. The proposed country park would be of great benefit to the local area owing to the lack of alternative accessible green space, and would cut down on car journey's, and associated emissions, required to reach alternative provision. It would also provide a much needed educational and health resource for local people as well as supporting a variety of wildlife. An extended industrial area would add to traffic and pollution, and there alternative sites across the borough that have capacity.	See Cutacre response.
09/00117		R Roodnat	Ch 6 - The Areas of Bolton	I just would like to tell you that I am AGAINST redeveloping of cutacre development site into employment site. I was initially told that this was going to be green belt and that is exactly how I would like it to be.	See Cutacre response.
09/00118		Neil and Jacki Harrison	Ch 6 - The Areas of Bolton	I would like to voice my opinion, that I strongly object to your proposed change of use of the Cutacre site at Overhulton, from Green Belt to Brown Belt land. Bolton already has many area's of regeneration that would be ideal for development for employment use. Also we have had to endure four year's of dust, noise, mud on the roads, from the open cast mining, as well as the loss of local woods and open land to use for walking, cycling, running and riding. The mining company have money put aside for landscaping the area for recreational use, which we were promised by you B.M.C. We are very concerned about the environmental effect on the area. To build a patio in your garden we would need to have planning	See Cutacre response.

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				permission, because rain water is not getting into the underground water courses, yet you wish to build a gigantic concrete pad on our beautiful Green Belt land. I and my neighbours are willing to fight this disgraceful proposal all the way to the courts. SAVE BOLTON'S GREEN BELT	
09/00119		J Risley	Ch 6 - The Areas of Bolton	We were promised this land would be restored by landscaping with lakes and walkways for our community NOT Commercial Developments. I object in the strongest terms to this proposal and can assure you that feelings in the community are very strongly against this proposal.	See Cutacre response.
09/00120		A Welsh	Ch 6 - The Areas of Bolton	I am writing to express my concern over the development proposal of the Cutacre site following the current mining project. Plans for an extensive industrial estate are objectionable to me and against the promise of a country park on Cutacre. As a resident of High Bank, the proposed slender area of woodland separating the planned industrial estate from my neighbourhood is woefully inadequate. There will be no park within walking distance from my home. By building an industrial estate the urban sprawl of Salford merges seamlessly into Westhoughton, which again is unacceptable. Cutacre should only be developed as a Greenfield site after mining has ceased. This is what was promised and is the only scheme acceptable to me.	See Cutacre response.
09/00121		R Mortimer	Ch 6 - The Areas of Bolton	CUTACRE PROPOSAL Introduction The Cutacre site is a significant area of Green Belt and, once restoration is completed following the open cast mining project, should be retained as such. The Council's Core	See Cutacre response.

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				<p>Strategy Preferred Options seems to ignore the original proposals for post-mining landscape treatment and moves directly to an employment option without the justification to support the preferred option.</p> <p>Furthermore, the site is not only a significant part of the Green Belt, but its location has an interrupted vista towards the Cheshire plain, which should be protected for future generations to enjoy. Development of the site would be retrograde step. Also, there is a suitable alternative location within the immediate area that would meet the employment needs without impacting on the Green Belt. Comments The figures identifying the number of new jobs that could be created in Bolton is unclear: 10,000 by 2017 (3.24); 4,000 of which will require higher skills (3.25). And a potential for up to 15,000 new jobs by 2021 (3.27). But 8,000 new jobs at Cutacre (6.47). This is set against a background of an increase in the working age population of only 2,600 by 2029 (2.13). This suggests that Bolton is creating inward investment jobs. The justification for 8,000 new jobs for Cutacre is not proven. Consultation at area forums confirmed considerable opposition from residents to the development of Green Belt. And overall there was little support to develop Green Belt areas (4.31). it seems hard to believe that a reason to support 'exceptional circumstances' to omit land from the Green Belt is the 'development of a strategic employment site' (6.47). This reasoning could apply to any proposed major development across the country. There is no clarity or detail on the type or mix of new jobs created, nor that the 'priority neighbourhoods' located close to Cutacre will benefit. Furthermore, the report acknowledges that the necessary transport</p>	

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				<p>infrastructure is not in place to support the proposal (4.35), although this conflicts with a statement that 'it will be well-served by public transport' (6.49). The development of the Cutacre site would result in a reduction of green spaces and trees, and the loss of wildlife habitats and biodiversity (4.35). The Cutacre site is a significantly isolated location, except for its proximity to the M61, and yet is a popular destination for walkers and ramblers on a daily basis. Within the immediate vicinity of the proposed Cutacre Development site there is a suitable, and substantial, alternative site, albeit not all of which falls within the Bolton Metro district. This is the area which lies immediately to the north of the Northern Rail Manchester & Wigan line encompassing the Cutacre spoil tip, some agricultural land and the land to the south of the existing commercial/business park within the City of Salford boundary. Such a site could be accessed from the existing A6 entry to the Chloride factory.</p>	
09/00122		S McCabe	Ch 6 - The Areas of Bolton	<p>I wish to record my objection to the above proposal on the grounds that, it effectively means the obliteration of a registered green belt site, with the inevitable destruction of natural wildlife and countryside with its adverse effects on the local environment, caused by the introduction of industry and its additional road traffic pollution. I have no doubt that an honest comprehensive study of vacant available industrial/commercial sites, capable of redevelopment and renewal, within a 5 mile radius of Bolton City Centre, would more than compensate for the planned permanent destruction of the Cutacre green belt Site</p>	See Cutacre response.

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				environment, following its imminent recovery from the ravages of the U.K. Coal Plc opencast coal mining. Surely common sense should be telling us that we should be introducing planned agriculture and farming, no matter how small in comparison with international standards, to help ensure self sufficiency in future food production, given the speed at which the world reduces in size daily by population growth. Finally I would ask, have the Cutacre proposals been put before the environmental minister Mr Hilary Benn, given his recent pronouncements on the environment and self sufficiency in food production?	
09/00123		H Matthews	Ch 6 - The Areas of Bolton	I wish to oppose the proposal to develop the Cutacre area as an employment site. This is contrary to what was proposed for when the opencast mining was completed. There are surely enough empty industrial units already without building more.	See Cutacre response.
09/00124		Ann and Mike Jeffries	Ch 6 - The Areas of Bolton	In response to your request to hear the views of Over Hulton / Atherton residents regarding the proposals for the Cutacre Site we would like to make our objections to this. We were promised after a long fight that the site would be landscaped as a country park. It appears that promises count for nothing. We do not believe that the building of industrial units would lead to the creation of 8000 jobs. Many firms who might take up these units would bring their existing workforces with them, so very few new jobs would be created. Also there are many units in the town still unoccupied so what assurance would there be that these units would be more attractive. The building of industrial units would bring more heavy traffic to the area. The A6, Newbrook Road and St. Helens Road are all extremely busy and even	See Cutacre response.

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				thought there is motorway access it will still increase the problem. If we as a nation insist on building on every bit of Green Space we will eventually be living in a concrete jungle. We used to enjoy walking in this area, enjoying the peacefulness along with the wildlife. We have put up with the inconvenience of the open-cast mining in the hope that our green fields would come back in the future, but it appears now that the Council has a different idea, we are saddened that you have reneged on your word..	
09/00125		M Risley	Ch 6 - The Areas of Bolton	Please accept this e-mail as an official objection to Bolton Council's plans to to put commercial developments on the Cutacre Site. We were promised this land would be landscaped after the open cast work was completed. Not only have we had to put up with this disruption, restricted walkways, noise, dust etc for 5 years now we have this proposal which is nothing short of a disgrace.	See Cutacre response.
09/00126		I Smith	Ch 6 - The Areas of Bolton	When permission was given for the opencast mining there were stringent conditions attached. (See planning application in 1996). It required the restoration of the site to the following:- 16 hectares new conservation area Over 80 hectares woodland, grassland and wetlands Approx. 200 hectares of agricultural land restored ONLY 22 hectares of industrial use on the Cutacre tip site against a backdrop of woodland. This was the sweetener to opencast opponents. A bond was provided (eventfully after much pressure by residents) to ensure that this would be carried out. UK Coal spokesman saying that an employment park was always 'envisaged' is a distortion of the fact. You cannot compare the the planning requirement to the	See Cutacre response.

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				<p>current proposal for 144 hectares of industrial use and a narrow strip of greenbelt retained. The reason I have put the word envisaged in inverted commas is that maybe it was never really intended to carry out the restoration. The article also gives the impression that the council is promoting the discussion about the matter. This is not so. Although this has been on the cards for a year or more, the council only issued information to some residents after being instructed to do so at the Hulton Forum on 23rd July. Very, very few people knew anything up to this time. Others assumed that promises were meant to be kept. The following is the content of my objection and gives a different slant on the story. Core Strategy & Cutacre I have lived at this address since 1976 and prior to that in Cherrywood Avenue for 5 years. I fought against proposed opencast mining which was eventually stopped when a protected species of newt was found on site. This was temporary while the newt ponds and the newts were moved out of the mining area. Then Ruth Kelly and Frank Dobson said 'no opencast at the site under a Labour Government' and I was then naive enough to accept that. Disappointingly, that promise was broken but the boundary was pushed back from the original proposals and, in the planning permission in 1996, there was a condition that UK Coal would restore the land and indeed improve it to include woodland, grassland, wetlands, conservation area, hedgerows, wildlife enhancement area and 200 hectares of agricultural land. Only 22 hectares of industrial use was allowed and that on the lowered Cutacre tip. With this promise, and in view of the restricted area, objections disappeared. A bond was, eventually, put in place to</p>	

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				<p>ensure that this would happen. Although I was naive, many other people did not believe that it would result in the promised improvement and said, I thought cynically, that we would end up with commercial or housing because money is more important than Green Belt. The cynics have turned out to be right. This area which is rich in wildlife and used to be home for farmers who kept cattle sheep and horses, is the only green separating us from Salford and would complete the urban sprawl if it is given up. The Rangers who recently viewed the site have confirmed that the wildlife remains and an article in the Telegraph today points out that Britain needs farmers for food security. Also, there appears to be a Site of Biological Importance which falls almost totally within the proposed Industrial Site! The roads would become even more overcrowded than now, with Newbrook Road and the A6 bordering the site frequently at a standstill. The carbon emissions would be enormous instead of the carbon capture which will arise if promises, including areas of woodland are kept. With the closure of the battery factory, and with all the empty premises for lease or sale, and with brown field land also available on the M61 corridor, we must not give up our Greenbelt so readily. Also, if the proposed development is successful, it is more likely to drag jobs from existing sites than create jobs thus creating more wasted space on existing developments. We should not have to suffer broken promises yet again. In talking to many dozens of people about this, I have found no more than five or six people who were aware of this before I brought it up at the Overhulton Community Group meeting on 15th July this year although the document was published</p>	

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				last August and objections are due by 28th August this year. The issuing of leaflets issued to some local residents was only forced when instructed at the Hulton Forum on 23rd July. I have since then found that plans have been laid by UK Coal in their last annual report with Cutacre 'destined to become a major business park' under a detailed plan of their industrial park! It would appear to us on the outside to be a 'done deal' with an assumption that few objections would arise because few were aware. Summary 1. Broken promises again. 2. Loss of greenbelt. 3. Loss of wildlife. 4. Loss of farming. 5. Carbon footprint increased instead of decreased. 6. Overcrowding of already overcrowded roads. 7. Make better use of brownfield sites and empty premises. 8. Simple migration of jobs more likely than creation, see Middlebrook and Bolton shops. 9. Not enough time to be considered by residents. Why?	
09/00127		B Whitehead	Ch 6 - The Areas of Bolton	Re: Proposed Industrial Development for the proposed Cutacre Site I wish to record my objection to the above proposal on the grounds that it effectively means the obliteration of a registered green belt site with the inevitable destruction and loss of natural wildlife and countryside with its adverse effects on the local environment caused by the introduction of industry and its additional road traffic pollution. I have no doubt that an honest comprehensive study of vacant available industrial/commercial sites, capable of redevelopment and renewal, within a 5 mile radius of Bolton City Centre, would more than compensate for the proposed planned permanent destruction of the Cutacre Green Belt Site Environment, following its imminent recovery	See Cutacre response.

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				from the ravages of the U.K. Coal Plc opencast coal mining. Surely common sense should be telling us that we should be introducing planned agriculture and farming, no matter how small in comparison with international standards, to help ensure self sufficiency in future food production, given the speed at which the world reduces in size daily by population growth. Finally I would ask, have the Cutacre proposals been put before the environmental minister Mr Hilary Benn, given his recent public pronouncements on the environment and self sufficiency in food production?	
09/00128		M Shaw	Ch 6 - The Areas of Bolton	UK Coal is one of Britain's largest 'BROWN FIELD SITE' property developers and owns a substantial property portfolio. At the end of 2008, the RICS valuation of this portfolio was £422m, with estimated growth potential of £668m by 2012 and £866m by 2014. This reflects progression planning consents and growth of agricultural land values. In their annual report at the end of 2008, it stated that one of the objectives for surface mining was 'To maintain high environmental standards of mining schemes, and maintain close working relationships with the local communities.' Haworth Estates, UK Coal's property managers, valued the Cutacre site at between £10 & £20m. This clearly indicates that rather than maintaining relationships with local communities UK Coal's incentive is entirely money motivated, and it's quite obvious that the 'HIGH ENVIRONMENTAL' standards are non existent. We, the local community, have had no communications whatsoever from UK Coal about their proposed development on the Cutacre site. The only communication that we, the Local community,	See Cutacre response.

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				<p>have had, is a letter sent by BMBC at the beginning of August giving us only 3 weeks to respond to any concerns or objections. I am led to believe that only 800 copies have been sent out and that this letter was only sent out after a forum meeting with local Councillors, where they reluctantly agreed to inform local residents of the proposed development. The local planners seemed to be more concerned when I requested planning permission a few years ago for small single story kitchen extension. In this instance ALL my neighbours received a letter explaining my proposed plans, giving them 6 weeks to respond, and 'I' wasn't intent on destroying 259 acres of green belt land. I am sure that the residents near to the Cutacre site should have been allowed more than 3 weeks to respond to this development and that BMBC has been negligent in the procedure that it has adopted. On the BMBC's web site it states, and I quote 'the Council has committed itself to a range of objectives to help improve the environment and quality of life of the residents. around half the borough is green space and it is important that it is protected for future generations'. I therefore hope that the planning commity will take the Councils own pledge into consideration when considering this application. The Government's Planning Policy Guideline 2 (PPG2) states that 4 of the 5 purposes of including land in Green belt s are; 1. To check unrestricted sprawl of large built-up areas The construction of this development would merge Over Hulton with Little Hulton, Atherton and Tyldesley into one large urban sprawl. 2. To prevent neighbouring towns from merging together Again Over Hulton, Little Hulton, Atherton, and Tyldesley would merge into one.</p>	

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				<p>3. To assist in safeguarding the countryside from encroachment 259 acres of countryside would disappear under the proposal, including wildlife and farmland etc., 4. To assist in urban regeneration, by encouraging the recycling of derelict and other urban land At the moment UK Coal has made the land totally derelict, and as promised by them ,it should be restored back to it's original condition. PPG2 also states that, once defined, Green Belts have a role to provide the following objectives; 1. Provide opportunities for access to the open countryside for the urban population If the development is built and we loose 259 acres of green belt with a loss of all the associated wildlife and public rights of way, this will not be achieved. 2. Provide opportunities for outdoor sport and outdoor recreation near to urban areas Again if the development= 0is built this will not be achieved. 3. Retain attractive landscapes and enhance landscapes near to where people live The loss of 259 acres of open countryside to be replaced by unsitely industrial units would not in anyway shape or form, enhance the once open fields, wildlife and countryside. 4. Improve damaged and derelict land and towns You only need to look around Bolton as it stands today, to identify hundreds of damaged and derelict sites, that your time and effort would be better employed in developing. 5. Secure Nature Conservation Interest If the industrial development is built 259 acres of prime wildlife habitat would be lost forever. 6. Retain land in agricultural, forestry, and related uses Before UK Coal started mining here, this land was home to numerous livestock and agricultural farms, which will NOT be retained if the proposed development is allowed to go ahead. PPG2</p>	

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				<p>states; 2.1 'The essential characteristic of green belts is their permanence', their protection must be maintained as far as can be seen ahead. 2.6 Once the general extent of a green belt has been approved, it should be altered only in exceptional circumstances. 2.9 Wherever practicable a green belt should be several miles wide, so as to ensure an appreciable open zone all around the built up area concerned. 3.4 The construction of new buildings inside a green belt is inappropriate, unless it is for the following reasons; - Agriculture & Forestry - Essential facilities for outdoor sports and recreation. - Limited extension, alteration or replacement of existing dwellings. &nb sp; - Limited in filling in existing villages - Limited in filling or re-development of major existing developed sites. PPG2 also goes on to say in a green belt area, minerals can be worked only where they are found. Their extraction is only a temporary activity. Mineral extraction need not be an inappropriate development. It need not conflict with the purpose of including land in green belts, provided that 'HIGH ENVIRONMENTAL STANDARDS ARE MAINTAINED AND THE SITE IS WELL RESTORED. MINERAL AND LOCAL PLANNING AUTHORITIES SHOULD ENSURE THAT PLANNING CONDITIONS FOR MINERAL WORKING SITES WITHIN GREEN BELTS ACHIEVE SUITABLE ENVIRONMENTAL STANDARDS AND RESTORATION.' The PPG2 is set out by the Government. If this development is allowed to be constructed, both UK Coal and BMBC Planning would clearly be in breach of these Government guidelines. When UK Coal planned to extract coal from the Cutacre site, there was very little opposition because</p>	

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				<p>they claimed the site would be restored back to the way it was, even a country park was mentioned. I am sure if residents knew then that there was a possibility, that after extraction the site would be turned into a huge industrial estate with the loss of acres and acres of green belt, public rights of way and numerous species of wildlife, which included Great Crested Newts and 20Bats, there would have been an outcry. I am also very suspicious of the fact last week I, along with anyone else were able to view a Haworth Estates web site that showed all its shareholders what they could expect by 2011. This included an aerial photograph of the Cutacre site, superimposed onto the aerial photograph were industrial units showing the magnitude of what the development will eventually look like. The photograph was on UK Coals 2008 Annual Report, and it seems that they think that it is a done deal. The report is still there for anyone to view, but the photograph has mysteriously been removed. Luckily I had managed to print a copy off before it disappeared. If the development is all 20above board why has this happened? On the letter sent by BMBC to local residents there was no planning application reference number, have plans been submitted? UK Coal, in their report, are giving their shareholders the impression that they have! I have been led to believe that our three local Councillors have let residents down. having failed to inform them of the proposed development which they have known about for quite some time. If both UK Coal and BMBC Planning play by the rules that our Government have set out, rules that I am bound to abide by, then this development should never be built. Please accept these reasons as my objections and</p>	

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				concerns about the proposed development.	
09/00129		P.J. Harrison	Ch 6 - The Areas of Bolton	<p>I refer to the above document in respect of the Cutacre site and offer the following observations and objections together with a suggested alternative. When my wife and I moved to our home in Bolton in 1976 one of the reasons for choosing High Bank was the proximity of a large area of easily accessible green belt land which would enable us to walk in the countryside without having to use the car to access. This we have been able to do until the area was subject to the current Opencast operations. Whilst we were unhappy about the mining we did not object to the proposals as the planning permission promised that the Cutacre site would be restored to a better condition and contain a community forest. Short term pain for long term gain. If the proposal to designate a significant part of the current green belt goes ahead that promise will be broken. Can we ever trust anything that we are told? Accordingly, my wife and I strongly object to the proposal to designate such a large proportion of the site for employment development. With regard to the size of the development Policy 3 paragraph 2 (Page 139) states that "120 to 130 ha of employment land will be along the M61 corridor....including the strategic development sites at Horwich Loco Works and Cutacre.". Paragraph 6.36 (Page 57) states that at Horwich Loco Works "Between 15ha and 20ha of employment land will be developed...". Paragraph 6.43 (Page 59) states that at Cutacre "The Council's preferred option is to identify 144 ha of land as a strategic employment site....". My mathematics add the latter two to 159ha to 164ha; grossly exceeding the</p>	See Cutacre response.

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				<p>120ha to 130ha in Policy 3! It would appear that considerably less land will be needed at Cutacre than envisaged. Specific comments relating to statements made in the document:- Para 2.13 - If Bolton's working age population is only set to increase by 2600 (104 people per year) why is it necessary to create up to 8000 jobs (Para 6.47) and such a huge increase in employment land? Para 4.35 - Last Bullet - The reduction of green spaces and trees is not "a risk" it will be a fact. Para 4.44 - Bolton is one of 10 boroughs in the county - why is Bolton aiming to provide 17-20 % of the countywide figure. Para 6.48 - the area of residual green belt to the west of the proposed employment site is so narrow that there is virtually no effective separation of Little Hulton and Over Hulton. - the proposed development does not "enable" the reclamation of Cutacre, it deliberately reduces the area of improved green belt as promised in the planning permission for Cutacre. The document (Para 4.35) states that Horwich Loco works and Cutacre are of sub-regional importance. If this is the case why is the provision of employment land curtailed by the Bolton Borough boundary? Surely the provision should be agreed between the adjoining boroughs and not on a parochial basis. The area of land to the south of Cutacre between the borough boundary and the railway is poor quality land as is the area of land immediately to the east of Cutacre as far south as the railway. It would appear that sufficient employment land could be provided by extending the area to the south and east, into adjoining boroughs, and moving the western boundary to around the line of Back Lane. This alternative would effectively double the width of Green</p>	

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				Belt retained which would then still form effective separation between Over Hulton and Little Hulton.	
09/00130		Len Hughes	Ch 6 - The Areas of Bolton	I am writing to lodge my objection to the plans that Bolton Council want for the above mentioned land and believe the country park should go ahead as promised. I am also concerned about how quiet this has been kept despite the fact that "information is available from the Council for anyone to see". Clearly, one would have to know it is there to be able to look at it in the first place.	See Cutacre response.
09/00131		V Protano	Ch 6 - The Areas of Bolton	I would like some information as to how to object to the proposals to turn the Cutacre site, currently an open cast mining site, situated at Over Hulton, Bolton, into an industrial estate and whether a public enquiry is planned to discuss this issue. I live in Over Hulton and am seriously concerned that despite promises to turn the open cast mining site back into a greenbelt area for local residents, plans are now being made for the creation and development of a dirty, pollutant and hazardous industrial site all within close proximity to sought after housing estates and children's schools. The current "justification" is the creation of jobs however this flies in the face of the current recession, the government's environmental policies and the fact that there are already two industrial sites within a couple of miles of the proposed site; one being in Little Hulton and the other being a very new site (with much of its space as yet unoccupied) at Gadbury Fold, Atherton. Notwithstanding the potential damage to property prices, public health and the environment generally and notwithstanding the above points relating to why the justification is fundamentally flawed, there	See Cutacre response.

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				are already significant transport difficulties particularly on the M61 and A6 roads every Monday to Friday. The development of an industrial site within this area would not only compound the already existing traffic problems but would no doubt add to pollution issues arising as a direct result of additional uses visiting the site. There are many quangos advising us on a daily basis of potential damage to our future generations being caused by environmental problems. This industrial site is a prime example of such a danger. Given that Over Hulton is a respected residential area with new families joining the community day by day and given the lack of green facilities within walking distance of the community, I struggle to find any justification for an industrial site over a green educational environment for our children.	
09/00132		Kid77	Ch 6 - The Areas of Bolton	This development is not wanted in Over Hulton. There are next to no amenities in the area (which is a price I am willing to pay to enjoy the surrounding green belt land) and this development would place even more strain on roads which already struggle to cope with the volumes of traffic daily. As you openly admit, this is green belt land. If this development goes ahead how long before they take over more of the green belt land in the area to build houses 'for the workers' and/or another Middlebrook so that said employees have somewhere to do their shopping? Are the residents of other Bolton boroughs ¿ Egerton, Bromley Cross etc prepared to give up their green belt land for office blocks? I think not. There is plenty of other available land ¿ Horwich is crying out for investment. The loco works site is extensive and the infrastructure already in	See Cutacre response.

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				place. Give something back to Horwich for a change, it was practically killed off as a result of Middlebrook opening and it's about time some money was invested in what used to be a lovely little village.	
09/00133		W Rogers	Ch 6 - The Areas of Bolton	<p>Representation Text: I would firstly like to express my concern that I and my fellow residents directly affected by the proposals at Cutacre were not aware that this report had ever been open to consultation, and suspect that it has only been re-opened because it has been brought to public attention by others than the council itself. Whilst I recognise and welcome the need for new employment opportunities I do not believe that this report has come even close to a reasonable justification for changing the Green Belt status of the Cutacre Site. Furthermore, the proposal reneges on the promise given to restore all of the land following Open Cast Operations without which permission to mine would never have been granted. The proposal to seek change of status threatens not only the biodiversity of South East Bolton but would remove a substantial area of what little accessible green belt currently exists. This is not a NIMBY objection, but one based on a belief that this proposal seeks a convenient low cost solution heedless of the environmental and social impact. There are many other potential brown field sites, and the estimates of the potential level of demand appears highly speculative. The former Horwich Loco Works should be redeveloped first, before any thought is given to redesignation of much needed Green Belt land. Seek Change Text: i. Drop the proposals for the Cutacre Site, including the proposal to Re-designate the Green Belt Land for alternative use. ii. Expand the proposals</p>	See Cutacre response.

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				for the Horwich Loco Works. iii. Give greater consideration to other brown field sites within the Borough. iv. Re-examine the likely demand for and nature of likely future employment land use, and the consequent sustainability of proposals. v. Make greater efforts to consult and inform ratepayers before reaching such an advanced stage in the process.	
09/00134		C Noble	Ch 6 - The Areas of Bolton	I am very surprised and greatly concerned with the council's proposal to take over protected land/green belt area for industrial development. We were promised a leisure complex, a recreational space when the open cast mining was finished. What a trade off - instead we are offered as an alternative an industrial estate which will impact on existing transport routes, increase noise and air pollution, kill wild life. If this pollution strategy is allowed to happen, people in Over Hulton and surrounding areas should ask for council tax reductions because it will spoil this area we live in and devalue our houses.	See Cutacre response.
09/00135		J Pemberton	Ch 6 - The Areas of Bolton	I am writing in response to your proposals for the Cutacre site, which I feel will have a detrimental impact on the local community and the wider area. The Council seem to feel that it is acceptable to dump 8000 manufacturing and distribution jobs in our area. We have been given no indication of what will be manufactured and the type of pollution will be emitted from this, but the traffic to and from the site itself will cause major traffic pollution and completely block all the roads, including the M61, M62 and M60 motorways. If Bolton Council want to create such a large number of jobs, I think that they should be spread across the whole borough so that all unemployed	See Cutacre response.

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				<p>people would have access to jobs and to reduce the impact on the traffic and pollution. My family and I regularly walk our dogs on the site, and I also jog in the area, which is far more enjoyable and safer than running along main roads! When the Open Cast Mining began we were shown plans for a country park and my family and I were looking forward to this. We are all interested in wildlife and from being young I have enjoyed seeing glimpses of all kinds of animals and birds in the area. Bolton Council's proposals will mean that there is nowhere for animals to live and for children to learn about nature. I was also appalled when the Council failed to maintain the man made ponds created for the great crested newts and see daily that many of them have dried up completely. It is rather ironic that Bolton Council believed this to be an adequate conservation measure, considering that the authors of the new proposals do not feel it important enough to even mention biodiversity in the key on the new map. I would reiterate the points raised by West Didsbury Residents Association, who point out that the Council are ignoring a Grade A site of biological importance, also that the plans contravene the NERC ACT of 2006 which states "Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity". I feel it is a great pity that Bolton Council place no significance on green belt land and appear to see the Cutacre site as an opportunity to build. There are numerous brown field sites around the borough that would benefit from financial input and regeneration, and if this path were chosen the people of the borough would benefit. There are also hundreds</p>	

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				of manufacturing units lying empty and I feel it a great pity to ruin such a beautiful area when these could be used to better effect and the people of Bolton could enjoy the country park that they were promised.	
09/00136		Y Pemberton	Ch 6 - The Areas of Bolton	I strongly object to the Council's preferred options for the Cutacre Site. I have lived in this area for almost 10 years and regularly access the site for walking, cycling and dog walking. My family and I were looking forward to the creation of a country park that was promised when the mining ended, but now we understand that this will not happen, depriving the local and adjoining areas of a valuable amenity. At a time when public awareness is being raised in relation to childhood and adult obesity, I think this is extremely short sighted of the Council. I also think that it is unfair that the Council want to use the Cutacre site for almost all of the employment land allocation until 2026. I think that this will have a terrible impact on the roads; my family and I use the motorways regularly to get to work and they are already at a stand still for two hours each morning and evening. I also live on the main road, and there are traffic jams on this also. When another 8000 vehicles and the extra lorries are added to the current traffic, the roads will be unusable. I also feel that the suggestion is unfair on other people who live in Bolton. They will be unable to reach the sites, and people from Manchester and Wigan are more likely to get the jobs that they need. I am also extremely angry that the Council place no importance on the green belt status of the area and are ignoring a Grade A site of biological importance. I understand that the plans contravene the NERC ACT of 2006 which states "Every public authority must, in	See Cutacre response.

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				<p>exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity". The greater crested newts, which were moved to poorly maintained man made ponds, are a protected species under UK and EU Law. The Council do not seem to consider this at all and the new plans demonstrate this attitude thoroughly. Planning Policy Guidance note 9 also instructs LPAs in making planning decisions to act in accordance with the Government's aim to " to conserve, enhance and restore the diversity of England's Wildlife by sustaining and where possible improving, the quality and extent of natural habitat. Although the area and wildlife have been largely decimated, we still see hares, bats, owls and kestrels on the site, which would flourish with the introduction of the country park and renewed farmland. Many birds also nest in the hedgerows, which would also disappear if the employment site were to be introduced. I am also angry that Bolton Council did not inform the people of Bolton of their plans at a much sooner stage. I know of many neighbours who are on holiday for 2 weeks in August, and the three week consultation will remove many of these people from the consultation process. There are also a large number of bungalows along the periphery of the site where older people live. Many of these people are in poor health and may find it difficult to respond. These people bought their properties earlier in their life in order to enjoy the green belt land in their old age. I now feel extremely sorry that they are now going to be forced to look at a manufacturing site rather than the green fields that they envisaged.</p>	

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09/00137		S Partington	Ch 6 - The Areas of Bolton	I completely object to any commercial development to the Cutacre Site once the coal has been extracted. It is bad enough that the area had to be spoiled by the Cutacre open cast in the first place and now to hear that the council is not returning it to farming land or a preferred country park is disgraceful and upsetting. Myself along with many other residents don't want industry built here it would spoil the area. Many parts of Bolton are already too over developed, there are not enough green areas. I have lived in Bolton all my life (29 years) and think it's already becoming too cramped, take Westhoughton for example it's too built up and congested. This was one area in Bolton with was in my opinion unspoilt and I would like it to remain this way! Sarah Partington - a very worried resident of Over Hulton.	See Cutacre response.
09/00138		P Woodward	Ch 6 - The Areas of Bolton	I have recently heard about the proposals for the Cutacre Opencast Development and I have to say that I am angry, disgusted and strongly object to the proposals for the following reasons. * My wife and I regularly use the footpaths for walks and do not want our beautiful surroundings destroyed. * We paid a lot of money to live in the area and are extremely concerned that linking our area to Little Hulton and Salford will increase crime in our area, make us feel unsafe and reduce the value of our property. * It will cause a dramatic increase in traffic on our roads rather than a much needed reduction. * Over Hulton residents were promised that this land would be restored when the open cast work is complete. * As my wife expects our first child in January, we do not want him / her to grow up in an unsafe area with increased pollution from the	See Cutacre response.

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				<p>industrial estate and extra vehicles. * Irreversible loss of green belt land, 'extending boundaries' is a nicer way of saying you propose to destroy green belt land * Loss of habitat for wildlife * Loss of public areas used by local community to enhance health * Destroying an area of natural beauty with historic public rights of way * Overcrowding local roads causing further danger from heavy vehicles * Disruption caused to create this</p> <p>The proposal would have an extremely detrimental effect to my family and our beautiful surroundings. If the proposal went ahead, I feel that we would be forced to sell our property and move out of the area (something we do not want to do as my wife and I have worked tirelessly restoring the house over the past 4 - 5 years).</p>	
09/00139		Joan Pemberton	Ch 6 - The Areas of Bolton	<p>I will be 83 years old in September and have walked on the Cutacre site for many of those years with my family, friends and dogs. I feel that this is what has helped me to stay fit, healthy and medication free. I cannot understand why Bolton Council feel they have the right to just build on green belt land with no consideration for the animals and birds that live there and for the people who enjoy the land. To add insult to injury, I understood that UK Coal were to provide a country park that would help to sustain the wildlife, whilst providing an area of leisure for the communities of Bolton, Atherton and Salford. I have been shown plans for the park with footpaths, lakes, woodlands and hedgerows, which would have been wonderful for everyone. We see TV programmes about children sitting in front of televisions and computers, when a country park would have helped to get them out into the fresh air with their families. I have many friends who live in the St</p>	See Cutacre response.

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				<p>Andrews area, and we were looking forward to strolling in the park then accessing the tea room that was promised. I also understood that there were newts in the area that needed to be protected. These were moved and I was told that they would be reintroduced to the area. What will happen to these, as well as the other wildlife in the area?. Although I understand that Bolton need to create jobs, I cannot see why they couldn't use some of the derelict and brown field sites across the Borough. I live on the border of Bolton and Wigan, and I think that Wigan have shown a much better approach than Bolton as they have spread the jobs over 7 sites, giving everyone equal opportunities to jobs. Bolton Council, as well as having no consideration for ecology, do not seem to understand that people living on the other side of Bolton will not be able to reach the area if they do not have transport. Many of the homes on the edge of the site are bungalows where people of my age live. They bought these bungalows so that they could enjoy the green belt land in their old age, and now all they will be able to see are factories and warehouse buildings. In my youth older people always had bad chests and I think that when the factories start to manufacture and the traffic increases, the older people will start to suffer again with their health. My generation made enormous sacrifices in the name of democracy in the last war and I feel that it is very sad that the opinions of people my age now count for nothing and that those people who may find it difficult to object will not have a voice. I think that Bolton Council should follow Wigan's example and spread the jobs out. This would then allow the country park to be created and give better access to</p>	

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				employment for all.	
09/00140		I Whitehead	Ch 6 - The Areas of Bolton	I strongly oppose any suggestion that Green Belt land should be used for industrial use . To change green fields and farms into Industrial Estates is very short sighted. Once done it will never be reversed. Pollution is inevitable. The air and the water table will both be affected- which in turn will damage people's health, not just in the immediate area, but further afield carried by the wind. Animals and birds will also be affected. It would appear to be in the public interest to "create jobs". Jobs cannot be created. There has to be a need to be supplied and people with the will and enterprise to finance any new undertaking. In the current economic climate we have enough firms closing down and empty premises already built to supply any demand. Further along the A6 we have the Exide factory closing down. Is this development too recent to have been included in the Core Strategy? It seems that a rethink is required	See Cutacre response.
09/00141		A Whitehead	Ch 6 - The Areas of Bolton	The open caste mining at Cutacre was scheduled to finish in the near future. The site was to be landscaped and a green "lung" restored to the people of this area of Bolton (and Salford). An end to the dust and dirt suffered by the residents should have been in sight. Lanes which have been closed to walkers, and families going to feed the horses, pick blackberries or just enjoy the fresh air should have been reopened to the public. Instead of which the powers that be are planning to vastly increase the size of the area, and what is more change Green Belt land to Industrial Use. Pollution of the air and water would be accompanied by noise and smells. Heavy traffic wouldl increase. The Public Transport along Salford Road and surrounding roads	See Cutacre response.

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				would have to be increased, or the workers these jobs are purported to be needed for will have to use their own cars, producing CO2 emissions, etc., At peak times Newbrook Road, St Helens Road, Plodder Lane, Bolton Road and Salford Road are already clogged with traffic. This seems like the worst kind of duplicity. I do not consider that it is necessary. There are enough brown field sites and empty space in existing buildings to fulfil any genuine need for industrial premises. The downturn in the economy is increasing this space by the day. Witness the closure of the Exide site.	
09/00142		L Munro	Ch 6 - The Areas of Bolton	I have just learned of the proposed plan for the Cutacre site and wish to register my disapproval. Although not currently residing at my Over Hulton residence, I feel it important to air my views as this will impact on the lifestyle of myself and my children and, of course, house prices.	See Cutacre response.
09/00143		D Richards	Ch 6 - The Areas of Bolton	I wish to register my strongest protest against the proposed Commercial Development for the Cutacre Open Cast Mine Site. I purchased my property 3 years ago in preraration for my retirement. I chose the property for its location in a green belt conservation area. My property is a Grade 11 listed property, and it already suffers from excessive traffic congestion in the morning and evening rush hour. If this proposal goes ahead the traffic will increase significantly. I am also concerned at the environmental impact such a development would have on the surrounding area. I have had to suffer the loss of panoramic views of the countryside due to the large mounds of earth that were created to obscure the open cast workings.I was content in the knowledge that these mounds would be	See Cutacre response.

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				removed once the workings were completed. I am also very concerned at the loss of wild life habitat, and the right to walk over the country lanes and ancient rights of way	
09/00144		S Richards	Ch 6 - The Areas of Bolton	I am a resident of Salford Road, Over Hulton, Bolton. I wish to register my strongest protest to the Commercial Development of the Cutacre Open Cast Mine Site. My main concerns are the impact that this development will have on my Grade 11 Listed property which is located in a conservation area close to the site. My property already suffers from excessive traffic during the am and pm rush hours. This development would clearly add to this problem, causing not only increased traffic but also increased pollution. I am also most concerned about the loss of the educational value to local children due to the loss of wildlife and natural habitat.	See Cutacre response.
09/00145		E Ratcliffe	Ch 6 - The Areas of Bolton	Objection to the encroachment upon the green belt area around Bolton. There are many alternative brownfield sites that should be considered ahead of the Cutacre proposal. The proposal appears to be an attempt to maximise the value of the land following coal extraction , but the company should fulfil the original agreement and provide a country park and public green space. I ask that you oppose any industrial development in the area.	See Cutacre response.
09/00146		A Ratcliffe	Ch 6 - The Areas of Bolton	Objection to the encroachment upon the green belt area around Bolton. There are many alternative brownfield sites that should be considered ahead of the Cutacre proposal. The proposal appears to be an attempt to maximise the value of the land following coal extraction , but the company should fulfil the original	See Cutacre response.

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				agreement and provide a country park and public green space. I ask that you oppose any industrial development in the area.	
09/00147		D.W. Ratcliffe	Ch 6 - The Areas of Bolton	Objection to the encroachment upon the green belt area around Bolton. There are many alternative brownfield sites that should be considered ahead of the Cutacre proposal. The proposal appears to be an attempt to maximise the value of the land following coal extraction , but the company should fulfil the original agreement and provide a country park and public green space. I ask that you oppose any industrial development in the area.	See Cutacre response.
09/00148		A Jeffries	Ch 6 - The Areas of Bolton	The representation objects to the proposals for the Cutacre site on the following points: Promises were made that the site would be landscaped as a country park. Don't believe that 8000 jobs would be created locally as a result of building industrial units. There are also many other empty industrial units across the town which suggest that there is not the demand for such a development. The building of industrial units would create heavy traffic along the A6, Newbrook Road and St Helens Road, which are already busy routes. The continual loss of green space will result in a joining up of the conurbation. The area provides a valuable amenity to those that live locally for exercise, recreation and relaxation, as well as supporting wildlife. Mining has already inconvenienced local residents and the promises made regarding a return to green fields should not be reneged upon.	See Cutacre response.
09/00149		M Jeffries	Ch 6 - The Areas of	The representation objects to the proposals for the Cutacre site on the following points: Promises were	See Cutacre response.

Unique ID	Ref	Name Organisation	Chapter	Summary of Comments	Council Response
			Bolton	made that the site would be landscaped as a country park. Don't believe that 8000 jobs would be created locally as a result of building industrial units. There are also many other empty industrial units across the town which suggest that there is not the demand for such a development. The building of industrial units would create heavy traffic along the A6, Newbrook Road and St Helens Road, which are already busy routes. The continual loss of green space will result in a joining up of the conurbation. The area provides a valuable amenity to those that live locally for exercise, recreation and relaxation, as well as supporting wildlife. Mining has already inconvenienced local residents and the promises made regarding a return to green fields should not be reneged upon.	
09/00150		V Vanes	Ch 6 - The Areas of Bolton	The original consultation about open cast mining resulted in promises being made to return the land to a natural state following the end of mining activity. This promise should not now be reversed, and this representation opposes the development of industrial/employment uses. In addition the green belt should not be developed upon, and this representation opposed any such development. There are alternative sites across the Borough that could accommodate the necessary level of employment land use required.	See Cutacre response.
09/00151		R Vanes	Ch 6 - The Areas of Bolton	The original consultation about open cast mining resulted in promises being made to return the land to a natural state following the end of mining activity. This promise should not now be reversed, and this representation opposes the development of industrial/employment uses. In addition the green belt should not be developed upon, and this representation	See Cutacre response.

Unique ID	Ref	Name Organisation	Chapter	Summary of Comments	Council Response
				opposed any such development. There are alternative sites across the Borough that could accommodate the necessary level of employment land use required.	
09/00152		J Salter	Ch 6 - The Areas of Bolton	The representation opposes the proposed development at Cutacre. There seems to be no valid reason for the change in policy from that set out in the former UDP. The proposal if successful would make incursion into agricultural land with the following serious consequences Serious effects on the number of working farms Loss of extensive agricultural land at a time when the Government are urging an increase in food production. Loss of habitat for possibly rare plants, birds and animals. Once lost this agricultural land could never be recovered Building over this land could put pressure on the drainage system resulting in flood risk. Increase in traffic would aggravate the already busy A6 and add to the problems at the Four Lane Ends Crossroads. There must be many more site within the urban area that could be used for such a development and sites that already have many vacant, closed down premises. (e.g. Wingates, Swan Lane Mill, and mills in Farnworth.)	See Cutacre response.
09/00153		D Dean	Ch 6 - The Areas of Bolton	I strongly oppose the Industrial Estate Development proposed at the Cutacre Site. Empty industrial units already exist across the borough, including the CPM Exide site, so is there a need for any more? There is already congestion on the M61 and surrounding A roads in the area, which would be exacerbated by this development. In addition to this the already high noise level will get worse. I object to the change of use of the green belt area. The original plan for the site should remain.	See Cutacre response.

Unique ID	Ref	Name Organisation	Chapter	Summary of Comments	Council Response
09/00154		D.A. Dean	Ch 6 - The Areas of Bolton	I strongly oppose the Industrial Estate Development proposed at the Cutacre Site. Empty industrial units already exist across the borough, including the CPM Exide site, so is there a need for any more? There is already congestion on the M61 and surrounding A roads in the area, which would be exacerbated by this development. In addition to this the already high noise level will get worse. I object to the change of use of the green belt area. The original plan for the site should remain.	See Cutacre response.
09/00155		J Higham	Ch 6 - The Areas of Bolton	Green Belt Objection The green belt/farmland and its associated wildlife is of such importance to this area, it should not be developed as an employment site. Road Traffic Objection This will add and unacceptable amount of traffic onto the local road and motorway network, which is already stressed at prime times, resulting in huge traffic jams.	See Cutacre response.
09/00156		J Smith	Ch 6 - The Areas of Bolton	The representation objects to the proposal at the Cutacre site. Comments relative to the proposals in relation to the possibility of the deletion of Green Belt to allow for the Cutacre development site are unnecessary and ill founded and re not sustainable without considerable expenditure from public bodies i.e. the sewer network and identification of surface water run off both of which need to be explored further. Brownfield sites represent a far more acceptable alternative to the destruction of green field sites, which should identified in the document. The Cutacre site is a Site of Biological Importance and the proposed changes relate to this area leaving a very small area of retained green belt which if the proposal goes ahead will in the years following employment development	See Cutacre response.

Unique ID	Ref	Name Organisation	Chapter	Summary of Comments	Council Response
				lead to further erosion of that area until employment land cover the site to the extent of the residential area. Policy 3 Item 2 should exclude the Cutacre site as it is out of keeping with the remainder. It does not logically follow that a motorway in itself generates an employment opportunity. Comments made in the preferred options in relation to Green Belt , Open Space and Sites of Biological Importance provide good reason for the exclusion of the Cutacre proposal from the plan.	
09/00157		B Smith	Ch 6 - The Areas of Bolton	The representation objects to the proposal at the Cutacre site. Comments relative to the proposals in relation to the possibility of the deletion of Green Belt to allow for the Cutacre development site are unnecessary and ill founded and re not sustainable without considerable expenditure from public bodies i.e. the sewer network and identification of surface water run off both of which need to be explored further. Brownfield sites represent a far more acceptable alternative to the destruction of green field sites, which should identified in the document. The Cutacre site is a Site of Biological Importance and the proposed changes relate to this area leaving a very small area of retained green belt which if the proposal goes ahead will in the years following employment development lead to further erosion of that area until employment land cover the site to the extent of the residential area. Policy 3 Item 2 should exclude the Cutacre site as it is out of keeping with the remainder. It does not logically follow that a motorway in itself generates an employment opportunity. Comments made in the preferred options in relation to Green Belt , Open	See Cutacre response.

Unique ID	Ref	Name Organisation	Chapter	Summary of Comments	Council Response
				Space and Sites of Biological Importance provide good reason for the exclusion of the Cutacre proposal from the plan.	
09/00158		Z.K. Grundy	Ch 6 - The Areas of Bolton	The representation objects to the development of an industrial estate at Cutacre. The original plan for Cutacre was that following the current operation the area would be replace with a country park, which would encourage wildlife to return to the area once again. An industrial estate would have a major impact on the traffic at Four Lane Ends, which is a present an extremely busy junction for traffic travelling to Atherton and Leigh as well as Westhoughton, Bolton and Manchester. There may also be knock on effects for Plodder Lane ı the main route to the Hospital. An industrial development does not seem viable in the current economic climate, which could lead to empty properties.	See Cutacre response.
09/00159		S Jones	Ch 6 - The Areas of Bolton	The representation objects to the proposal at Cutacre for the following reasons: Residents have tolerated the noise and pollution from open cast mining on the understanding that the site would be restored to green belt once mining was complete. There does not appear to be the demand for such industrial units at the present time. There are already many other units and brownfield sites around the town that could accommodate such industrial uses. An industrial development would have a negative impact on property values and house prices in the immediate area. The present infrastructure would not support such a development.	See Cutacre response.
09/00160		S McKinstry	Ch 6 - The	I wish to register my objection in the strongest possible	See Cutacre response.

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			Areas of Bolton	terms to the change in purpose for the Cutacre site as outlined in your recent letter. The new proposal is not as was promised by Bolton Council in agreement with local residents and is a shameful and dishonest manoeuvre.	
09/00161		T Lilley	Ch 6 - The Areas of Bolton	The representation objects to the proposal for the construction of an extensive industrial site at Cutacre, and cannot agree to the utilisation of Green Belt land. The documented use of the Greater Manchester forecasting model for projective figures states that the model provides reliable figures as estimates. This is not acceptable in such circumstances. The document also states that Bolton Council will be working in conjunction with other Greater Manchester Borough's, yet fails to include areas outside the borough that could assist in the provision of industrial sites (i.e. the currently partially empty industrial estates off Lester Road and Highfield Road in Little Hulton.) It seems wrong to develop on Greenfield land when there are other alternatives, and after which the land would never be returned to its original purpose. The data used to assess the future employment requirements is now out of date, and does not take account of the recent economic decline. Cutacre is a Site of Biological Importance and Bolton Council itself has stressed the importance of continuing the protection of such sites. It cannot be destroyed on the basis that Bolton may have need for employment land in the future when figures given are based on estimates and other land options are available. The residents were promised by the coal board, on consultation about the open cast mining, that a small industrial park would be created and a	See Cutacre response.

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				substantial country park. This seems no longer the case, which is utterly unacceptable, unreasonable and unjustified.	
09/00162		W Marshall	Ch 6 - The Areas of Bolton	The representation objects to the proposal to utilise the Cutacre site as an industrial park. Residents were informed by the coal board that it would return the green belt to its former state once mining had ceased. Concerns are: Potential for increase in crime in the area. Increase in traffic levels Increased noise pollution Disturbance of Sites of Biological Importance Depreciation in property values Endangering local wildlife habitats Increased pollution from car emissions The representation strongly objects to any development on green belt land, stating that there must be alternative sites across the borough not in green belt.	See Cutacre response.
09/00163		Stuart McKinstry	Ch 6 - The Areas of Bolton	I wish to register my objection in the strongest possible terms to the change in purpose for the Cutacre site as outlined in your recent letter. The new proposal is not as was promised by Bolton Council in agreement with local residents and is a shameful and dishonest manoeuvre.	See Cutacre response.
09/00164		D Farrow	Ch 6 - The Areas of Bolton	I am writing to put forward our objections to the proposed development of the Cutacre site We are extremely annoyed at the underhand way in which residents in the area were only notified of this proposal by letter received on or around the 6 August, during the peak holiday period and with comments having to be submitted by the 28 August, this gives very little time for residents to put forward their objections about something as important as this which not only affects	See Cutacre response.

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				<p>the quality of life but also the value of property within the area. The development of the area for opencast mining was only ever given the go ahead on the understanding that once the mining was complete the area would be restored to its original state and developed into a nature reserve, or returned to farmland. This was a promise to the public of Bolton Wigan & Salford as a way of getting the open cast mining operation going as the public was always against the mining operation starting, so why now is there a proposal to go back on what was promised, having taken the profits from the land, the land should be given back to the public for their enjoyment. The area is known as a site of biological importance, one of the rarest newts in Europes habitat is there (great crested newt). This newt is protected by British and European Law and should not be destroyed. With the new proposals all this will be gone plus various other wildlife that inhabit the area. The area prior to the mining was frequently used by the local residents who can go for a walk or cycle on the public footpaths across the fields and surrounding area. With so little greenbelt land left in the Bolton area surely this is an area that should be retained for the enjoyment of the local residents and surrounding community. Not warehousing It has only recently been in the news about the need for this country to be more reliant on food production by 2026-30. The need for farmland will become ever more important in the future. The proposal would involve the loss of farm land, not to mention the farmers who will lose their living and their farms, the farms rear cattle, produce barley crops and tend the land, to do away with the farmland would do</p>	

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				<p>nothing towards helping the country with home-grown food production which in turn helps towards DECREASING THE CARBON EMISSIONS OF BRITAIN by the reduction of importing produce from abroad. What gives substance to the figures that this proposed site will employ up to 8,000 jobs! The proposal states warehousing, meaning that employment will be of a minimum for the size of area destroyed. Why does the area need warehousing? Less than half a mile away is Chloride Exide which is being shut down resulting in yet another vacant building in the Bolton area. Why does the Council think that people of Bolton will benefit from the employment? Due to the location of the proposed development, most employment will be sourced from Little Hulton, being the nearest area. There are numerous warehousing units that have been empty for years and smaller units laying empty around the area on smaller industrial estates. The M61 and the area around Junction 3 are already, at peak times totally congested. The idea of the M61 corridor is a no-go as you cant go anywhere most of the time for traffic jams caused by traffic heading to the M60 for Manchester. Wouldnt traffic go through Farnworth & Kearsley via Plodder lane to get round the congestion to the M60 at Swinton? And to the south Little Hulton Walkden and Worsley would also get an increase in traffic trying to avoid the M61 congestion this is fact as it is already happening now. Further development of the Wingates, Horwich Loco works, Middlebrook & Lostock industrial estates (nr British Aerospace) would be a more sensible option as although still near to M61 the land is already being used for warehousing, there is also the road</p>	

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				infrastructure in place, as its in easy reach of the M65 and M6	
09/00165		J.M. Walsh	Ch 6 - The Areas of Bolton	i wish to protest and make the strongest possible objection to the idea that the Cutacre site should be designated for extensive industrial use as the residents of Over Hulton are completely sure that this land was to be made into a country park following the termination of the present Open Cast mining operation by UK Coal. This is an area of Green Belt land which is vital after leaving the sprawl of Salford, Walkden & Little Hulton. To designate it for industrial use would cause an unacceptable increase in traffic onto the A6 trunk road and the already congested junction at Four Lane Ends. The pollution, and effect on the standard of living of thousands of people make the whole idea completely unacceptable when there are brown field sites and other land which could be cleared in the future in the Metropolitan Borough of Bolton.	See Cutacre response.
09/00166		A Walsh	Ch 6 - The Areas of Bolton	I write as a resident of Over Hulton also as Hulton Ward Councillor. I wish to reiterate my continued objection to the elements of this strategy in relation to the proposals for industrialisation of the wider Cutacre area. The current approved plans for this area include restoration of the previous green belt to similar green areas The only industry shown on the then approved plan was the area of the original tip which is being removed as of now The removal of the tip was seen as the main benefit of the open cast operation. The present opencast operation will be completed about fourth quarter 2010, then a period of restoration and planting over possibly say 2 years to about quarter 4 2012 ,some 3 years from now. If the L D F is approved	See Cutacre response.

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				<p>84% of the width of the green area between Little Hulton and Over Hulton will be lost to industry, how much of the promised woodland and farm land can now be regarded as secured? Do you support the effective joining up of the 2 built up areas? If approved, it gives U K coal, a huge benefit in that they save lots of restoration time and cost Other areas are more suitable for development , there are also areas now housing , previously industry, which with forward thinking could still be industry, so why are we thinking of giving up "sacrosanct" green belt. The old tip site has been approved in the past for industry (17ha) within Bolton, this could now be accessible via an approved industry site West of the Excide Battery site, which is presently being taken out as a production facility, so no problem there. On 7 April 2005 a presentation to the Heaton & Lostock Area Forum, a U K coal presentation stated among other points:-NO NET LOSS OF GREEN BELT ,This objective is paramount to the residents of he present Over Hulton residents, many of which have also registered objections.</p>	
09/00167		J Bailey	Ch 6 - The Areas of Bolton	<p>Further to my original communication, local campaigners have drawn my attention to the fact that the original deal between Bolton Authority and UK Coal contained a solid agreement that the land at Cutacre should be 'restored to open pasture (and provide a) landscaped woodland amenity' by 2010. Given this undertaking to the people of Bolton, it is imperative that Bolton Authority identify local brown filed sites for business and industrial purposes and honour its stated obligations with regard to Cutacre.</p>	See Cutacre response.
09/00168		A.M.	Ch 6 - The	I am writing to object strongly to the proposed plans for	See Cutacre response.

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		Conway	Areas of Bolton	commercial development on the Cut Acre Open Cast mine site. When we were informed of the plans for open cast mining years ago, we (Over Hulton residents) were given promises that when the open cast work had finished the land would be turned into a country park where the public could take walks. Not only would this have benefited the public but the wild life as well. We were informed that the site could not be built on for 20 years hence the country park.	
09/00169		G Bell	Ch 6 - The Areas of Bolton	Over the last few years I have been travelling to and from work driving past the eyesore that is Cutacre opencast mine. I tolerated the dismal mess hoping that the end result would be a lovely country park to be used by the whole community, now it seems that Bolton town planners are going to totally ruin a swathe of green belt land for ever by building a large industrial park on it. I am totally against this proposal.	See Cutacre response.
09/00170		Z Lulat	Ch 6 - The Areas of Bolton	I am writing to object to the proposed plans to make the current cutacre open cast coal mine site into an industrial estate. I feel that the council has betrayed the local people by promising to build a country park after the open cast has finished and now is going back on that promise by considering an industrial estate. We only want was was originally promise dot us and not to have the area made into an eyesore industrial estate. I hope that you will seriously give thought and reject the proposed plans.	See Cutacre response.
09/00171		M Booth	Ch 6 - The Areas of Bolton	I would like to express in the the strongest terms possible my objection to the latest proposals for the Cutacre site. 1. This is currently I understand Greenbelt land and was designated as such for a purpose other	See Cutacre response.

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				<p>than industrial development. 2. This proposal is not what I understood was proposed after the open cast development had finished as I understand parkland /landscaping had been envisualised. 3. There appears currently to be numerous empty industrial units and disused brownfield sites throughout the Bolton area. 4. The M61 is already heavily congested towards the M60 at peak times and this proposal,if granted, seems bound to exacerbate the situation. The future transport proposals for the Bolton area seem to take no account of this proposed expansion. Its not what was promised before and there is evidently little thought for the local residents.</p>	
09/00172		R.T. Fretwell	Ch 6 - The Areas of Bolton	<p>I am writing to you to register my objections with regards to the plans to turn the land which is currently part of the Cutacre open cast mining site into a new industrial park. My wife has written separately to you regarding our deep concerns over the proposed new development of this site. I have a very phylosophical view on this proposal and whilst I appreciate it may bring jobs to the area there are already other established sites that could be further developed to attract outside investment and thus create jobs. It would appear that if this proposal is recommended then again little or no notice is taken of the rate payers of this region. We have already had to endure as I am sure you are aware the noise, dust and possible earth movement within this region with what is regarded as a major open cast mining project. Again this project got the final go ahead despite years of lobbying against the proposal but yet again this fell on deaf ears. Please lets not repeat the scenario. Take off the blinkers and look</p>	See Cutacre response.

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				to further develop industrial sites and areas within the Bolton and surrounding areas.	
09/00173		C Berry	Ch 6 - The Areas of Bolton	I object that anything other than a park should replace cutacre.Very very strongly.	See Cutacre response.
09/00174		B Fretwell	Ch 6 - The Areas of Bolton	I am writing to register my objections with regards to the plans to turn the land which is currently part of the Cutacre open cast mining site into a new industrial park. There are various issues here, mainly the sudden change of use for this land when it was originally confirmed that once completed this site would be returned to its former use and even better facilities would be forthcoming. This green belt area would completely disappear together with all the wild life around. The other main issue would be the extra traffic on the surrounding areas and in particular the motorway which at this point is already very congested. As a resident of this area (Firs Road, Over Hulton) I was looking forward to be able to look out of my window and not see a great mound of earth protruding but now it seems that your proposed plans will make far worse viewing. On top of this there was the added addition of the noise and dust which both drift across to where I live and this would also carry on, on what would seem a much greater scale. I do appreciate that industrial areas for creating jobs are very important but there are many other sites which could be used for this and as a resident I think we have had our fair share of inconvenience in this area. This land must be retained as green belt and not developed into this alternative development.	See Cutacre response.

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09/00175		J Adamson	Ch 6 - The Areas of Bolton	I wish to lodge my opposition to Bolton Council's plans to turn the site at Over Hulton into an industrial park. I feel extremely strongly that the original plans of a country park for local people should be followed.	See Cutacre response.
09/00176		K Maddock	Ch 6 - The Areas of Bolton	I strongly object to the plans for commercial development on the Cutacre open cast mine site. I bought my house on 10 July 2009, and in my survey it stated that the land across the road is Green Belt and would not be built on, this was of the main reasons I purchased the property.	See Cutacre response.
09/00177		Sherratt Family	Ch 6 - The Areas of Bolton	You promised us a beautifully landscaped country park once excavation had finished. You promised us we'd "never even know any mining had taken place". You gained our confidence and respect and with considerably less fuss than there might have been you gave the go ahead for the site to be worked as an open cast mine on a short term (2 years) basis in 2006. You lied. This is not about the local people or the local economy it is about greed, your greed. Stick to your word and give the local people the country park we have been looking forward to for so long.	See Cutacre response.
09/00178		S Balderstone	Ch 6 - The Areas of Bolton	I have read with disgust that the planned country park on the current A6 open plan mining area is now scheduled to be turned into an industrial estate. Is this true, and if so why? Is it to be that once again, those of on the suburbs are treated as the poor relations and are expected to 'put up and shut up'? This is not only disastrous for the communities of Atherton, Over Hulton etc but also for the British countryside. We have little enough wildlife left thanks to the over building of new properties in Westhoughton etc. Please take this	See Cutacre response.

Unique ID	Ref	Name Organisation	Chapter	Summary of Comments	Council Response
				as an official objection/complaint.	
09/00179		B Jackson	Ch 6 - The Areas of Bolton	<p>I am a resident of High Bank and I write to object to the Council's 'preferred Options ' for the nearby Cutacre Site I believe that the proposed redevelopment of the site for Employment use is wrong and should not be pursued for the following reasons : * The planning approval to grant UK Coal consent to open cast the site was made in the face of much opposition at the time . The application was approved, however , on the strict condition that the land would be re-constituted , following the mining , as 'green Land ' . As such , the problems of disruption , noise and dirt associated with the workings over several years , would be 'compensated' for by the creation of an area of 'improved' green , public open space . Whilst I recognise that we live a constantly changing world , to propose 'binning' this hard fought condition is a betrayal of the original agreement that many of us 'bought' into. As a matter of principle therefore I believe that the original agreement should be honoured and the Council owe it to the ratepayers to ensure that this is observed * The proposal would represent a loss of one of the few significant areas of green space in the Borough which potentially could be readily accessible to all residents . In addition it would remove one of the final green barriers separating the urban developments of Bolton and Salford. * The proposed development of the site would create significantly increased traffic movements of both cars and HGVs , on the already very busy A6 road . I also envisage that major highway problems would result at the M61 / A6 roundabout . *</p> <p>Rather than proposing building warehouses (which</p>	See Cutacre response.

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				have a relatively low worker / built floor area ratio in any event) on the potentially 'green' Cutacre site , I believe that the rationale should be focus employment uses on brownfield sites (for new development) and bringing back into use the significant areas of redundant B1 and B8 space that already exists in the area.	
09/00180		J Nelson	Ch 6 - The Areas of Bolton	I hereby object to the proposed development of a business park at Cutacre, specifically those found on page 58, paragraph 6.41 of the Local Development Framework: Bolton's Core Strategy Preferred Options. I object on the following grounds: The development would encroach on 104 acres of Greenbelt land. The proposed development area includes the Ponds near Lomax Brow SBI (as described by GMEU). The development of this land into a business park also goes back on the agreement that the land currently used as a coal mine would be restored to farmland and wildlife habitat after mining operations had ceased.	See Cutacre response.
09/00180		J Nelson	Ch 6 - The Areas of Bolton	I object to the current plans for developing Cutacre into a large industrial site. We were under the impression that the majority of the site would be made into recreational space for locals, where families would be able to walk around enjoying the county air and the pleasant scenery. It won't be much fun walking around a community recreational space if it is blotted by large ugly industrial units! Please do not spoil this area with an eyesore that will be there for generations to come!	See Cutacre response.
09/00181		F Riley	Ch 6 - The Areas of Bolton	The representation strongly objects to Bolton Council's proposed plans for commercial development in the Cutacre Open Cast Mine site. The residents of Over	See Cutacre response.

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				Hulton were promised that this land would be restored when the open cast work was complete. Also for this plan to proceed it would involve changes to the existing green belt boundaries. If these plans are passed it will have a detrimental effect on the local community. For example there will be: Overcrowding on local roads Loss of historic rights of way Increased pollution The plans show a lack of consideration for residents of Over Hulton and will result in a devaluation of property values , as well has having a detrimental effect on the physical environment.	
09/00182		D Camm	Ch 6 - The Areas of Bolton	Representation objects to the development of an industrial estate at the Cutacre site. Residents were informed that once mining has ceased the site would be turned into a country park. An industrial estate of this scale would have a major impact on traffic in the Four Lane Ends area, including New Brook Road and also Plodder Lane, which is a direct route to Royal Bolton Hospital. The green belt should remain unchanged.	See Cutacre response.
09/00183		R Costello	Ch 6 - The Areas of Bolton	The representation objects to the plans for Cutacre outlined in the recent consultation, and specifically objects to development of the green belt.	See Cutacre response.
09/00184		L Adamson	Ch 6 - The Areas of Bolton	I would like to protest against the latest proposals for the Cutacre site - we want a country park NOT an industrial estate. We want what the council originally promised, what money was laid down to secure and what planning permission was granted for ----- to keep green belt land and provide a recreational space for locals. Is that too much to ask - to get what was promised ???	See Cutacre response.

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09/00185		J Nelson	Ch 6 - The Areas of Bolton	I object to the current plans for developing Cutacre into a large industrial site. We were under the impression that the majority of the site would be made into recreational space for locals, where families would be able to walk around enjoying the county air and the pleasant scenery. It won't be much fun walking around a community recreational space if it is blotted by large ugly industrial units! Please do not spoil this area with an eyesore that will be there for generations to come!	See Cutacre response.
09/00186		J Davies	Ch 6 - The Areas of Bolton	Firstly I wish to object to the proposal to change the Green Belt boundaries around the Cutacre site . I do not think a case has been made for this area to be a strategic employment site and any future employment does not outweigh the loss of the environmental benefits of the greenbelt status . I object and protest at the change in use involved of the site . as a long term resident of the area, I can recall ,when despite objections, the planning permission for using the Cutacre tip was agreed . We as residents where reassured and promised that once the open cast coalmining had been completed , then the site known as Cutacre it would be landscaped as a country park as an environmental asset to the area . The use as an employment site, the details of which are not use not defined, is not in keeping with this promise . I notice also there is a policy involving the M61 corridor which raises concerns about turning this area into a linear development. This will remove the community cohesion and lead to environmental degradation .I have not had time to visit all the many industrial business parks around this area but trust that those involved in planning have done so and will not encourage more	See Cutacre response.

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				building of units which lie empty . I am also aware that despite good access to the M 61 ,The Chloride factory on the A6 is closing . I hope that any plan will recognise existing surplus capacity and take this site into consideration first. Lastly in this e mail I wish to express my annoyance at the lack of time for consultation ,the timing in August of the request for us to make representations within a fortnight . This at a time, when it is the holiday period and many residents and especially those with families are away . It is no use 'urging 'us to have a say if conditions of time and access make this frustratingly difficult . All this just adds to the general lack of trust in promises given, the good faith of our public bodies and it's willingness to really wish to connect with the public . A concern of great public , media and political debate leading to long term problems in our democracy	
09/00187		G Shaw	Ch 6 - The Areas of Bolton	I wish to register my opposition to the change of green belt land to brown belt land at Cutacre Several years ago after a long campaign against opencast mining at Washacre, local residents accepted assurances from Bolton Council and UK Coal that the area would be made into a large country park with footpaths, cycle ways and bridleways, as well as foresting and open spaces for all to enjoy. It seems to me that Bolton Council are missing an opportunity to give the electorate something that the majority want and need. The area around Four Lane Ends (Over Hulton) and the Watergate island and motorway junction are already overcrowded with traffic, both morning and evening. With an industrial estate of up to eight thousand jobs, this will inevitably lead to severe	See Cutacre response.

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				congestion and a large increase in exhaust pollution; this does not seem to be an environmentally friendly policy.	
09/00188		T Griffin	Ch 6 - The Areas of Bolton	The population of Over Hulton and neighbouring have been led up the garden path. The now intentions of Bolton Council are an affront to that local population and in no way reflect or protect the rights and interests of that population. Contrary to para. 6.47 Exceptional Circumstances there is available brown field site, available to meet the Council's given target and without resorting to (1) breaking a pledge already made to restore the land and create recreational space (2) destroying green belt and (3) going hand in hand with a major UK property developer. The spin of job creation - if (and it must be a very big 'if') x000 jobs are created that would clearly result in wholesale chaos to the area in every direction - and you don't need to be a planner to see that. The projection of what could end up there is frightening - empty warehousing units/ giant incinerator/prison???	See Cutacre response.
09/00189		D Hardman	Ch 6 - The Areas of Bolton	The representation objects to both the development proposal at Cutacre and the re-designation of green belt to industrial. The community were opposed to the original open cast mining, but accepted it following consultation in which it was agreed that the site would be made into a country park on completion. A bond was placed with the council to ensure this would be done. The reasons behind this objection are: The irretrievable loss of green belt land Over Hulton will join up with Salford creating Urban Sprawl There will be a loss of habitat for the wildlife supported by the area. The of education value pertaining to the above for	See Cutacre response.

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				generations of local children. The loss of an area where people of all ages can exercise, helping to reduce obesity / health problems. The loss of an area of natural beauty. The increase in pollution from building, output from the industrial units, and greatly increased traffic. The detrimental effects on the health of the local community. The loss of historic public rights of way. Increased overcrowding on roads.	
09/00190		J Kelleher	Ch 6 - The Areas of Bolton	Representation objects to the Cutacre Site Industrial Development proposal on the grounds that the site is registered green belt. The adverse effect of any industrial development on this site will destroy natural wildlife and will add to the further pollution to this area as the increase in traffic volume would be inevitable. There are also enough brownfield sites across Bolton to accommodate such industrial uses, so that green belt can be left free for agriculture and recreation. It was understood that this is what the area would be retained for.	See Cutacre response.
09/00191		J Massey	Ch 6 - The Areas of Bolton	The representation strongly objects to the Cutacre development proposal, as it would effectively turn the only area of green belt land between Bolton and Salford on the A6 into a built up area. The suggestion that the development would bring employment to the area is considered questionable. More consideration should be given to the many undeveloped sites available across the rest of the Borough. Bolton MBC originally granted permission for the open cast mining at cutacre stating that on completion of the opencast mining works the site would be returned to green belt land, park land, once again. This promise should be honoured.	See Cutacre response.

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09/00193		K Mann	Ch 6 - The Areas of Bolton	The representation deplores and opposes the proposed development on the Cutacre site for the following reasons: Loss of green belt for future generations, especially as landscaping was promised once opencast mining was complete. Increase to traffic would aggravate the already busy A6 and motorway, which may cause structural damage to the foundations of nearby housing. Cutacre prevents Bolton from joining up with Little Hulton. Once lost green belt will never be returned to its former self. There are other empty spaces that could house such business such as empty units at Wingates.	See Cutacre response.
09/00194		N.D. Lomas	Ch 6 - The Areas of Bolton	I wish to record my formal objections to the proposals to alter the green belt boundaries to allow the Cutacre Opencast Mining Site to become a strategic employment site for the following reasons:- 1) It was my understanding that the site would be restored to open countryside when the mining was completed. 2) The existing road network in the area, i.e. the A58, A6, A579, Watergate Lane, Plodder Lane, Smethurst Lane and particularly the M61 are already struggling to cope with the current traffic levels. People will not use public transport when private is an option, so the present unacceptable traffic jams around Four Lane Ends and the M61 will become considerably worse. 3) Most of the residents of Over Hulton seem to be either older or retired so there is obviously little demand for employment in the proposed area. 4) Many previous factory sites in Westhoughton, Farnworth, Great Lever and Bolton centre have been lost to housing already and this policy should be reversed. It would surely be better to create jobs in more densely populated areas	See Cutacre response.

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				where there are likely to be younger residents. 5) The Cutacre site needs to form an open 'lung' between Little Hulton, Tyldesley, Atherton, Over Hulton and Great Lever. 6) Would the soon to be vacated Chloride Battery site on the A6 near Little Hulton provide some industrial premises/sites? I await your response with interest.	
09/00195		H Pursall	Ch 6 - The Areas of Bolton	I am writing to express my views over the proposed use of the land at the Cutacre mine in Over Hulton. I have been led to understand that this land, which is currently being used as an open cast mine, was to be transformed into a country park once mining had finished. I understand that 20% of the site was also to be used for industry. I believe that central government had imposed targets on Bolton MBC to provide 10000 jobs within a certain amount of time. Instead of looking for other suitable sites for an industrial estate, Bolton MBC is now considering making the entire Cutacre site an industrial estate. This obviously sorts out the council's need to hit central government employment targets, but is a bit of a slap in the face for local people who were looking forward to enjoying some much-needed green space. I am a resident of Atherton, and live on Bolton Road, which is the main route into Atherton, Leigh and Tyldesley from the M61. The traffic on Bolton Road is appalling already, with juggernauts and HGVs thundering past all day. The M61 and M60 are gridlocked most mornings. If the proposed industrial estate is created, the traffic will significantly increase because of commuters and heavy commercial vehicles. I assume that the 10000 jobs will be created for local people ¿ how many of these will drive to work	See Cutacre response.

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				every day from the surrounding areas? Local authorities are always telling residents to get healthy, exercise, walk and use public transport ¿ when it suits the authority. When targets have to be met, all these positive things are disregarded and money becomes the primary concern. The communities of Atherton, Over Hulton and Westhoughton certainly need employment opportunities ¿ but we also need green space and to relax and play, and to encourage and sustain local wildlife. I urge you to reconsider the proposals for Cutacre. There are more important things in life than targets, budgets and money.	
09/00196		E Price	Ch 6 - The Areas of Bolton	I am writing to express my deep concerns for the proposal to alter the Green Belt boundaries on the Cutacre site to allow for an industrial estate. We were promised by the council that the site would be restored to a wildlife area benefiting the whole community. Imagine then the horror of the residents to discover these promises were to be broken. There are too few Green Belt areas in the vicinity and the Cutacre site is too precious to destroy. We have lived here for 20 years and one of the main reasons we chose our property was because of the open access to the Green Belt area. This proposal must be reconsidered and the views of the hundreds of residents against the proposal should be respected.	See Cutacre response.
09/00197		J Theaker	Ch 6 - The Areas of Bolton	As a resident of Over Hulton, I wish to register my objections to the proposal to alter Green Belt boundaries in order to facilitate the identification of the Cutacre area as a strategic employment site. My objections are based on a number of issues, the most serious being the irretrievable loss of Green belt Land	See Cutacre response.

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				<p>with the accompanying loss of habitat for the wildlife, which it supports , and the resulting loss of educational values regarding the wildlife for the local children. Together with this would be the loss of the natural beauty of the area and the corresponding loss of historic public rights of way, which are used by the public of all ages as an exercise area that assists in maintaining the health of the community. Furthermore, there would be an increase in traffic with the resultant overcrowding of the local road system and the inevitable increase in air and land pollution. This, together with the added pollution from buildings and the output from industrial units, added to the previously mentioned loss of exercise facilities would have a detrimental effect on the health of the local community. Finally the loss of this open space would result in the inevitable joining together of Over Hulton and Middle Hulton with Little Hulton, creating further urban sprawl and the loss of local identity.</p>	
09/00198		C Sutton	Ch 6 - The Areas of Bolton	<p>I am writing to express my concern and objections over the plans to build an industrial estate on the site where they are currently carrying out open cast mining in Over Hulton. I have lived at Four Lane Ends and Westhoughton for nearly 40 years and to build an ugly industrial estate on what little countryside we have left is just pure sacrilege. The open cast mining was supposed to have been started years ago and it was always of the understanding to the local residents that it would cause minimal disruption, something which has obviously been forgotten. The Council should open it as a country park and give something back to the people of Bolton instead of always taking. You only</p>	See Cutacre response.

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				<p>have to look at the Town Centre to see the number of empty shop units available as you can't park without it costing a fortune. Why pay to park when you can go to Middlebrook or the Trafford Centre and park for free. The new market place again was something the people didn't want but went unheard. Listen to the people and leave the land at Over Hulton as countryside and not another Blott on the landscape.</p>	
09/00199		D Livesey	Ch 6 - The Areas of Bolton	<p>As a resident of Over Hulton, I wish to register my objections to the proposal to alter Green Belt boundaries in order to facilitate the identification of the Cutacre area as a strategic employment site. My objections are based on a number of issues, the most serious being the irretrievable loss of Green belt Land with the accompanying loss of habitat for the wildlife, which it supports , and the resulting loss of educational values regarding the wildlife for the local children. Together with this would be the loss of the natural beauty of the area and the corresponding loss of historic public rights of way, which are used by the public of all ages as an exercise area that assists in maintaining the health of the community. Furthermore, there would be an increase in traffic with the resultant overcrowding of the local road system and the inevitable increase in air and land pollution. This, together with the added pollution from buildings and the output from industrial units, added to the previously mentioned loss of exercise facilities would have a detrimental effect on the health of the local community. Finally the loss of this open space would result in the inevitable joining together of Over Hulton and Middle Hulton with Little Hulton, creating further urban sprawl</p>	See Cutacre response.

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				and the loss of local identity.	
09/00200		J Parkinson	Ch 6 - The Areas of Bolton	The representation strongly opposes the development at Cutacre. The local community were promised that the area would be landscaped once open cast mining was complete. The green belt should remain in place, not only for the present community but for future generations. Open spaces are needed to protect local wildlife and preserve the areas ecology. There does not appear to be demand for industrial units and spaces at the present time, so why develop more of this on green space?	See Cutacre response.
09/00201		J.D. Griffin	Ch 6 - The Areas of Bolton	Please register this as an objection to the proposed industrial development of the Cutacre Site. The population of Over Hulton and neighbours have been led up the garden path. The intentions of Bolton Council in no way reflect or protect the rights and interests of that population. Contrary to para.6.47 of the document, there is alternative brown field site available to meet the Council's imposed target and without resorting to: 1) breaking a pledge already made to restore the land and create recreational space 2) destroying greenbelt 3) going hand in hand with a major UK property developer. If x000 jobs are created, it would clearly result in the wholesale chaos to the area in every direction Don't sell us short Bolton Council - the Over Hulton Councillors are against the proposal so back us and them and think again.	See Cutacre response.
09/00202		Marsden-McGlynn	Ch 6 - The Areas of Bolton	I am writing to complain, in no uncertain terms, about your proposed plans for the Cutacre Open Cast Mining site at Little Hulton. First of all a country park was promised for this site. The only reason you got the	See Cutacre response.

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				<p>plans for the open cast mining past local residents was because of the promised country park, therefore you got the open cast mining site on false pretences. There is no way that you have suddenly changed your mind about the future of this site. You must have known right from the start that the plan was really for a business park. Secondly, so you want more employment opportunities for the Bolton area? I take it that the open cast site is going to be going for the next decade or so because you cannot create employment where there is none. Jobs for the local workforce do not just appear because you have provided the premises. Premises are already provided in abundance. Investors only have to travel a few miles north along the A6 from Cutacre to Wingates industrial estate for premises. You can barely see the entrance to this site as it obliterated by all the To Let and For Sale signs. Instead of permanently obliterating green areas why don't you invest in the regeneration of existing areas? It's all very well to think of the convenience of the proximity of the A6 and M61 to the Cutacre site, but how convenient is it for the workforce, scattered throughout the Bolton, Wigan and Salford areas to have to travel miles every day through rush hour traffic to get to the only place they can work. Cutacre is on no major bus routes, whilst Wingates is on a route that runs from Leigh to Horwich and near others that come from Bolton, Wigan and Manchester. You would rather renege on a promise as opposed to investing properly in dilapidated areas and turn them into something of which the residents and the town as a whole can be proud. Cutacre is an open cast mine but it was green before that and was promised to be green again.</p>	

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09/00203		J Massey	Ch 6 - The Areas of Bolton	The representation strongly objects to the Cutacre development proposal, as it would effectively turn the only area of green belt land between Bolton and Salford on the A6 into a built up area. The suggestion that the development would bring employment to the area is considered questionable. More consideration should be given to the many undeveloped sites available across the rest of the Borough. Bolton MBC originally granted permission for the open cast mining at Cutacre stating that on completion of the opencast mining works the site would be returned to green belt land, park land, once again. This promise should be honoured.	See Cutacre response.
09/00204		M Stevenson	Ch 6 - The Areas of Bolton	The representation opposes the loss of green belt at the Cutacre development site. Landscaping was promised once the mining has ceased. Future generations should be able to have as much pleasure out of the green land as those that have enjoyed it up to now.	See Cutacre response.
09/00205		M Mann	Ch 6 - The Areas of Bolton	The representation deplores and opposes the proposed development on the Cutacre site for the following reasons: Loss of green belt for future generations, especially as landscaping was promised once opencast mining was complete. Increase in traffic would aggravate the already busy A6 and motorway, which may cause structural damage to the foundations of nearby housing. Cutacre prevents Bolton from joining up with Little Hulton. Once lost green belt will never be returned to its former self. There are other empty spaces that could house such businesses such as empty units at Wingates.	See Cutacre response.

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09/00206		A Miles	Ch 6 - The Areas of Bolton	The representation opposes the plan to develop the Cutacre site for the following reasons: The fundamental aim of green belt policy is to prevent urban sprawl, retaining open space between built up areas. This would be lost were Cutacre to go ahead. The residents of Over Hulton were promised that when the mining was finished all the land would be landscaped. A real assessment of traffic flow on the A6 and motorway are needed first. There are other industrial sites around Bolton that could be used, and would be better for Bolton people to use. Wingates, the old Eaton Factory, the Post Office at Kearsley could possibly accommodate some of this. The Government are looking for areas to develop as arable land as in the future there will be a shortage of food.	See Cutacre response.
09/00207		J.P. Miles	Ch 6 - The Areas of Bolton	The representation opposes the plan to develop the Cutacre site for the following reasons: The fundamental aim of green belt policy is to prevent urban sprawl, retaining open space between built up areas. This would be lost were Cutacre to go ahead. The residents of Over Hulton were promised that when the mining was finished all the land would be landscaped. A real assessment of traffic flow on the A6 and motorway are needed first. There are other industrial sites around Bolton that could be used, and would be better for Bolton people to use. Wingates, the old Eaton Factory, the Post Office at Kearsley could possibly accommodate some of this. The Government are looking for areas to develop as arable land as in the future there will be a shortage of food.	See Cutacre response.
09/00208		M Booth	Ch 6 - The Areas of	The representation registers strong and complete opposition to the proposal to develop the Cutacre area	See Cutacre response.

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			Bolton	as a strategic employment site. The representation regards the proposal as an act of environmental vandalism as it involves the loss of greenbelt land. Green belt legislation exists to protect open spaces and to prevent urban sprawl, and Bolton Council should uphold this designation. The plan also contravenes what was originally planned for the site at the conclusion of the open cast mining, namely a country park. The Council should act with full integrity on this point and ensure that this promise is kept. It is unnecessary to develop a green belt site when there are numerous brownfield sites that could be developed.	
09/00209		F Booth	Ch 6 - The Areas of Bolton	The representation registers strong and complete opposition to the proposal to develop the Cutacre area as a strategic employment site. The representation regards the proposal as an act of environmental vandalism as it involves the loss of greenbelt land. Green belt legislation exists to protect open spaces and to prevent urban sprawl, and Bolton Council should uphold this designation. The plan also contravenes what was originally planned for the site at the conclusion of the open cast mining, namely a country park. The Council should act with full integrity on this point and ensure that this promise is kept. It is unnecessary to develop a green belt site when there are numerous brownfield sites that could be developed.	See Cutacre response.
09/00210		J Dobson	Ch 6 - The Areas of Bolton	The representation objects to the industrial development set out in the consultation material. The representation opposes proposed alteration to the green belt.	See Cutacre response.
09/00211		V Holden	Ch 6 - The	The representation strongly objects to the proposed	See Cutacre response.

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			Areas of Bolton	plans for commercial development on the Cutacre open cast mine site. Promises were made that the land would be restored when the mining was complete, and development here would result in the joining of Bolton and Salford creating urban sprawl and the loss of an area of natural beauty, with historic rights of way. There would be increased pollution and overcrowding on local roads and many other detrimental effects.	
09/00212		K Whitworth	Ch 6 - The Areas of Bolton	I would firstly like to object to the way that you have dealt with this matter. For such an important topic, you have given minimal time for response and have sent out the fliers at peak holiday time. This on the surface appears to be underhand and will be raised with my MP and the relevant Secretary of State. I would like to register my total opposition to the idea of placing any commercial buildings on the Cutacre Site. The current information on the Opencast operations state that a country park will be created. If industrial units are placed on this site, then there will be no green areas between Over Hulton and Picadilly Gardens in the centre of Manchester. There are more suitable brown site areas in Bolton that can be developed to provide jobs without having to build in Green Belt areas.	See Cutacre response.
09/00213		D Nuttall	Ch 6 - The Areas of Bolton	The representation strongly opposes the proposal for Cutacre. Promises were made that the land would be restored to its natural beauty. The effects it would have on local wildlife will be disastrous The pollution levels, which have already noticeably increased, could become intolerable. Traffic heading into Westhoughton is horrific already and to even consider building on this busy road is a joke. Developing on the green belt will devalue surrounding properties.	See Cutacre response.

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09/00214		J Nuttall	Ch 6 - The Areas of Bolton	The representation strongly opposes the proposal for Cutacre. Promises were made that the land would be restored to its natural beauty. The effects it would have on local wildlife will be disastrous The pollution levels, which have already noticeably increased, could become intolerable. Traffic heading into Westhoughton is horrific already and to even consider building on this busy road is a joke. Developing on the green belt will devalue surrounding properties.	See Cutacre response.
09/00215		L Dobson	Ch 6 - The Areas of Bolton	The representation objects to the industrial development set out in the consultation material. The representation opposes proposed alteration to the green belt.	See Cutacre response.
09/00216		A Pollitt	Ch 6 - The Areas of Bolton	I object to the project at Cutacre site of the land that was promised as Green Belt being turned unto Brown Belt land for industrial development.	See Cutacre response.
09/00217		K Williams	Ch 6 - The Areas of Bolton	The representation objects to the Cutacre proposal. Restoration When planning permission was granted in 2001 for opencast mining local residents were advised that after the operations had been completed the site would be restored. The planning permission itself detailed the restoration to be undertaken once mining operations were completed and measures to be taken during the works to protect the countryside and hedgerows. Its is well known that Britain's hedgerows are under threat and much of the valued wildlife that inhabits those hedgerows are also in danger. The Cutacre site was originally a rich habitat for all species of British wildlife and plants with a wealth of hedgerows, ponds, coppices and grasslands. The wildlife has already suffered greatly due to the	See Cutacre response.

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				<p>disruptive mining operations but it was always confirmed to local residents and nature groups that the land would be restored to the habitat it was previously. Countryside and Green Belt The development would also conflict with Bolton Council's UDP policies regarding the countryside and green belt land, quoted within the representation. The site also includes a Site of Biological Importance designation, set out within the UDP, which would suggest the need for a more detailed level of justification, if this is to be destroyed. The representation also quotes Bolton Our Vision 2007 & 2017, stating that it is important to retain the character of the town, and is the work of the Council to protect its open areas, wildlife and agriculture. Congestion and Pollution Newbrook Road and the A6 are already heavily congested and have become more dangerous to both pedestrians and drivers alike. Development of this site would only add to existing problems. Pollution levels already affect local residents and the surrounding countryside helps to balance this problem by providing green open spaces for residents to exercise and get fresh air. The area is used by local residents for recreational purposes, although this has been limited by the mining operations. This should be restored and made available for walking and cycling etc. Industrial Sites Bolton already has more than enough industrial sites, many of which are empty due to high rents and the difficult economic climate. This suggests that demand for such a development is unlikely. Also if the development did take place it is likely that those employed there would be from outside Bolton. A lack of alternative sites to meet Bolton's employment land requirements is not a sufficient</p>	

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				<p>reason to destroy a site of such importance. While there may not be sites of similar size there are many locations throughout the town that could be utilised and would not damage the ecology of the town to the same degree as they have been developed previously. The council have stated that the proposed development will continue to maintain and help create defensible boundaries that will check the unrestricted sprawl of the built up area of Little Hulton, however how can this be true as there is already little definition between the Boroughs on Salford, Bolton and Wigan, and taking what little is left of the natural boundaries is bound to create unrestricted sprawl. Although small areas of green belt will remain for the time being there will be little separation between the neighbouring towns of Little Hulton, Farnworth, Over Hulton, Atherton and Tyldesley. How can the Council say the removal of such a substantial area from Bolton's green belt won't affect this? Exhibits A, B and C are included as supporting documents.</p>	
09/00218		S Pollitt	Ch 6 - The Areas of Bolton	Please accept my objections for turning what was promised green belt land into brown belt land for industrial, development at Cutacre site, Over Hulton	See Cutacre response.
09/00219		S Foster	Ch 6 - The Areas of Bolton	I wish to express my objections to the plans at Cutacre development site. I feel totally against the land being altered from green area to an area where units or housing could be built. This will ruin the area. Also this would be reneging what they originally said before the open cast mining of returning the land to a green site. There is already a traffic problem and buildings would make this worse. Also there are enough units to let in the area. I am totally against the plans	See Cutacre response.

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09/00220		C.M. Barlow	Ch 6 - The Areas of Bolton	The representation strongly objects to the proposed plans for the development of the land on the Cutacre Mine Site. The open cast mine went ahead despite much opposition on the premise that the land would be restored to its original state when work was completed. The effect of this proposal should it take place would be catastrophic to the community, local wildlife and to future generations. There are enough brownfield sites and empty buildings across the rest of the Borough which can be developed for these purposes.	See Cutacre response.
09/00221		L Barlow	Ch 6 - The Areas of Bolton	The representation strongly objects to the proposed plans for the development of the land on the Cutacre Mine Site. The open cast mine went ahead despite much opposition on the premise that the land would be restored to its original state when work was completed. The effect of this proposal should it take place would be catastrophic to the community, local wildlife and to future generations. There are enough brownfield sites and empty buildings across the rest of the Borough which can be developed for these purposes.	See Cutacre response.
09/00222		D Sydall	Ch 6 - The Areas of Bolton	I would like to lodge my complaint about the proposed reclassifying of the land at Over Hulton (Cutacre) by UK Coal. We were promised at the beginning of the open-casting that the land would be put back to grass, trees and footpaths and ponds. This proposal is downright dishonest. How can greenbelt be changed? I read that the other option for industrial units for Bolton Council to consider is at Horwich Loco Works ¿ what makes more sense? ¿ taking a beautiful area that was once farmland, or taking an ugly area that was once railway sidings and dilapidated railway workshops? There is no comparison. The people of Over Hulton	See Cutacre response.

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				don't want this, Bolton Council should respect our wishes and stand up for it's residents not seen to be fawning to UK Coal, a multi-national company with no interest in Bolton and it's surrounding areas.	
09/00223		A.J. Fletcher	Ch 6 - The Areas of Bolton	The representation objects strongly to the proposed development of the Cutacre open cast mine site. The proposal bears no resemblance to that promised to the residents in order for the site to be re mined in the first place.	See Cutacre response.
09/00224		G Cousen	Ch 6 - The Areas of Bolton	The representation objects strongly to the proposed development of the Cutacre open cast mine site. Turning beautiful green belt land into a pretentious business park is appalling. The noise and loss of view brought about by the mining now only be continued	See Cutacre response.
09/00225		J Fletcher	Ch 6 - The Areas of Bolton	The representation objects strongly to the proposed development of the Cutacre open cast mine site. Existing industrial sites and brownfield sites should be used to provide for such development. The development would not provide employment exclusively to Bolton residents.	See Cutacre response.
09/00226		S Jackson	Ch 6 - The Areas of Bolton	As a local resident I would like to register my objection of the proposed plans for the Cutacre site to change from a greenbelt area to an employment land site following the completion of mining. I object on the following grounds: the plans are not in keeping with the original section 106 agreement which local communities had trusted would occur; a loss of green space has a series of significant environmental impacts; the site would likely to result in considerable congestion issues and also pollution and finally there are already unused sites across Bolton which would be	See Cutacre response.

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				much more suitable to employment than changing the greenbelt boundary at the Cutacre site.	
09/00227		T Moorcroft	Ch 6 - The Areas of Bolton	Following inspection of the proposed plans for Cutacre site, I would like my objection to all 4 proposals to be registered. The local community only dropped objections to the original proposal on the understanding that the site would be made into a nature reserve to be used by all, with a small section of land (behind Exide) to be used for industrial units. Anyone travelling around Bolton and the surrounding areas will see vacant industrial units and brownfield sites that are more suited to industrial use. Also, there is no guarantee that any development would generate jobs either now or in the future. In view of the above, I would reiterate my objections to all the new proposals and hope that the original plans prevail.	See Cutacre response.
09/00228		A Prescott	Ch 6 - The Areas of Bolton	As residents who were strongly opposed to the opencast mining proposal for Cutacre, we took some consolation from the fact that at the end of mining operations the site would revert to farmland, enhanced by the development of part of the area as a country park. We are totally staggered at the plans for Cutacre contained within the recent report, which came completely out of the blue. There is a brief reference to the Country Park, but nothing shown on the map on page 135. What is clear is that this relatively narrow strip will have as its boundary a new and relatively massive area of employment, enhanced by the transfer of a net 92 hectares from green belt (and including a substantial area of biological importance). There seems to be little or no acknowledgement of the likely impact on residents of what is so significant a change, and	See Cutacre response.

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				particularly against the background of the opposition to the original mining proposals. We suggest that the employment area for Cutacre reverts substantially to that of the current core strategy, as shown on the map on page 134 of the report. We will strongly oppose any attempt to progress the revised proposal of adding a further 92 hectares from green belt.	
09/00229		P Jackson	Ch 6 - The Areas of Bolton	As a resident of High Bank I would like to register my objection to the Council's proposals set out in the Core Strategy preferred option to use the Cutacre coal mine site for Employment and Industrial Land. These proposals go against the original agreement to establish the site as open space once coal mining was finished. Local residents were displeased with the original plans for coal mining and many objections only subsided due to the reassurance that the land would be restored into green space. Changing proposals for the site to now become Employment and Industrial Land disregards the trust which the local community placed upon the council to eventually restore the land as green space. Not only that, but the creation of an employment site it likely to have significant impact upon traffic, congestion and pollution in the area. There are numerous brownfield sites across the borough which are far more appropriate for employment use, these should be a priority as opposed to developing upon one of the few larges areas for open space which Bolton has to offer.	See Cutacre response.
09/00230		E Clift	Ch 6 - The Areas of Bolton	I object to the council's proposal that 8000 jobs are created on land running alongside the A6.	See Cutacre response.

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09/00231		A Morgan	Ch 6 - The Areas of Bolton	<p>Firstly can I say that I am a little disappointed that we have to 'formally' object to the Cutacre proposal after having opposed the plan with regards the Cutacre site since it was tabled early 2008 at numerous meetings. Please place this email and its contents in its entirety as my formal objection to the proposals to redesignate the area known as Cutacre from green belt land to that for use for Industrial purposes and employment. I object to the proposals on the following grounds: 1. The creation of urban sprawl: If this land is developed then it would effectively mean that Over Hulton will connect directly to the Salford boundary without any substantial green belt between the two areas. Green belt is supposed to prevent urban sprawl and its removal would lead to Salford and Bolton "merging" into one over developed sprawl. 2. Irretrievable loss of the green belt area: This area has been and is continued to be used as a public amenity for the benefit of the residents of Over Hulton. Its loss would have a detrimental effect on the quality of life for those who use this area for exercise and general amenity. 3. The loss of an historical right of way 4. The current planning approval for this site was originally rejected by Bolton Council and was only approved after Appeal by a Government appointed Planning Inspector against the wishes of the Bolton Planning Committee. The planning approval was only granted after the placing of stringent conditions which included returning the site back to green belt and the creation of a country park. To ensure that conditions would be complied with a substantial restoration bond was requested and subsequently deposited to ensure that the Planning Inspectors requirements for restoration would be</p>	See Cutacre response.

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				<p>complied with. 5. The wild life that lives in this area is vast and varied and any development would obviously have a detrimental effect on this wild life. 6. The impact on the local infrastructure with increased traffic from Wigan, Salford and other areas from within Bolton would obviously have a detrimental impact on the surrounding areas and those residents that live there. 7. The intensification of such a large area for employment would have a detrimental effect on all areas within Bolton. There are enough brown field sites across the borough to meet the government's requirements for employment which would of course spread the employment opportunities across the whole borough. We do not want a repeat of the Middlebrook development when a substantial proportion of residents of the borough were unable to take up the employment opportunities available because of poor public transport provision. 8. The desires and aspirations of the residents of Over Hulton seem to have been completely ignored. We, as the Local Authority, need to put the well being and quality of life of those residents who would be most affected by it redesignation first not the aspirations of UK Coal to substantially increase the value of this land.</p>	
09/00232		G Cook	Ch 6 - The Areas of Bolton	<p>I object to the planning policy regarding the Cutacre site. The residents in this area fought the open cast development for 25 years or so and were satisfied with the agreements reached regarding the extraction of coal and subsequent commitments (within the contract) to landscape the area. The extraction of coal has not yet finished and you are proposing to change this agreement. What is going on? Is there some underlying</p>	See Cutacre response.

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				agenda? What will happen to the money saved by the Coal Board not having to landscape the site? We were promised many times at the local forums that the land would be kept as green belt. Please don't say that Bolton needs more industrial land especially when the Chloride factory is about to be closed, surely there are plenty of existing industrial sites that are underused? Your proposal talks about employment but these jobs are more likely to be taken up from outside Bolton if the development goes ahead on Cutacre. Your report wants to assign Cutacre as a strategic employment site. What type of employment does that allow? Does it include prisons, sewerage farms, waste processing, chemical plants, manufacturing of offices. Keep ALL the green belt GREEN.	
09/00233		R Eccleshare	Ch 6 - The Areas of Bolton	Having been a resident of Bolton in the Over Hulton area over the last 33 years I strongly opposed the original development of open cast mining at the Cutacre Site. After many meetings and petitions by the local residents a compromise was finally accepted with the promise of landscaped areas, walkways and a country park. The "preferred options" to turn this greenbelt area into an industrial park would certainly not have been accepted by the original residents. It is an insult to those original campaigners to see the local council going back on their promises. I object to any development at the Cutacre Site which differs from the one promised by your predecessors on Bolton council.	See Cutacre response.
09/00234		A Gribbin	Ch 6 - The Areas of Bolton	I am writing this letter to register my opposition to the plans for the Commercial Development of this site. It may or may not create 8000 jobs ,but this would mean a significant increase traffic on the roads of Salford	See Cutacre response.

Unique ID	Ref	Name Organisation	Chapter	Summary of Comments	Council Response
				<p>Road and Newbrook Road which are already having problems (in fact there was a traffic survey done by Bolton Council this year with regards to installing a pedestrian crossing. It was refused quoting that there was already large traffic jams on a daily basis and to install one would create even larger traffic jams. So you can imagine what impact several thousand extra vehicles is going to make). At a meeting earlier this year representatives from Bolton Council stated that Salford Road and Newbrook Road could not cope with the traffic problems at present and that the bus lanes are going to be removed to try to improve traffic flow. There were 3 councilors at this meeting (Councilor Phil Ashcroft, Cllr Andrew Morgan and Cllr Alan Walsh). I have spent many years walking through the this green belt land observing the wildlife in this habitat, but now I find that many of the historic rights of way are closed (a will be lost forever) Residents were promised that this land would be restored when the open cast mining was complete, obviously this was never going to happen. To lose this green belt area would be a disaster to the environment and would create an urban jungle and house prices would fall significantly. There are plenty of brown field sites that could be used before any green belt areas are considered.</p>	
09/00235		M Hodson	Ch 6 - The Areas of Bolton	<p>I would like to register my strong objection to the proposed plans to turn the Cutacre site into a "brown area site. Why change what was originally going to be transformed into a Country Park area according to the plans submitted by U.K. Coal when the opencast mining was complete. May I suggest that the council</p>	See Cutacre response.

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				could use the site that will become available when the Chloride Battery Factory becomes vacant to fulfil the government targets.	
09/00236		A Johnson	Ch 6 - The Areas of Bolton	<p>I write with reference to the proposed development of the Cutacre Strategic Site, as detailed in the Bolton Core Strategy Preferred Options Volume 1 document dated August 2008. I am concerned that the Council's latest proposals represent a substantial change to those originally planned for the site. The original intention to return the site to green belt land with a small proportion of industrial use following the conclusion of the open cast mining operation was a fair proposition. However I believe that the latest plans to develop the entire area for industrial use, at the expense of losing green belt land, will have a dramatic effect on the local environment and local communities. I am also concerned that the development of the site as an industrial/employment area will have a significant impact on the local road and motorway system √ The M61 is already heavily congested during the morning and evening 'rush hour' periods; there is typically standing traffic on the M61 between junctions 1 and 4 (junction 4 being adjacent to the Cutacre site) between the hours of 07:00 and 09:00 most weekday mornings. In addition the junction between the A6 and the A579 (Four Lane Ends √ also adjacent to the Cutacre site) is also heavily congested during rush hour periods. With the local road and motorway system around the site already proving to be inadequate for the current volume of traffic, the generation of 8,000 new jobs at the site over the next few years will only serve to completely overload the local transport network. In view of the</p>	See Cutacre response.

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				above I therefore wish to strongly object to the Council's proposed plans and request that the development of the site is re-assed.	
09/00237		Community Group	Ch 6 - The Areas of Bolton	As members of the recently formed Over Hulton Community Group Management Committee, representing the residents of Over Hulton, we wish to register our objections on behalf of the local community to the proposal to alter Green Belt boundaries in order to facilitate the identification of the Cutacre area as a strategic employment site. Our objections are based on a number of issues, the most serious being the irretrievable loss of Green Belt land with the accompanying loss of habitat for the wildlife, which it supports, and the resulting loss of educational values regarding the wildlife for local children. Together with this would be the loss of the natural beauty of the area and the corresponding loss of historic public rights of way, which should be used by the public of all ages as an exercise area that assists in maintaining the health of the community. Furthermore, there would be an increase in traffic with the resultant overcrowding of the local road system and an increase in air and land pollution. This, together with the added pollution from buildings and the output from industrial units, added to the previously mentioned loss of exercise facilities would have a detrimental effect on the health of the local community. Finally, the loss of this open area would result in the inevitable joining together of Over Hulton and Middle Hulton with Little Hulton, creating further urban sprawl and loss of identity.	See Cutacre response.
09/00238		D Scott	Ch 6 - The Areas of	I feel so conned and let down by the Council. The opposition & objections to the open casting of this site	See Cutacre response.

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			Bolton	were immense but when it finally got planning permission I consoled myself with the thought of what UK Coal said would happen at the end. I felt that I could put up with approximately 10 years of noise, dust & mess as I could enjoy what UK Coal promised us. Namely woodland, walks, conservation areas, ponds etc. all within the green belt. An area so full of natural amenities for everyone to enjoy and be proud of. And now this. Industrial units. I feel very bitter and let down by both Bolton Council & UK Coal. Surely there are enough brownfield sites within Bolton which could be developed instead of green belt land? In the Core Strategy document itself you say there will be no boundary changes to the green belt land ¿ a broken promise straight away. Please look elsewhere & keep our green belt green.	
09/00239		M.S. Smith	Ch 6 - The Areas of Bolton	I refer to your recent letter with details of your plans for the Cutacre site when opencast mining is completed. My property at the above address 'backs on' to the site. I wish to object to your plans by raising the following questions regarding your intentions. Will your plans allow the mining company to renege on its promises to landscape the site and remove the Cutacre tip ¿ a longstanding eyesore in the area? Added to this, why would you wish to take green belt land when there is so little of it left in the area? Are you aware of the traffic congestion, particularly in the mornings and evenings, at Four Lane Ends, where the A579 crosses the A6? Sometimes it is virtually gridlocked, and your plans will inevitably add to the problem. Will low level industrial buildings in a predominantly residential area continue to blight the area? One only has to see the hotchpotch	See Cutacre response.

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				which has been created in the Crown Lane area of Horwich to see the results of mixed development. Finally, when central government considers it politically expedient to revalue properties and adjust council tax bands, can we expect decisions in favour of residents for a change? It would be very welcome!	
09/00240		N Theaker	Ch 6 - The Areas of Bolton	As a resident of Over Hulton, I wish to register my objection to the proposal to alter Green Belt boundaries in order to facilitate the identification of the Cutacre area as a strategic employment site. My objection is based on a number of issues, the most serious being the irretrievable loss of Green Belt land with the accompanying loss of habitat for the wildlife which it supports, and the resulting loss of educational values regarding the wildlife for local children. Together this would be the loss of the natural beauty of the area and the corresponding loss of historic public rights of way, which should be used by the public of all ages as an exercise area that assists in maintaining the health of the community. Furthermore, there would be an increase in traffic with the resultant overcrowding of the local road system and the inevitable increase in air and land pollution. This, together with the added pollution from buildings and the output from industrial units, added to the previously mentioned loss of exercise facilities would have a detrimental effect on the health of the local community. Finally, the loss of this open space would result in the inevitable joining together of Over Hulton and Middle Hulton with Little Hulton, creating further urban sprawl and the loss of local identity.	See Cutacre response.
09/00241		J Valjalo	Ch 6 - The	I am concerned that the open cast mining land in	See Cutacre response.

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			Areas of Bolton	Overhulton will be used as an Industrial area. recently moved to Bolton from the Salford area where over-development is rampant. To even consider another Ind Est is madness as so many are standing empty and with the closure of Chloride(another empty industrial site) I don't see the need to build more.	
09/00242		G Walker	Ch 6 - The Areas of Bolton	We strongly object to the proposed change of use of the Cutacre site. We were promised landscaping and full access for the public. There are few areas left for walking etc for the public in the local area and some of this area is green belt.	See Cutacre response.
09/00243		R Wilkinson	Ch 6 - The Areas of Bolton	Your proposals to declare the present Open Cast Mining as a future industrial development area is a total reversal of all previously stated intentions. At public meetings prior to the granting of the Open Cast work it was said that due to the disturbance, the ground would be unstable and any building would not be possible. The promise that it would be returned to agricultural and recreational use was repeatedly made. Only last year it was stated that the construction of the new composting plant was the limit of infringement into the Green Belt area. What does not appear to have been considered, is how isolated the area is from the expected work force. The main beneficiaries of this development would be living in the Salford or Tyldesley areas. Residents from Bolton would have to travel some distance, causing major road congestion with its associated air pollution. This complete disregard of promises already given once again indicated the lack of integrity of politicians locally and nationally. I therefore strongly object to the proposals in your core strategy.	See Cutacre response.

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09/00244		K Williams	Ch 6 - The Areas of Bolton	I am writing in objection to the planned industrial estate at the Cutacre site, Over Hulton, Bolton. My family have lived on the adjacent estate (firs rd) for over 20 years and are devastated to hear that this area may be turned into an industrial estate, especially after the coal mining was given the go ahead on the promise that a country park will be created there. Our family and friends are disgusted that these plans have been kept so quiet & that we are going to lose an area of such natural beauty. We cannot believe that the area is going to be destroyed by huge HGVs & lorries polluting the air, clogging up the roads, not to mention the noise that will be inflicted on us & the devaluation of our properties. Please pass my complete OBJECTION on to whoever it may concern.	See Cutacre response.
09/00245		J.E. Yates	Ch 6 - The Areas of Bolton	As a resident of Over Hulton, living on Newbrook Road, I wish to lodge my objection to the Council's recently revealed future intentions in respect of the Cutacre Open Cast Site. When our objections were ridden 'rough shod' over by the decision to allow the original open casting of the Cutacre site, we were promised that after the coal extraction was completed it would be returned for the most part to open park land and public green space and continue to be designated Green Belt land with UK Coal pledging a bond for the purpose. The Council is now reneging on this agreed course of action by the so called 'Preferred Options' now being proposed. In my view this will have a detrimental effect on the whole area in respect of :- increased road traffic and pollution there from - the existing road infrastructure, M61, A6 and A579 are already reaching saturation point at times during the day: pollution from	See Cutacre response.

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				the industrial development itself: loss of wildlife habitat and biodiversity opportunity: loss of historic rights of way and the denial of a pleasant outdoor recreational area for the local population to enjoy and gain health benefits from.	
09/00246		R.J. Baker	Ch 6 - The Areas of Bolton	<p>In reply to your letter of the 4th August, you ask for our comments with regards to your proposed extension to the Cutacre Industrial Estate. Why? You have shown only contempt for the wishes of the residents of this area in the past. What has changed now? Nothing! You know as well as I that this is about money. Not the wishes of the people that you are supposed to serve. A public body steeped in Hypocrisy representing your own agenda. There are a lot of very upset people in the Over Hulton area. Many are shocked that we could have been lied to in such a manner. When the planning was granted for the opencast I said at the time that I was highly sceptical that the land would be returned to its former state when the project was finished. Why should anyone believe a Government & Council that had so blatantly misled and LIED to us in the past? This council has demonstrated only too well the lengths it will go to, to lay its hands on more money in the form of business rates. But to build on Green Belt Land takes the Council's shabby treatment of local residents to a new level. There are enough Industrial sites in the area, which could easily be expanded to fulfil Bolton's requirements without upsetting large numbers of people. Perhaps there is another reason you are determined to make the people of this area suffer more than we already have? I also not that Bolton's overall contribution to Greater Manchester's requirements for</p>	See Cutacre response.

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				land is disproportionately larger than other areas. Smacks of greed to me. Many derelict, abandoned sites could be transformed. As residents we are constantly being urged to RECYCLE. This Council should lead by example. The very fact that these proposals have been under discussion for so long and the planning department has given us a ludicrously short time to respond also shows yet again how much notice the Council will take of our views. This development will virtually join Over Hulton to Little Hulton and is an absolute scandal. The erosion of our boundaries, turning our landscape into one giant urban/industrial sprawl must be resisted at all cost. The effect on the local environment will be devastating. You asked for our comments. Stick to the original plan, and for once listen to the view of the people you purport to represent.	
09/00247		J.J. Cansfield	Ch 6 - The Areas of Bolton	I wish to record my objection to the proposal to further encroach on the green belt area around Bolton. This continued destruction of rural sites does not do the town any good, there are many existing derelict brown sites to be regenerated before such a proposal is passed. It would appear that this proposal is an attempt to maximise the value of this area following the extraction of coal by opencast mining and the company involved should be held to its promise to make the area a pleasant rural park and a green area between the boroughs of Bolton and Wigan. We ask you to oppose any industrial development of the area.	See Cutacre response.
09/00248		O Wachter	Ch 6 - The Areas of Bolton	I am writing to most strongly complain re the proposed cultivation of land that was earmarked for Country Park, etc, to enhance our desired area, not to destroy	See Cutacre response.

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				it. The talk of crating jobs is eye wash, we would like to know what other areas were looked into, is it just typical Labour Policy, 'Do as we Say'.	
09/00249		P Wilkinson	Ch 6 - The Areas of Bolton	I would like to lodge an objection to the proposals for the change of plans for the Cutacre site. As a local resident, I watched with interest, the original planning arguments for the Cutacre site. I was initially against the open cast mining of this site, but when promised a 'Country Park' on the site after completion, I (and I gather) many local residents were swayed by the plans, and agreed that this would be some compensation the disruption, noise and dust of the area during mining. I object to 1. Change of use from promised Country Park 2. Loss of green belt between Salford and Bolton areas, and subsequent un-checked urban sprawl. I would also like to comment on the lack of information made available to local residents on these proposed changes, and of course the very limited time in which we have available to respond. I note also that a quick 'Google' of 'Cutacre AND business park' produces as its first hit, www.ukcoal.com/ds-cutacre so it would appear that this 'Plan' has been around for some considerable time.... unknown to local residents.	See Cutacre response.
09/00250		P Yates	Ch 6 - The Areas of Bolton	As a resident of Over Hulton, living on Newbrook Road, I wish to lodge my objection to the Council's recently revealed future intentions in respect of the Cutacre Open Cast Site. We were promised that after the coal extraction was completed it would be returned for the most part to open park land and public green space and continue to be designated Green Belt land with UK Coal pledging a bond for the purpose. The Council is now reneging on this agreed course of action by the so	See Cutacre response.

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				called 'Preferred Options' now being proposed. In my view this will have a detrimental effect on the whole area in respect of :- increased road traffic and pollution there from - the existing road infrastructure, M61, A6 and A579 are already reaching saturation point at times during the day: pollution from the industrial development itself: loss of wildlife habitat and biodiversity opportunity: loss of historic rights of way and the denial of a pleasant outdoor recreational area for the local population to enjoy and gain health benefits from.	
09/00251		H Quigley	Ch 6 - The Areas of Bolton	I wish to record my objection to the proposal which has been made to designate the former Green Belt Land currently under open cast mining operations as an 'Employment Area' which I take to be a euphemism for an 'Industrial Estate'. The reasons for my objection are as follows: Since the beginning of open cast mining operations only 30% of the former Green Belt Land has been available for recreation. This remaining small areas heavily used by walkers, joggers, horse-riders and cyclists. A potentially permanent loss of 60% of the previously developed Green Belt amenity land will take away a leisure resource which is valued and needed by many current residents and will deny future generations the facility to access a green area in Over Hulton for the purposes of recreation and exercise. The use of this land for industrial purposes rather than Green Belt will extend the urban sprawl of Salford into Bolton and will all but destroy the identity of Over Hulton as a community. The requirement for a new industrial estate in this part of Bolton is not apparent. The A6 corridor through Chequebent and Wingates already has under-	See Cutacre response.

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				<p>utilised industrial areas available. The area proposed is not served by Public Transport, therefore, access by customers, employees and visitors would need to be by motor car using already congested routes via the A6 and M61. There are no other parks or recreation areas in the Over Hulton or adjacent Westhoughton areas. The promise of a Country Park at Over Hulton at the end of the open cast mining was instrumental in gaining acceptance by the inhabitants of Over Hulton of the open cast mining proposal. The promise given at the outset to return the mined land to Green Belt status and community use must be kept.</p>	
09/00252		A Sharrock	Ch 6 - The Areas of Bolton	<p>I write to give my views on Bolton's Core Strategy preferred options and in particular the future of Cutacre. Whilst not in agreement with the full report I do understand the end goal that the Council are aiming at. Land usage at Cutacre and the M61 Corridor. No account has been taken of government announcements on world food shortage. The site should be used for food production. Traffic and Pollution At first sight the provision of approximately 8000 jobs seems an admirable aim but where will the workers travel from? Bolton, Leigh, Atherton, Tyldesley, Little Hulton, and other areas further away. Workers will inevitably use cars. There will be lots of goods vehicles. CO2 and other exhaust particulates will have a very negative impact. Cleaner, Greener Bolton Water run off will increase flood risk. Not in keeping with the benefits of public open spaces. Reduction of greenhouse gas emissions. General. The Core Strategy Reports and the associated maps indicates that North Bolton, Little Lever, Kearsley and West Bolton north of the M61 will</p>	See Cutacre response.

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				not be affected by the changes. Inner Bolton, Brightmet and Farnworth will benefit from (beneficial) renewal. This leaves Westhoughton and Horwich to bear the brunt of the changes & a continuation of the building on many green spaces in the area pursued by Bolton Council since the creation of the Metropolitan Borough in 1974. Local residents accepted the opencast mining because of a promise by Bolton Council and UK Coal that the land would be restored to a green park area with only a little industrial development. UK Coal produced a well thought out Restoration Plan (with map) and this should be adhered to with no more than a further 10% increase in land for industrial use. I suggest that further requirements for job provision should be met elsewhere in the borough as and when required.	
09/00253		H Stringer	Ch 6 - The Areas of Bolton	I wish to record my objection to the proposal which has been made to designate the former Green Belt Land currently under open cast mining operations as an 'Employment Area' which I take to be a euphemism for an 'Industrial Estate'. The reasons for my objection are as follows: Since the beginning of open cast mining operations only 30% of the former Green Belt Land has been available for recreation. This remaining small areas heavily used by walkers, joggers, horse-riders and cyclists. A potentially permanent loss of 60% of the previously developed Green Belt amenity land will take away a leisure resource which is valued and needed by many current residents and will deny future generations the facility to access a green area in Over Hulton for the purposes of recreation and exercise. The use of this land for industrial purposes rather than Green Belt	See Cutacre response.

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				will extend the urban sprawl of Salford into Bolton and will all but destroy the identity of Over Hulton as a community. The requirement for a new industrial estate in this part of Bolton is not apparent. The A6 corridor through Chequebent and Wingates already has under-utilised industrial areas available. The area proposed is not served by Public Transport, therefore, access by customers, employees and visitors would need to be by motor car using already congested routes via the A6 and M61. There are no other parks or recreation areas in the Over Hulton or adjacent Westhoughton areas. The promise of a Country Park at Over Hulton at the end of the open cast mining was instrumental in gaining acceptance by the inhabitants of Over Hulton of the open cast mining proposal. The promise given at the outset to return the mined land to Green Belt status and community use must be kept.	
09/00254		A Harrison	Ch 6 - The Areas of Bolton	I have lived at the above address for 32 years which is adjacent to the Cutacre site. I know the area I know their needs and what they wish for themselves as residents in the vicinity. This scheme was passed on promises made at the time that on completion the new site would have a '67 hectare' country park with facilities for outdoor use which would be beneficial to the residents of Little Hulton and the rehabilitation of the wild life. The figures produced at the time for gross job creation, net job creation, and annual income are pie in the sky! We do not need industrial estates. We do not want them. Travel the boundaries of Bolton, Salford and Wigan; there are thousands of empty industrial units no longer needed. If the new plans proposed are successful and the 67 hectare country park is replaced	See Cutacre response.

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				by a concrete industrial jungle this will be based on lies, deceit, untruths and greed and would be comparable to the stupidity and greed involved in the returning of a mass murderer to Libya. We do not want extra traffic pollution it is already ¿ We do not want extra noise pollution as the geography of the area lends itself to the intensity of all sound. No person in the area will tell you that the Cutacre ¿ is ugly it was an area of raw natural beauty enjoyed by many species of animal life and mankind.	
09/00255		R Houghton	Ch 6 - The Areas of Bolton	I want to object most strongly about the plans to change our country park into a massive industrial park. The only reason UK Coal got permission to extract the coal was by promising to reinstate the site to a country park. UK Coal is a subsidiary of Peel Holdings and anybody who has had dealings with them in the past will tell you they are not to be trusted and not to be believed. And everybody in Over Hulton believes that Bolton Council, Peel Holdings, UK Coal never had any intention of reinstating the site as a country park. We believe it has just been a big con trick to keep us quiet. Peel Holdings will pull the same stunt they did in Atherton with the Cadbury Fold site which was green belt land they changed it to a brownfield site built factory units which nobody wanted and after five years they are still standing empty but they got their massive government grants they must have laughed all the way to the bank. The main reason they want to change Cutacre site into a brownfield site is because they own the land. If they wanted to build industrial units another brownfield sited, which there are hundreds of around the Bolton area they would have to buy the land off the	See Cutacre response.

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				owners, and that would eat into their profits. So Over Hulton residents will finish up with a massive industrial estate built on Greenfield land which nobody wants and will stand empty for years & years till they decay and get knocked down but for one or two. They wont worry because they will have received the massive government grants that Gordon Brown is giving the building industry to kick start the economy and a large slice to kick start the economy and a large slice of our money (TAXES) will go into the fat cats pockets & the shareholder pockets. A few people in Over Hulton knew about this Industrial Site in August 2008. But when I spoke to you about it in May 2009 you denied all knowledge of it and sent me a laetter dated 21/5/09 saying you knew nothing about an Industrial Estate and also sent me a map of our Country Park. I enclose a copy of the letter. IT'S NOT JUST BANKERS & MPS WHO HAVE THEIR SNOUTS IN THE TROUGH IS IT BOLTON COUNCIL	
09/00256		E.L. Cansfield	Ch 6 - The Areas of Bolton	I wish to record my objection to the proposal to further encroach on the green belt area around Bolton. This continued destruction of rural sites does not do the town any good, there are many existing derelict brown sites to be regenerated before such a proposal is passed. It would appear that this proposal is an attempt to maximise the value of this area following the extraction of coal by opencast mining and the company involved should be held to its promise to make the area a pleasant rural park and a green area between the boroughs of Bolton and Wigan. We ask you to oppose any industrial development of the area.	See Cutacre response.
09/00257		N Coe	Ch 6 - The	Just a short note to let you know that my wife and I	See Cutacre response.

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			Areas of Bolton	object to the proposed plans to turn the CutAcre site into an industrial park I live in the Over Hulton area and local residents who have lived there for years are incensed. They were led to believe that it would be turned into a Country Park. To go back on this would be unacceptable	
09/00258		A Griffin	Ch 6 - The Areas of Bolton	Please register this as an objection to the 'proposed' industrial development of the Cutacre Site. The population of Over Hulton and neighbouring have been led up the garden path. The now intentions of Bolton Council are an affront to that local population and in no way reflect or protect the rights and interests of that population. Contrary to para. 6.47 of the document (Exceptional Circumstances) there is alternative brown field site available to meet the Council's imposed target and without resorting to (1) breaking a pledge already made to restore the land and create recreational space (2) destroying green belt and (3) going hand in hand with a major UK property developer. If £ and it must be a very big 'if' £ x000 jobs are created that would clearly result in wholesale chaos to the area in every direction £ and you don't need to be a planner to see that. Don't sell us short (very short) Bolton Council £ the Over Hulton Councillors are against the proposal so back us and them and think again,	See Cutacre response.
09/00259		J Radcliffe	Ch 6 - The Areas of Bolton	The representation strongly opposes the scheme and the proposals to alter green belt boundaries at the Cutacre site. This policy is the easy option for building purposes, but is short sighted , and more importantly, highly irresponsible. Once green belt land goes that is it, no turning back. Future generations are the losers not winners as portrayed in the Core Strategy report.	See Cutacre response.

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				There are enough brownfield sites in Bolton that are suitable for reconstruction, that probably cost more to develop. But why leave them out of the equation? Also there are a great number of industrial and retail sites in Bolton that are derelict and could be used. Chloride is one example. At a Public Enquiry to approve open cast mining it would be agreed that the green belt land was to be returned to farmland. No permission had been given for an alternate use of the site. The land should be returned to farmland, which also provides employment of its own. This proposal would result in the loss of four farms leaving only two in the area. The heavy traffic at Four Lane Ends is another effect, as it is already heavy at peak periods. (Evidence from Area Forum Meeting 08/07/09 attached)	
09/00260		M Radcliffe	Ch 6 - The Areas of Bolton	The representation strongly opposes the scheme and the proposals to alter green belt boundaries at the Cutacre site. This policy is the easy option for building purposes, but is short sighted , and more importantly, highly irresponsible. Once green belt land goes that is it, no turning back. Future generations are the losers not winners as portrayed in the Core Strategy report. There are enough brownfield sites in Bolton that are suitable for reconstruction, that probably cost more to develop. But why leave them out of the equation? Also there are a great number of industrial and retail sites in Bolton that are derelict and could be used. Chloride is one example. At a Public Enquiry to approve open cast mining it would be agreed that the green belt land was to be returned to farmland. No permission had been given for an alternate use of the site. The land should be returned to farmland, which also provides	See Cutacre response.

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				employment of its own. This proposal would result in the loss of four farms leaving only two in the area. The heavy traffic at Four Lane Ends is another effect, as it is already heavy at peak periods. (Evidence from Area Forum Meeting 08/07/09 attached)	
09/00261		J.S. Wilkinson	Ch 6 - The Areas of Bolton	I am appalled at the proposal to renege on the firm promises which were made to the residents of this area at the start of the Cutacre Opencast mining project. You then agreed that the site would revert to landscaped scenery and countryside, pleasant to walk in and of benefit to wildlife. Something to look forward to after enduring the noise and air pollution after the mining years. There is a national problem with obesity, both adults and children. The N.H.S. would benefit if everyone was to do more walking. This children who live round here have no safe place to play games or ride bikes etc. Many of the people who live here are retired and they enjoy walking. Your proposals mean that every time we would like to go for a walk, we will need to get the car out. Have you forgotten that Global Warming and the resulting changes to weather patterns, requires the provision of more green belt, not less. We need trees and arable farmland to reduce the importing of food which could be grown locally, at the same time providing local jobs. The job creation you are providing for in the future, will mean an area covered in concrete and tarmac and the unavoidable pollution of the busy roads thus created. For the reasons given above and many others, I state here that I strongly object to your proposals.	See Cutacre response.
09/00262		W Farnell	Ch 6 - The Areas of	I register my objection to the use of Greenbelt land for Industrial Development. When our objections to the	See Cutacre response.

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			Bolton	<p>Cutacre development where overruled, we were promised the land would be restored to parkland with leisure amenities, it was also stated that it could not be built on for fifteen years due to land slip. If we are in such a dire need of land, why can't we use the Chloride Battery land, the factory has effectively been closed you could then move your plan in the opposite direction? Traffic on the A6&M61 would be increased. These are both heavily used already. If your moral blackmail that Bolton needs jobs is true, stop immigration into the area we are already over burdened in schools, hospitals and housing, and have a ghetto, with Derby St laughing called the Khyber Pass. I'm sure there are other areas of free land available in the Bolton conurbation that could be used, maybe not as easily accessible but would avoid using Greenbelt land. No doubt our views will be overruled again, but this time we will have to fight harder.</p>	
09/00263		J and A Wynne	Ch 6 - The Areas of Bolton	<p>We, the undersigned, would like to register our disapproval of any reduction/interference of the Greenbelt land at Over Hulton. To give consent to the proposed plan now, could in future be interpreted as approval. Firstly, this is the only open space between here and Manchester. Must we continue to build until we reach Blackpool? Any additional traffic on the A6 would be detrimental to the free movement of the services of existing businesses. A case in point i.e. the Exide factory is about to be disbanded leaving yet another empty and unused commercial property to accompany many others seen about Bolton at present. There are so many unsold/unlet private houses about, begging the question as to where all these new tenants</p>	See Cutacre response.

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				will be found! The report in total form, is far too ranging a document without it being split into separate areas and submitted to the population of each of those areas. Maybe then there would be space to perhaps provide a map which does not require the use of a magnifying glass. We must remember that whilst we have the convenience of the internet to view the council's wide-ranging services, that it will be quite some time before most of the public will have access and skills to use a computer.	
09/00264		F Nurtney	Ch 6 - The Areas of Bolton	I am writing to object to the proposal to redesignate Green Belt land surrounding the Cutacre site. I am led to believe that the reason for the proposal is so that commercial development can be started. This would result in excess traffic on local roads causing increased pollution. It would, in effect, lose the boundary for Over Hulton. The community would be losing an area of great natural beauty. The local wildlife would be losing their habitat. There would be increased pollution from building the industrial units. The loss of Green Belt would be irretrievable. I feel that the option for redevelopment of brown field sites is pursued more rigorously.	See Cutacre response.
09/00265		L Nurtney	Ch 6 - The Areas of Bolton	I am writing to objection to the proposed redesignation of the Cutacre area from Green belt land to accommodate future development. My first and foremost concern is the loss of Green Belt land which would have an adverse effect on the biodiversity of the area. The Cutacre development was originally declined by Bolton Council and it was only by appeal to the government that it was allowed to go ahead. The local community were promised that the land would be	See Cutacre response.

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				<p>restored to a country park once the opencast mining had ceased. THIS PROMISE SHOULD BE UPDELD. There is no need to redesignate Green Belt land. Bolton has plenty of brown field land that can be used to reach any government targets. Bolton Council has refused an application from Cambrian Homes Ltd to build an estate in Astley Bridge because it is Green Belt land. The planning committee have got to be consistent. My other main concern is traffic. If the Green Belt land is redesignated the proposed future industrial estate will obviously cause extra traffic on the A6. This concern was raised at our local council forum and we were told that the entrance would be near the motorway exit so it would not cause any further congestion from traffic. We were alsot old that the future industurial estate will bring jobs fot eh the people of Bolton. Surely the workforce would dependon who employers want to hire. It could be that no-one from Bolton gets a job there. The only certain factor is that there would be more wagons and lorries on the A6 involved in the building. We already know this from when Cutacre was first started. The number of wagons and lorries travelling along the A6 was tremendous and caused the house to vibrate to such an extent we had to get new windows. Also some debris fell off one of the wagons as I was going to work. It hit the bonnet of my car with such a force it caused a dent that cost £200 to repair. The residents of Salford Road have already had meetings with councillors regarding how difficult it is to cross this road. The traffic also speeds along and on lots of occasions travels on the wrong side of the road to overtake. Therefore, I strongly feel that the proposal should be declined and that the</p>	

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				promise of a country park for the community should be delivered.	
09/00266		D Peters	Ch 6 - The Areas of Bolton	With reference to the above, I would like to register my objections to the proposed industrial park being planned for this greenbelt land. I was under the impression that this site was to be turned into a country park when all the coal had been extracted. I am once again left with the distinct impression that Bolton Council are going to use spin to go back on assurances given to the local people.	See Cutacre response.
09/00267		C.H. Peters	Ch 6 - The Areas of Bolton	With reference to the above, I would like to register my objections to the proposed industrial park being planned for this greenbelt land. I was under the impression that this site was to be turned into a country park when all the coal had been extracted. I am once again left with the distinct impression that Bolton Council are going to use spin to go back on assurances given to the local people.	See Cutacre response.
09/00268		R Howell	Ch 6 - The Areas of Bolton	Forget about a proposal to identify the Cutacre area as a strategic employment site, and to abandon Green Belt boundaries just to suit Bolton Council, as a way of making money off extortionate business rates. Your loyalties should lie with the residents of Over Hulton, who live in a residential area, and who are desperately fighting to keep the amenities that they have, such as they are. There are no amenities at all for children, and young teenagers, adolescents etc. Absolutely nothing, however, we do not want the remaining output Green Belt carved up for industrial purposes, more pollution, loss of wildlife and habitat. There would be a loss of an area of great natural beauty, and also an increase in	See Cutacre response.

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				<p>pollution from building the industrial units and heavy traffic. It would cause detrimental effects on the health of the local community. Come and live in HIGH BANK and see for yourselves the view over Green Belt, and imagine what it would be like for the residents to have an industrial estate at the back of the Baffle Mound. Come on down, and get out of your safe seats. The area behind our back garden has always had the SWORD OF DAMACLES hanging over it 2 for at least forty years. Just stop pen-pushing, and stick to the original plans, which were to have a Country Park and woodland. I feel that the option for redevelopment of brown field sites should be pursued more rigorously.</p>	
09/00269		M Hall	Ch 6 - The Areas of Bolton	<p>Having lived in the area for the last thirteen years I'm deeply upset by the prospect of our panoramic vistas being blighted by yet more industrial units in the area. Why do we need another site? The area at Little Hulton adjacent to the Refuse disposal unit has been turned into many industrial units. Plodder Lane has been utilised for workspace too and Wingates is nearby with half occupancy. Would it not be more prudent to use the existing sites to their best potential instead of building more to stand empty and become vandalised and neglected. We are extremely disappointed at the proposal to re-designate the area from green belt we were assured that the land would be restored when the Open Cast work was complete. The area is used by local residents and visitors for jogging cycling and dog walking as it is a peaceful and tranquil area to live and relax in why spoil it? We would lose historic rights of way and most of the wildlife. The A6 is already extremely busy and the potential increase in noise,</p>	See Cutacre response.

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				cars lorries and pollution would be detrimental to the area. I thought that here in Bolton we were trying to make it a 'Great place to live, work and play' I don't think industrial units fit that criteria.	
09/00270		E Collier	Ch 6 - The Areas of Bolton	<p>Sir, I would like to register my objections to the proposed Cutacre Development on the land owned by UK Coal, for the following reasons Due process has not been seen to be done. Before submitting the plan to the Secretary of State the Planning Inspectorate state that ; The Authority will publish its development plan document for a 'MINIMUM period of 6 WEEKS'. It will put the document on it's web site and make it available at its office and other suitable venues such as public libraries. The Authority will also give notice that it has published the document in the local newspaper. A letter was sent out to local residents only 3 WEEKS prior to 28/8/09, the closing date set by the Council for objections to be registered. This letter was reluctantly sent out after local councillors were pressured into doing so at a local forum meeting. Nothing has been posted in the local press by the Council regarding the proposed development, and although the local Councillors had known about the proposed development they declined to let their constituents know about them until pressured to do so. THE CORRECT PROCEDURE NEEDS TO BE ADHERED TO ! The Government's Planning Policy Guideline 2 (PPG2) states that 4 of the 5 purposes of including land in Green Belts are ; 1/ To check unrestricted sprawl of large built-up areas. The construction of this development would merge Over Hulton with Little Hulton creating a large urban sprawl. 2/ To prevent</p>	See Cutacre response.

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				<p>neighbouring town from merging together. Again Over Hulton and Little Hulton would merge into one creating a large urban sprawl. 3/ To assist in safeguarding the countryside from encroachment. 259 acres of Green Belt would be lost under this proposal, including all the associated wildlife and agricultural land. 4/ To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. At the moment UK Coal has made the land totally derelict and has promised (in the original plans, passed by the council) to restore the land back to it's original Green Belt status. The PPG2 also states that - Once defined, Green Belts have a role to provide the following objectives - 1/ To provide opportunities for access to the open countryside for the urban population 2/ Provide opportunities for outdoor sport and outdoor recreation near to urban areas 3/ Retain attractive landscapes and enhance landscapes near to where people live 4/ Improve damaged and derelict land 5/ Secure nature conservation interest 6/ Retain land in agriculture ,forestry and related uses Clearly if the proposed development plan is passed it would have disregarded all of the above guidance. PPG2 2.1 THE ESSENTIAL CHARACTERISTIC OF GREEN BELTS IS THEIR PERMANENCE, THEIR PROTECTION MUST BE MAINTAINED AS FAR AS CAN BE SEEN AHEAD. PPG2 2.9 Wherever practicable a Green Belt should be several miles wide, so as to ensure an appreciable open zone all around the built up area concerned PPG2 3.4 The construction of new buildings inside a Green Belt is inappropriate, unless it is for the following reasons - - Agriculture & Forestry - Essential facilities for outdoor sports and activities - Limited extension, alteration or replacement</p>	

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				<p>of existing dwellings - Limited in filling in existing villages - Limited in filling or re-development of major existing developed sites Again the PPG2 goes on to say that - In a Green Belt area, minerals can be worked only where they are found. Their extraction is only a temporary activity. Mineral extraction need not be an inappropriate development. It need not conflict with the purpose of including land in Green Belts, provided that - HIGH ENVIRONMENTAL STANDARDS ARE MAINTAINED AND THE SITE IS WELL RESTORED. MINERAL AND LOCAL PLANNING AUTHORITIES SHOULD ENSURE THAT PLANNING CONDITIONS FOR MINERAL WORKING SITES WITHIN GREEN BELTS ACHIEVE SUITABLE ENVIRONMENTAL STANDARDS AND RESTORATION. PPG2 is a document of guidelines set out by the Government, OUR GOVERNMENT, that, local Councils, Multi-million pound companies and the likes of myself are bound to abide by. The document sets out rules that protect our Green Belt areas preventing them being destroyed forever in the pursuit of monetary gain. I could carry on quoting the PPG2, but I am sure that UK Coal and Bolton Council know them back to front. The proposed development on the Cutacre site is a total disregard of the PPG2 guidelines Bolton Council has a "CORE STRATEGY" that aims to create 8000 jobs in the Bolton area in years to come. The 8000 jobs are a Government TARGET that Bolton Council has to be seen to achieve and it appears that that they intend to achieve that TARGET the easiest way that is possible with total disregard for it's local residents or the environmental effects that this development would have. On the BMBC's web site they claim that - " The</p>	

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				<p>Council is committed itself to a range of objectives to help improve the environment and quality of life for it's residents. A round half of the Borough is Green Space and it is important that it is protected for future generations". UK Coal states on it's web site, one of the objectives for surface mining was "'to maintain high environmental standards of mining schemes and maintain close working relationships with local communities" Bolton Council have been given the target of creating 8000 jobs in their Core Strategy, as far as I can see the only possible way that they could agree to the proposed development and satisfy the Governments PPG2 guidelines is contained at PPG2 2.6 which states - Once the general extent of a Green Belt has been approved, it should be altered only in EXCEPTIONAL CIRCUMSTANCES. I assume that the EXCEPTIONAL CIRCUMSTANCES that both Bolton Council and UK Coal intend to fight the issue on is the fact that, in theory, 8000 jobs would be created. This would satisfy the shareholders and Haworth's, the property arm of UK Coal and Bolton Council would, in one foul swoop, hit the target of creating the 8000 jobs. Or would they ? The Cutacre site is Green Belt, not Green Field and should be treated as such. The M61 corridor contains ample opportunities for Bolton Council to reach their target. Horwich Loco works, another preferred site, has had it's capacity for industrial development REDUCED by planners. Instead of granting planning permission which would allow for industrial growth, they have granted planning permission for residential and semi residential developments. This decision has drastically reduced the industrial capacity that the site has to offer. Horwich</p>	

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				<p>Loco works is an established industrial development that has room for expansion, it is serviced by motorway, road and rail and would be an ideal solution for the council's "target" problem. In the current climate do we need more empty and redundant industrial units. I appreciate that the Council has been told to plan for the future but the excess of empty units that we have scattered around the Borough would more than satisfy the 8000 job target. I have made it my business to make a tour of the industrial developments in and around the Borough and found that one in three industrial units are empty and either up for sale or for rent. If these units were utilised far in excess of the 8000 job target would be met. If you add on top 8000 jobs to be created on the Cutacre site you are then looking at filling over 16,000 jobs. This target is unachievable and would create an industrial wasteland. Adjacent to the North West corner of the proposed Cutacre Development is the old Chloride Battery site. In the past two months 400 workers have been made redundant and the 25 acre industrial site including all the associated buildings and office space lies empty. The 400 workers that are now out of work constitutes more than 6% of the 8000 job target. The infrastructure is in place all over the Borough and will be there for years to come as businesses struggle through the current climate. Once this financial decline starts to recover all the industrial developments, spread evenly across the Borough, are in place, they just need filling with businesses and companies who would provide employment for the local workforce. The 25 acre Chloride Battery site is now up for sale. All the units on the site are well equipped and ready to go, an ideal</p>	

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				<p>opportunity for a local business to move in and create in excess of 400 jobs for the local community, more than 6% of the Councils 8000 job target to be achieved before 2026, any takers.....no. At the rate that industrial units are becoming vacant at the present time, by 2026 there would be more than enough space to facilitate the 8000 job target the Council has to achieve. The space would be available but would there be any businesses left willing to take the plunge and occupy this space creating the jobs ?. Bolton Council can create as many industrial developments as they want, be it destroying protected Green Belt on the Cutacre site or more evenly and equally spread across the Borough, but unfortunately no matter how many sites are developed and no matter how many incentives are dreamed up to encourage businesses there is no guarantee that the 8000 job target would ever be achieved by 2026. On receipt of the letter, 3 weeks ago, from Bolton Council outlining the proposed development on the Cutacre site, I visited UK Coal's web site. I read with interest their 2008 financial report. In the report Haworth Estates, UK Coal's property arm, wrote a section on the Cutacre development. The report contained details of predicted profits that could be enjoyed by their shareholders. The report stated that by 2011 the Cutacre site would be a large industrial development and gave the distinct impression that the plans were a "done deal" and that the shareholders would profit from the development. Also on the web site was the attached aerial map of the Cutacre development which, as you can see, has a huge industrial estate superimposed onto it. Haworth Estates claimed to its shareholders that by 2011 this is</p>	

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				<p>what the site would look like. I have attached this photograph for your information because, for some unexplained reason, Haworth Estates have erased this image from their report and it is now not possible to view it. In conclusion I strongly object to this proposal -</p> <ul style="list-style-type: none"> - The proposed development will destroy over 150 acres of protected Green Belt and all the associated wildlife. - UK Coal has a total disregard for the PPG2 Government guidelines. The proposal does not abide by any of the recommendations set out in the PPG2 and therefore should be refused by Bolton Council. - The creation of 8000 jobs by 2026, in my opinion, does not constitute exceptional circumstances for the reasons set out in the bulk of this objection - The correct procedure has not been carried out by Bolton Council, only giving residents 3 weeks to respond, no communication whatsoever between Council and residents prior to the last 3 weeks. The proposal has not been advertised on either the Council's web site, local libraries or the local newspaper. All this should have been done as required by the Planning Inspectorate which is a clear breach of those rules. - The creation of 8000 jobs by 2026 is unrealistic for reasons set out in the body of this objection. - In the past few weeks the Bolton Council's web site has been faulty and the site has been unavailable so objections could not be received from members of the public. Our local councillors have known about this proposed development for months but for some reason have failed to inform the local residents about the devastating effects that this proposal would have on the local community if plans were passed. They failed to advertise or inform the local community in leaflets or 	

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				the Bolton Scene newspaper. Only when thier hand was forced at a local Forum meeting was a letter sent out only 3 weeks prior to the closing date. Finally I note with interest all the various groups that have opposed this proposed development on the Cutacre site. It speaks volumes about the proposed development and its benefits to the local community when the neighbouring Council from Salford has officially objected to it. Please accept this objection for the proposed development on the Cutacre site.	
09/00271		J Butt	Ch 6 - The Areas of Bolton	We wish to officially protest most strongly with the proposal to identify the Cutacre area as a strategic employment site. Especially with regards to alter Green Belt boundaries, in our opinion the land map shows a massive area of Green Belt land you wish to alter, and that is way out of order, think again.	See Cutacre response.
09/00272		S Pollitt	Ch 6 - The Areas of Bolton	This Cutacre Area which was original Farm Land before Open Cast mining commenced was proposed after 4 years, the area would be returned to Green Belt, including a park and walking areas. The only area which should be developed for buildings is the area behind the now defunct Exide factory and the Slag removed to make way for the proposal. No other area should be touched. My wife and I oppose your preferred options.	See Cutacre response.
09/00273		J and G Unsworth	Ch 6 - The Areas of Bolton	We are in receipt of your notification which details the change of greenbelt land to accommodate industrial units. We are writing as we strongly object to the change of use of greenbelt land into an industrial park, especially at a time when we are all looking to protect the environment and keep greenbelt areas between	See Cutacre response.

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				inner cities not only for our children's future but to protect our wildlife. We feel that this money would be better spent on rejuvenating inner city industrial areas where the North West in particular is full of empty factories, industrial units and offices. We do not see the need to devastate a greenbelt area with more of what we already have. It does not seem too long ago that when Bolton Council were trying to seek approval for open cast mining with promises that when the open cast was complete we would be treated to country walks and conservation areas on the Cutacre site. We feel extremely disappointed that now the Council have approved open cast mining they think it is now a golden opportunity to forget any promises of the past and change the much needed greenbelt areas into an industrial park, and therefore we as the majority of residents in this area will continue to object strongly to this move.	
09/00274		B Peters	Ch 6 - The Areas of Bolton	With reference to the above, I would like to register my objections to the proposed industrial park being planned for this greenbelt land. I was under the impression that this site was to be turned into a country park when all the coal had been extracted. I am once again left with the distinct impression that Bolton Council are going to use spin to go back on assurances given to the local people.	See Cutacre response.
09/00275		D Locker	Ch 6 - The Areas of Bolton	I understand from my local newspaper that you are currently holding a consultation into the developments which are due to take place on the site of the current opencast mining site known as Cutacre on the boundaries of Bolton, Atherton, Tyldesley and Little Hulton. The report further states that you are now	See Cutacre response.

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				<p>proposing to expand the amount of land to be taken for building purposes, and in fact intend to take some Green Belt land for this purpose. I wish to register my objection to any reduction in green belt protected open land in this area. There is little enough open space in the area as it is, and this site provides part of a green corridor between the already developed areas to the north and south. It contains a wide range of wildlife habitats as well as pleasant areas for resident's recreation, even as the industrial waste site it previously was. When the opencast mining is completed, a minimum of restoration need be done and the rest could be left to nature. It appears that the proposal is to use more land as 'employment areas'. This normally involves construction of large prefabricated buildings which are used for a short time and abandoned. This seems a fruitless exercise when so many of these are already standing unused throughout the area, not just within Bolton's boundaries. In this area, the most obvious example is 1 large site recently abandoned by Exide and now standing empty. A further problem is that, in the event of some employment being created, this is usually only by relocation of employers from other places, leaving vacant premises behind. As these potential employers would be likely to bring existing employees with them, few if any new jobs are actually created. These employees then have to travel to 'new' jobs in an area poorly served by public transport, so that they will need to have cars, which will add to the transport congestion already present in the area. Goods vehicles servicing these premises would also cause more congestion. I would therefore urge you to reject any plans to</p>	

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				increase the amount of development, especially at the expense of Green Belt land.	
09/00276		G.S. Catterall	Ch 6 - The Areas of Bolton	I am writing to express my dismay and disgust at the proposed plan by UK Coal to turn the Cutacre site into an industrial park. I have no doubt that Bolton Council's request for people's views will not make the slightest difference to the final outcome of the scheme and that it is already cut and dried. We were promised that the site would, at the very least, be returned to what it was before and possibly made into a country park for the use of local people and the wider community. As usual, the business giants are allowed to ride roughshod through the greenbelt boundaries and break promises to the Over Hulton community. If the quote that 'the original scheme envisaged an employment park on the site' is correct, then it was kept very quiet, for I know of no-one in the Over Hulton area who is aware of it.	See Cutacre response.
09/00277		W and J Grimes	Ch 6 - The Areas of Bolton	When the opencast operations are completed, the site should be restored to greenbelt area again. We are strongly against any legal moves to alter the green belt boundaries, and as local residents we would seek to resist any changes to its greenbelt status.	See Cutacre response.
09/00278		H Wright	Ch 6 - The Areas of Bolton	I wish to record my objections to the proposed increase in the site employment acreage as stated in the above mentioned report. I have attended most of the public Cutacre meetings and was somewhat dismayed when I read the new proposals. There is no real justification for this proposal. The figure quoted of 8000 new jobs to justify the increase is not based on any firm facts it is simply guesswork. The impact of increased traffic on the Over Hulton area particularly at peak times will be	See Cutacre response.

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				even worse than it is now. Is there going to be any rail facilities to this employment area. Unfortunately the maps shown in the report make it difficult to get a true idea of the proposal, the implication is that the whole of the site is an employment area which is contrary to the plans and views expressed at the public meetings. They don't show any designated area for the country park or the extent of the farming land which was promised.	
09/00279		C Duckworth	Ch 6 - The Areas of Bolton	I am writing to oppose the proposal to extend the Cutacre site by changing the existing limits of the green belt. This precious land agricultural, once lost, cannot be replaced. I suggest that this new plan was born of convenience rather than the need, it is easier to produce documents such as the local Development framework that create the illusion that planning is really taking place, instead of addressing existing problem sites to the within the city. The above document, page 59 p. 47 States "a lack of" other sites to Bolton employment for manufacturing land requirements and "distribution" A short trip around the city will show how to many brownfield sites are undeveloped and how much industrial relatively new estates are underused. There is only on the drive to the Wingates and Lostock to see the myriad of ' let ' the signs which were in position for a strong time. The Council, perhaps, should focus its efforts in ensuring that these existing sites with links road already in the utilities and place, are fully occupied rather that engage plans have no factual base that is ' job for Bolton '. What is the point to encroach on the green belt of land when these facilities are underutilized? If the Council cannot attract	See Cutacre response.

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				employers to these sites rather than unfounded of speculation "the creation of up to 8000 jobs to meet the economic aspirations" of Bolton. ' Jobs created by who and where?	
09/00280		D Walsh	Ch 6 - The Areas of Bolton	The representation objects to the Cutacre site being converted into an employment site when mining has finished. Promises were made that the site would be turned into a Country Park including woodland upon completion of mining. This should continue to go ahead or the land at least returned to farming. Surely there are enough brownfield sites in Bolton that could be used for employment.	See Cutacre response.
09/00281		B Catterall	Ch 6 - The Areas of Bolton	I am writing to express my dismay and disgust at the proposed plan by UK Coal to turn the Cutacre site into an industrial park. I have no doubt that Bolton Council's request for people's views will not make the slightest difference to the final outcome of the scheme and that it is already cut and dried. We were promised that the site would, at the very least, be returned to what it was before and possibly made into a country park for the use of local people and the wider community. As usual, the business giants are allowed to ride roughshod through the greenbelt boundaries and break promises to the Over Hulton community. If the quote that 'the original scheme envisaged an employment park on the site' is correct, then it was kept very quiet, for I know of no-one in the Over Hulton area who is aware of it.	See Cutacre response.
09/00282		M Cook	Ch 6 - The Areas of Bolton	I have lived in Over Hulton for over 35 years. My husband and I selected the bungalow because it's the area we wanted to retire to. This area has a very high percentage of retired people. By allowing the green belt	See Cutacre response.

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				land to be changed you will devalue our quality of life. I was looking forward to enjoying the new park but I don't think I would like to visit a commercial area. Your proposal would increase pollution, noise and traffic. There is a new development at this end of AtherLeigh way which has lots of plots which are vacant. Why are you developing a new area when there must be ample within the Bolton boundaries especially this side of Bolton e.g. Middlebrook, Horwich Loco Works, Wingates? You allowed industrial areas to become housing i.e. Booths steelworks (now Sunninghill park), Metal Box, the site at Blackrod behind the ??? pub etc. Why do politicians always break their promises? We were promised that the land would remain green belt after the coal was removed.	
09/00283		Paul Hinkinson	Ch 6 - The Areas of Bolton	i have tried to find out through your website about the planning application regarding what will happen after the opencast mine has finished , i am lead to believe that an industrial estate is planned . i have to express my dismay as this is greenbelt land which is supposed to be protected against development and what is the point of having greenbelt land if it can be changed as and when the need arises. we do not have many recreational facilities as it is around here apart from vehicle number plate spotting due to the large amount of vehicles that already speed through and also in a very short while a big industrial site is possibly coming vacant ie. exide batteries site. also another 2 suggestions could be rivington or mooses gate country parks as these are greenbelt sites which could be changed to industrial land just the same. please could you register my complaint.	See Cutacre response.

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09/00284		Mary Harrow	Ch 6 - The Areas of Bolton	<p>As a local resident in Over Hulton, I am writing on behalf of my family to register our strong objections to the newly proposed plans for Cutacre site. I apologise for the lateness of this email, but we only found out about this proposal accidentally during a chance conversation with a neighbour in the last couple of days. I would also apologise for any factual inaccuracies, as we have had very little time to prepare this objection to the new Cutacre proposals. Note: I was assured by Councillor Andy Morgan that agreement had been reached that late objections WOULD BE ACCEPTED, in view of the short time available for local residents to respond, and problems with communications I think this is a very sad day. This seems to be a complete betrayal of the promises made to the community when the opencast mining was proposed. We were told at public meetings that the site would be made into a country park once mining was completed, and we believed them. There is a lack of democratic process in this hasty decision making process. The initial decision to adopt open cast mining took several years in the making. This new radically different proposal wasn't well publicised, and only allowed a woefully inadequate couple of weeks for people to respond. Additionally the timing of the proposal coincided with peak holiday times when many people are out of the area.. The attempt to remove this land designated as greenbelt is a really serious issue, which will affect all the local communities for many years to come. The introduction of a country park would be a great asset to Bolton, and the adjoining boroughs of Salford and Wigan, and would provide an amenity which ironically would be more likely to attract</p>	See Cutacre response.

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				<p>more industry to the area in the longer term. Conversely, the introduction of additional industrial capacity seems ill timed during a period of credit crunch when many existing sites are empty, including the recent well publicised closure of the Chloride site immediately adjacent to the proposed new industrial site. There is certainly no evidence that I have seen in the literature I have managed to view in the last day or so on the internet that this is a sensible and necessary decision for Bolton. In summary, the changes proposed appear to us to be undemocratic, and show a lack of concern for local people and local democracy. There has been very little time for local people to register their concerns, and in fact many local people were completely unaware of this dramatic about face in the future of the Cutacre site. I spoke to our local councillor Andy Morgan today, who is planning to arrange a meeting for local residents to raise their concerns. This will at least give local people some sort of opportunity to raise their objections, and and to seek advice from relevant interest groups (something that wasn't possible in the undue haste of the original timescales)</p> <p>Key areas for discussion would include: LACK OF LOCAL DEMOCRACY BROKEN PROMISES BY THE COUNCIL TO THE LOCAL COMMUNITY WHY WAS THERE SUCH POOR CONSULTATION, AND UNDUE HASTE IN PRODUCING AND ACTING ON SUCH A RADICALLY DIFFERENT PROPOSAL? WHAT RIGHTS DO WE HAVE AS A COMMUNITY TO OBTAIN ADDITIONAL INFORMATION ON THE DECISION MAKING PROCESS THAT HAS TAKEN PLACE TO DATE? e.g. Freedom of Information Act WHO ARE THE WINNERS & LOSERS</p>	

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				FINANCIALLY? HOW CAN GREENBELT BE RE-CLASSIFIED SO GLIBLY? WHERE IS THE EVIDENCE TO BACKUP SUCH A RADICAL PROPOSAL TO RE-CLASSIFY 200 ACRES OF GREENBELT LAND TO PERMIT INDUSTRIAL/COMMERCIAL USAGE? WHAT ARE THE ENVIRONMENTAL CONSEQUENCES OF THIS DECISION? Many thanks for accepting this letter of protest. I would really appreciate it if you could confirm that this protest letter has been accepted by the council.	
09/00285		David Kirkman	Ch 6 - The Areas of Bolton	Please accept my strong objections to Bolton Council's preferred options for the Cutacre site. This development would severely compromise a significant area of green belt land that was promised, would be returned to the local community after the open cast mining project was completed. In a society where we are repeatedly encouraged to get outside and take more exercise, it seems absurd that the council intends to build a massive industrial estate, on what was previously an area of great natural beauty, and habitat for many forms of wildlife. This I am certain will contribute to an increase of pollution, traffic and have a detrimental effect on the health and well being of the local community. Building and developing a country park would create jobs and bring visitors into the area whom would then create revenue for local businesses, building a lake would encourage various water sports and could be something local schools could use to help local children take an interest in sports / hobbies they wouldn't normally have access too, a cycle route / jogging route would promote healthy living in the	See Cutacre response.

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				community and provide a safe area to carry out these activities... a nature trail again would be very good for local schools and families alike to partake and get peoples bums of the sofa and outside into the fresh air, More industrial units would not be beneficial in this area as we already have many large units standing empty on the Wingates industrial park and seen large local companies such as Bernsteins close down during the current recession and their old premises sitting empty, If we could promote a healthy choice of lifestyle to the local community and provide affordable entertainment for local families this has got to be a lot better for the future of the local Boroughs with people taking an interest in hobbies / sports / nature and getting people again outside and forging stronger family / community links.	
09/00286		Lynda Healey	Ch 6 - The Areas of Bolton	I have lived in Over Hulton for thirty years and the reason I like where I live so much is because from my window I see fields. I sometimes see rabbits and hares, and I have squirrels and hedgeghogs visitng my garden. This of course will be a thing of the past when all the fields become an Industrial estate. In my view we are being fobbed off yet again by the council who try to say that the wildlife will not be effected by this propopsal. As soon as an industrial estate is built the extra traffic not to mention noise will totally ruin all the surrounding area. This will mean irretrievable loss of greenbelt. Over Hulton will be joined with Salford. There will be an increase in pollution and this will cause detrimental effect on the local community. Beauty spots will vanish loss of public walks not to mention that this will be an eyesore for everyone in the area. I strongly	See Cutacre response.

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				disagree with this proposal and would like to make it known to the council.	
09/00287		Cliff Bannister	Ch 6 - The Areas of Bolton	<p>I am writing to object to the proposal of turning the "Cutacre Green Belt" site or the majority of the site into an industrial area or whatever else maybe proposed which does not return it to the original Green Belt area it was.. I am utterly dismayed that it would appear the general public have been lied to over plans for this site, originally being told that after the open cast mining was complete that it would be returned to its Green Belt state. This was the reason that i and other residents in the area agreed to the mining taking place. I have lived in the Bolton area for 10 years now, coming out of the Royal Air Force after being brought up in the North East of England. I was attracted to the area because i found Over Hulton a beautiful area, lovely and green with areas nearby to walk in with children and our dog. Now it would seem that you would propose to change this, (and i must say once again after being told that it would be returned to Green Belt). If the site is "Industrialised" i am of no doubt that Bolton and the area in particular would definately not have the same attraction as it did back then. I am aware that the road link from the M61 would be of benefit to get some traffic to the site, but i know this area well and know that there is no way that all traffic coming to the area would approach via the M61 and i feel that Newbrook Road as an "A road" is already heavily congested at times and this will become significantly worse. I would like to appeal to Bolton Council to reconsider any plans to make this area into a Brown Belt and and hope that we retain some beauty in this part of Bolton. After</p>	See Cutacre response.

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				everything that has been going on in Government i would be dismayed to find that the general public have been misled/lie to again. This would make me lose all confidence in local government and i am sure that when the next elections come around that i and many others in the area would show their lack of confidence and trust in the council governing. Please return the area to Green Belt so i can keep my belief in honesty.	
09/00288		Tatlock	Ch 6 - The Areas of Bolton	We have been trying to access the Bolton core strategy website to register our objections to Bolton Council's plans to alter Green Belt boundaries in order to facilitate the Cutacre site as an employment area. We have been unable to get onto the online comments form and would therefore respectfully request that you accept this e-mail as a legitimate objection despite the fact that it may be received past the deadline of 28th August 2009. We followed the instructions to register on line but was unable to proceed any further. We suggest until this problem with the website has been successfully resolved, the deadline for objections and comments be extended in order to enable a full democratic and objective review of the proposals and that all points of view can be fairly and reasonably sought from those residents affected.	See Cutacre response.
09/00289		Jacqueline Bradley	Ch 6 - The Areas of Bolton	I feel compelled to write in response to the new proposals for the redevelopment of the Cutacre site at Over Hulton. As I understand it, this site is currently 70% green belt land, a large section of the site is considered to be of "biological importance" and is an area which supports mixed farming. Furthermore, in recreational terms it is a place which has been enjoyed by local people for generations. Many of us were	See Cutacre response.

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				<p>dissapointed at the way the land has been torn apart by the mining activities of UK Coal, but, we were led to believe that the area would be restored (as much as possible) to its natural state at the end of the coal extraction period. It was assumed that a biodiversity action plan was in place, at least new ponds were created for the great crested newt. Lapwings which nested in the fields alongside Salford Road (which had dissappeared with the commencement of the mining works) have now begun to return to the areas which have been reinstated. The original planning application by UK Coal was granted to allow the extraction of coal for a set period of time, a period allowed for land restoration (the creation of a country park) and potentially, a business park. The "core strategy preferred options report" however, now recomends the moving of green belt boundaries to reserve more of this site as employment land for industrial use. Apart from taking issue with the removal of green belt status from this area, which seems completely wrong ,considering that the land is being grazed by livestock or crops are being cultivated, and increasingly we are being made aware of the importance of growing and raising food locally. I also fail to see any logic in choosing to locate a large industrial park on this particular site. Clearly proximity to the M61 is a major plus factor in selecting this site as a possible location for a large industrial develpoment, but in reality access from Salford Road to the M61 and adjacent motorway network would not be adequate to service the additional heavy traffic which would arise from this operation. I use the A6 Salford Road daily as access to the M61 on my commute to and from my place of work and particularly in the</p>	

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				<p>evening rush hour, congestion along the whole length of the A6, from the Watergate toll to Four lane ends junction, is quite commonplace. Should this development go ahead on the scale proposed, it could be necessary to create an additional road to join the A6 between the Watergate toll roundabout and Four lane ends junction which would further disrupt traffic flow. In the boroughs of Bolton, Wigan and Salford at this time there are modern industrial units on new commercial estates lying empty, some of which have never been occupied. There are brownfield sites which could be developed indeed, the Exide works adjacent to the Cutacre site will, sadly, soon be vacant (a large site). A development such as the one proposed for Cutacre would have a profound effect on the quality of life for local residents and would wreck the livelihood of the farming community. There are other options to explore but to expand and develop the Cutacre site as proposed would be an ecological, environmental and economic mistake.</p>	
09/00290		Simon Parkinson-Jones	Ch 6 - The Areas of Bolton	<p>I wish to complain, in the strongest possible terms, about the plans to develop such an extensive area for the purposes of storage and industrial use. I live in Over Hulton and feel distressed by these plans. These plans will, I feel, lead to severe traffic congestion, particularly at peak times, on roads that already suffer from the effects of an all too extensive bus lane that runs the length of Newbrook Road and beyond. I also do not believe that the proposals will be the 'goose that lays the golden egg' in terms of jobs particularly in the aftermath of the current recession. The development will be a major blight, I feel, to this area of green belt</p>	See Cutacre response.

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				land, and reflects appallingly on the council due to renaging on the promises made when the open cast mining was approved.	
09/00291		Linda Hurst	Ch 6 - The Areas of Bolton	<p>We are writing to put forward our objections to the proposed development of the Cutacre site. We are extremely annoyed at the underhand way in which residents in the area were only notified of this proposal by letter received on 6 August, during the peak holiday period with comments having to be submitted by 28 August, this gives little time for residents to put forward objections about something so important which affects both quality of life and values of property within the area. Our objections are based on the following: The opencast mining was only ever given the go ahead on the understanding that once the mining was complete the area would be restored to its original state and developed into a nature reserve, returned to farmland or the provision of a golf course. This was promise to the public of Bolton Wigan & Salford as a way of getting the open cast mining operation going, the public was always against the mining operation starting. Why is there now a proposal to go back on that promise? Having taken profit from the land, the land should be returned to the community. The area is known as a site of biological importance, one of the rarest newts in Europes habitat is there (great crested newt). This newt is protected by British and European Law and should not be destroyed. With the new proposals all this will be gone plus various other wildlife that inhabit the area.. This area is frequently used by the local residents who go for walks to exercise or cycle as there are numerous public footpaths through the fields and surrounding</p>	See Cutacre response.

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				<p>area. With little greenbelt land left in the Bolton area surely this area should be retained for the enjoyment of local residents and surrounding community rather than concrete over it. The Government has highlighted the need for this country to become more self reliant of our own food production by 2026-30. The need for farmland will become ever more important in the future. The Cutacre proposal would cause the loss of farmland used for rearing cattle and producing barley crops. Farmers who tend the countryside and land would lose their livings and their homes. The proposal does nothing towards helping the country with its future food production which in turn helps DECREASE THE CARBON EMISSIONS OF BRITAIN by the reduction of importing produce from abroad. What gives substance to the figures that this proposed site will employ upto 8,000 jobs? Warehousing meaning minimal employment for the size of area destroyed. Why does the area need more warehousing? Chloride Exide, within half a mile is shutting down resulting in another vacant building in Bolton. Why not use what is already available?. Why does the Council think that people of Bolton will benefit from the employment? Due to the location of the proposed development, most employment will be sourced from Little Hulton, being the nearest area from which employees could be sourced. Numerous warehousing units have been empty for years at the old Lucozade factory, Wingates Industrial site, Horwich Loco Works and Middlebrook with numerous smaller empty units around the Bolton area, why not use and develop what is already available? The M61/Jct3 area is, at peak times, horrendous and totally congested. The M61 corridor is</p>	

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				<p>a no-go as you cant go anywhere because of traffic jams caused by traffic heading to the M60 for Manchester. Traffic would go through Farnworth Kearsley via Plodder Lane to avoid congestion to link to the M60 at Swinton, and also to the south Little Hulton Walkden and Worsley would get an increase in traffic all trying to avoid the M60 congestion. This is fact, it is already happening now. Further development of the Wingates IndustrialEstate/HorwichLocoWorks/Middlebrook/Lostock (nr BA) would be more logical and practical options, with the land already being used for warehousing, the road infrastructure is in place and are nearer to M65/M6. The Cutacre site should be put back to farm land and the Bap site and biodiverse areas kept for the community of Over hulton this was a promise by BMBC a democratically elected council this area must not be lost keep to the original plan as promised</p>	
09/00292		Stanley Williams	Ch 6 - The Areas of Bolton	<p>The document itself highlights the follies of developing Cutacre as an employment(industrial?)zone - wrong place for access by those who are seen as potential employees - resulting pollution - and loss of nature's assets in the battle against pollution. BUT WHAT OF THE PROMISES FOR THE RESTORATION OF THE SITE WHEN THE COAL RECOVERY IS DONE ? Were the promises false or could the coal industry see this debate as a way out of their commitment?</p>	See Cutacre response.
09/00293		R Eaton	Ch 6 - The Areas of Bolton	<p>I would like to register my objection to the proposed plans for the Cutacre site to change from a green belt area to an Employment and Industrial site. The proposals are in breach of the designated green area promised by the Council for both wildlife and for people</p>	See Cutacre response.

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				to enjoy once the opencast mining was completed. There are numerous unused brownfield sites across the borough which are far more appropriate for employment use and should be a priority as opposed to developing upon one of the few remaining large areas of open space. Furthermore, local roads would be overburdened with the additional traffic adding to the existing congestion both on the M61 and the A6, particularly at peak times. I feel that Bolton Council should uphold their original plan to return the Cutacre site to a green belt area.	
09/00294		Andrew Smith	Ch 6 - The Areas of Bolton	Reference: 09/00294-1 This is a supplemental submission to my first objection (filed on 26 August 2009 under reference 09/00294-1) to the LDF Core Strategy document (Core Strategy). The following observations arise from an analysis of the Ove Arup & Partners Ltd Employment Land Study Report dated September 2008 (ELS Report). It is clear from the Core Strategy that the identification of the Preferred Options in relation to the development of Cutacre was based on the recommendations in the ELS Report, and this was reinforced by the comments of the Council Officers from the Development and Regeneration Department at the meeting on 9 September 2009. I have therefore conducted a review of the ELS Report and the underlying figures from which it is clear that the figures contained in the ELS Report were obtained prior to the current recession and do not factor in the severity of the economic downturn. The figures are therefore out of date and do not provide a solid or rational basis on which to make decisions as to Preferred Options and/or the reclassification of land. ELS Report The ELS	See Cutacre response.

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				<p>Report was commissioned in January 2008, and the final version was completed on 1 August 2008, although the ELS Report itself is dated September 2008. The ELS Report concludes that there will be an overall gross requirement of between 120 and 160 ha up to 2021. The ELS Report makes reference to, but does not accept, the Greater Manchester Forecasting Model (GMFM), which Bolton Council agreed to in April 2006 in conjunction with the Association of Greater Manchester Authorities (AGMA). The GMFM 2007 Update forecasts a requirement for 108.7 ha. The additional requirement for 2021 to 2026 is suggested in the ELS Report at between 40 and 50 ha. There is no equivalent GMFM figure, but on a pro rata basis the figure would be between 30 and 38 ha. The total figure of employment land required in the ELS Report is 160 to 210 ha, whereas the equivalent GMFM figure is 139 to 147 ha. The ELS Report was compiled against a backdrop of continuing economic growth and at a time when it was popularly believed that such growth could be sustained indefinitely as a result of the endogenous growth theory. The ELS Report refers to the buoyant economic conditions of the last five years, and factors in only a moderation of those conditions. It clearly makes no allowance for the possibility of a severe recession in making its forecasts. The ELS Report also states (section 7.6) that it was unclear whether the rate of loss of existing land would be maintained, and that should the rate of loss fall, there would be less land required. The ELS Report makes clear that it has not considered the availability of land in other Greater Manchester boroughs, speculating that Bolton could contribute towards the employment land requirements</p>	

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				<p>of neighbouring local authorities should they have a shortage. The implication appears to be that Bolton should consider redesignating green belt land in order to take a greater than allocated amount of employment land. In fact, there is an abundance of available sites within Greater Manchester so this observation is otiose. Both the Government Office for the North West and the North West Development Agency have remarked on the requirement to consider alternative sites outside of the Borough rather than develop Green Belt land.</p> <p>Effects of the Recession Since the ELS Report was finalised, the UK (in common with the rest of the global economy) has suffered a very severe recession, involving a reduction in GDP of c.6% nationally. In January 2009, AGMA published a 2008 Update to the GMFM forecasts in which they predict that there will be a net loss of employment in Bolton between 2008 and 2010, and only a very small increase between 2010 and 2018 (section 7). Furthermore, in relation to the specific sectors proposed for the Cutacre site, the GMFM predicts that manufacturing will decline by 2.8% to 2018, and distribution and retail will grow by only 0.2% over the same period. The GMFM predicts that it will be 2016 before employment levels are higher than in 2008. Finally, the GMFM 2008 Update cautions that the latest forecasts can be construed as leaning towards a more optimistic outlook in the current climate. The ELS Report must now be subject to a rigorous re-examination to assess the impact of the recession on its forecast for additional employment land required. However, a high level analysis based on the GMFM figures shows that the estimated requirement is a gross over-estimate, and that there</p>	

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				will need to be a very significant downward adjustment to reflect the changed economic circumstances. Based on a reasonable assumption that as there will be no requirement for new employment land until 2016 at the earliest, using the ELS Report figures will mean that the requirement will fall to between 84 ha and 110 ha, or using the GMFM figures between 73 ha and 77.3 ha. Furthermore, the rate of loss of existing employment land is almost certain to have fallen away considerably due to the crash in the housing market, and accordingly this will also lead to a reduction in land required. Taken together, these factors could obviate completely the need for any further employment land allocation at Cutacre beyond the substantial existing allocation of 16.7 ha. Once the updated figures are applied, the requirement for additional employment land changes to such an extent that a complete reappraisal of the Preferred Options is necessary. To base a decision to reclassify Green Belt land on figures which are evidently unreliable and which have indisputably been superseded by seismic economic events would be irrational and perverse.	
09/00294		Andrew Smith	Ch 6 - The Areas of Bolton	I wish to register my objection to the proposed amendment to the planning permission for the Cutacre site. The reasons for my objection fall into the following categories: 1. Loss of greenbelt amenity 2. Loss of farmland 3. Unsustainable increased in traffic at already overstretched A6 and J4 M61; no public transport available 4. Completion of urban sprawl from Manchester/Salford and permanent loss of local identity 5. Damage to site of biological importance and habitat for wildlife 6. No need for additional land for	See Cutacre response.

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				<p>employment uses given the vast tracts of unused brownfield land in the borough7. Inadequate consultation1. Loss of greenbeltI grew up in Over Hulton at an address adjoining the Cutacre site. I have always considered it to be a very pleasant area, primarily due to the availability of country lanes, bridleways, ponds and open fields for walks. These features provide the area with a distinct character and a rural feel. Having moved away for University and then lived in Worsley for a time, it was a desire to live near to open countryside that led me to move back to the area upon having a family, when almost all of my fellow lawyers live in South Manchester, Wilmslow or Hale.The revised proposals do not, as UK Coal seek to suggest, provide significant amenity for residents. The amenity value of the brief strip of land which will form the border to the industrial park is illusory. The loss of greenbelt amenity will be total - nobody wants to take their children for a walk on the lawn of an industrial estate. This will irretrievably alter the character of the area from semi-rural to industrial, and the desirability of the entire area will be completely undermined. I do not wish bring up my young family in industrial North Manchester.2. Loss of farmlandAt a time when the policies of national Government are, rightly, focussed on food security and the environmental arguments for producing more food locally, it is irrational to destroy actively used agricultural land in favour of industrial land when so many industrial sites around Bolton lie empty and unused. The only party in whose interests the business park will operate is UK Coal.3. Increase in trafficThe site is completely unsuitable for a development on this scale from the point of view of</p>	

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				<p>transport solutions. Although the site is located in close proximity to Junction 4 of the M61, this junction is already heavily overused, and during rush hour the southbound traffic can often be backed up from beyond the M61/M60 intersection as far back as junctions 5 or even 6. Further, the A6 is an overused arterial route which is often subject to severe congestion at nearby Four Lane Ends. It is inconceivable that this would not be affected. The site has no public transport links, being poorly situated for access to heavy rail, with no prospect of the availability of light rail in the foreseeable future. In view of the fact that buses are not well utilised, the overwhelming likelihood is that practically all personal and commercial traffic will be by road. Given the stated number of expected jobs at the site, there is simply no capacity for such an increase in traffic.</p> <p>4. Urban sprawl Cutacre has always represented a real boundary to this part of the borough of Bolton, providing the borough with an individual identity as a South Lancashire town despite the undoubted links to the city region. If the proposed industrial estate is permitted, this will be irretrievably lost and Bolton will simply be subsumed into the dense and homogenous North Manchester urban mass. There will no longer be any meaningful or noticeable change from Manchester to Salford to Bolton, and the whole area will become reminiscent of Bill Brysons description of his trip from Manchester to Wigan, with no sense of where one place ends and another begins. This will undoubtedly have long term effects on the character of this part of the borough, and ultimately of the borough as a whole.</p> <p>5. Loss of wildlife One of the particularly important benefits of the greenbelt is the availability of</p>	

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				<p> dwellings and breeding grounds for a wide variety of native wildlife, some of which is under threat, in the fields, hedgerows, trees and wildlife ponds that abound within the Cutacre greenbelt zone. There is also a Site of Biological Importance within the boundaries of the site. There is no mention of how this is proposed to be dealt with by the new industrial estate, but in reality there is no proposal that UK Coal could make which would in any way mitigate the ecological disaster that would be wrought by the proposed amendments to the proposals.⁶ No evidence of demand for industrial units </p> <p> The reference to Boltons obligations to the employment requirements of the Greater Manchester region are contrived and unconvincing, and in particular I note the North West Development Agencys comments in this regard. There are enormous under-used business parks within Greater Manchester that have no tenants and no real prospect of finding any. Bolton itself is littered with unused brownfield sites; indeed, the existing protected employment area is currently without a tenant. There is therefore no evidence that the business park will create any jobs whatsoever, other than short term jobs in construction. </p> <p> The only benefit of the proposed development will be to increase the investment value of the land in UK Coals property development portfolio, with the connivance of Bolton Council, through the smokescreen of employment opportunities.⁷ </p> <p> Inadequate consultation </p> <p> The consultation over the proposed changes to the Cutacre plans from country park to industrial estate has been conducted in bad faith. It appears that the Council has intended to support a 200 acre industrial estate since at least 2006; </p>	

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				<p>the exact date of the Councils intention to resile from its promises will become clear when Freedom of Information Act requests are answered, either voluntarily or on compulsion through the courts. However, what is clear is that up until July 2009 the residents of the area were led to believe that there were no changes to the plans for a country park. The information which was ultimately circulated to residents was provided a mere 3 weeks before the closure of the consultation exercise during holiday season. Further, the materials circulated by the Council were woeful, and were wholly inadequate to make clear the scale of the proposed changes to the scheme. Residents did not therefore have any real opportunity to respond or to ensure that the issues were widely known to neighbours and friends. It is testament to the community spirit which currently exists in the area that so many local residents have nevertheless managed to object to this egregious scheme.</p> <p>SummaryIf the amendments to the current proposals are allowed, the identity and semi-rural nature of the Over Hulton area will be changed forever. It is the only remaining pleasant part of South Bolton, and to deliberately despoil this area with an unnecessary business park is perverse and irrational. The site is completely unsuitable for the proposed industrial estate. If the revised permission is granted, I will consider this decision to be unreasonable within the meaning of the Wednesbury principles and will take appropriate legal steps to challenge the decision, including if necessary an application for Judicial Review.</p>	
09/00295		Barry	Ch 6 - The	I object very strongly to the proposals for the	See Cutacre response.

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		Prescott	Areas of Bolton	<p>development of the Cutacre site on completion of the open cast mining by UK Coal. The plan is a betrayal of the commitments given to local residents to return the land to its original state, apart from the 20% of the green belt land, as part of the agreed bond undertaken when permission to extract coal from the Cutacre open cast site was negotiated. I understand that the bond included a plan to turn the area into a country park and maintain the integrity of the green belt for the enjoyment of current and future generations. A number of local amenities have been denied to the local community during the excavation of the coal, such as access to historic public rights of way, the ability to take exercise on these rights of way and the inability to enjoy the natural beauty and wildlife of the area, it would appear that these amenities would be denied to the local community for ever if the plan is approved. To see the proposed plan as the preferred option for Bolton Council is a complete betrayal of the agreement between the Over Hulton community, the BMBC and UK Coal made when the extraction permission was given. The loss of the 104ha of green belt land proposed will also extend the urban sprawl with Salford westwards along the A6/M61 corridor and add to the traffic congestion on our already crowded roads. In my opinion none of the factors stated in paragraph 6.46 & 6.47 are convincing as special circumstances to warrant the changing of the green belt boundaries to enable the proposed plan to be implemented. Seek Change Text: Remove the designation of the Cutacre area as an employment site within the development plan.</p>	

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09/00296		Geoff Eastham	Ch 6 - The Areas of Bolton	Objection to the proposed Cutacre site becoming a Strategic Employment Location (Ref. Par.4.35) This development blows in the face of the original plans promised - footpaths, farm land and wild life will disappear. There are no suitable public transport links which in turn would generate an increase in traffic within surrounding areas which in turn would contribute to climate change. The loss of the green belt land will add to the reduction of green spaces and trees thus reducing the amount of carbon dioxide in the atmosphere. Also a loss of wild life habitat. Should a link road be provided to the Wigan Borough, then concerns are raised regarding the increase of even more traffic congestion in an already highly congested area. Seek Change Text: Further development in the Middlebrook area within the corridor of the M61 and Horwich Loco works could be a preferred option. Public transport links are already in place, with enhanced road access.	See Cutacre response.
09/00297		Janice Berry	Ch 6 - The Areas of Bolton	The opencast mining was in 2006, a short-term project on open countryside which upon completion was to be returned to its original characteristics i.e. agricultural country park paths and walkways for local residents. It is clear that having seen new site proposals that the original promises from Bolton Council will not be kept	See Cutacre response.
09/00298		Martin Shaw	Ch 6 - The Areas of Bolton	As part of my job I have reason to attend a number of Local Government meetings. Due to the passionate nature of some of the residents that have also attended these meetings, valid points are missed or key factors are not discussed. I therefore wish to pass on my questions and concerns to your department in the hope that these are addressed at the meeting, and in the	See Cutacre response.

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				<p>hope that this representation is read out for other residents to comment on. When the original planning application was passed for UK Coal to extract coal from the Cutacre site, it clearly stated that once complete, the land would be restored to its original sate. How can this original application now be ignored in favour of a fresh proposal?. The PPG2, MPG7 and MPS2 are guidelines set out by our Government for local Councils. These Councils are bound to abide by them when considering development on Green Belt sites. Bolton Council and UK Coal have taken it upon themselves to totally disregard these guidelines. The proposed development does not meet with any of the guidelines that are set out to safeguard the Green Belt at Cutacre. The only loophole that I can see is contained in the PPG2 that states that only in "EXCEPTIONAL CIRCUMSTANCES" can Green Belt be used for development. Bolton Council has been given a target by the Government to create 8000 jobs before 2026. This is a perfect opportunity for Bolton Council to hit the target by 2011 and spend very little money doing so. It also suits UK Coal financially, instead of spending money restoring the site back to it's original condition and having a "non profitable" piece of land, it now finds itself in the position that the land would make the company millions of pounds and make profits for years to come. Bolton Council have failed to do their homework regarding available industrial/office and shop space that is available at this moment in time. The space 'IS' available but due to the lack of demand in the current climate, lies empty. This land could be utilised to create the jobs that would reach the target. I took it upon myself to search the web site for industrial</p>	

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				<p>property agents. I was given dozens to choose from. I chose one at random (propertyweek.com) on that one web site alone I found the following industrial and office space available. Total industrial work unit space available in Bolton 31 units offering 978,578 sq/ft of work space. Total office space available in Bolton 46 units offering 810,575 sq/ft of work space. The total available workspace to either rent or buy, on that one web site alone came to 1,798,153 sq/ft. To put this into perspective if all the available work space from that one web site was picked up and made into "football sized" work units and were placed end to end it would stretch more than two miles. On top of that 10 acres of industrial land was for sale at the other preferred site, Horwich Loco works, 25 acres at the old Chloride works adjacent to the proposed Cutacre site and 129 acres of industrial land/units for sale at the Springside site on Belmont Rd. Where planning aware that directly adjacent to the proposed Cutacre development on the Little Hulton, Salford side is Towgate Business Park. The park has over 201,344 sq/ft of "PRIME" industrial space for sale or let. The target of 8000 jobs given to the Council is getting easier and easier to achieve as more and more people are made redundant. Has this issue been taken into consideration? The 400 people made redundant from Chloride Batteries earlier last month (after the Core Strategy Document was published), what happens to them ? Are the 400 lost jobs from Chloride being added to the 8000 target as they should, making the revised target 8400?, and what about the people unfortunate enough to have been made redundant after the Core Strategy Document was published? If the figures aren't being manipulated the</p>	

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				<p>Council's revised figure would nearly have doubled. All those people out of work, but still the infrastructure in place to accommodate them is lying idle. For the above reasons the 8000 job target is not workable and unrealistic. The "EXCEPTIONAL CIRCUMSTANCES" loophole that this proposal hopes to exploit has no credence and for that reason the Cutacre development should be refused out of hand. This proposal has been known about since 2007. West Didsbury Residents Association made a representation in Nov 2008. But the Residents that this will effect most were only told by letter 4 wk's ago after local Councillors had their hand forced. Why did they not inform their local community by letter, newsletter,newspaper, Forum meetings. Why have they known for so long yet failed in their duty to tell the people they are elected to represent ? Could I please point out that the e-mail address that is on the letter THE FUTURE OF CUTACRE sent out to residents regarding the forthcoming meeting at the Albert Halls on 9th September 2009 is incorrect. This means that residents that intended to e-mail their questions and concerns regarding the proposed development prior to the meeting would not get their questions and concerns addressed. The closing date for representations regarding the proposed Cutacre site, 28th August 2009, has now been extended. This has not been advertised in any way and could have been addressed in the FUTURE OF CUTACRE letter sent to residents to advertised the meeting on 9th September 2009. Why has this extension not been advertised to allow residents, who have not made representations, to do so? The border of the proposed development does not follow a "clearly defined border"</p>	

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				<p>as required to do so in the Government guidelines. The border clearly extends through open fields and farmland and does not follow a "clearly defined border",could this be explained as it is a clear breach of those guidelines. I respectfully request that these concerns and questions be addressed at the forthcoming meeting regarding the future of the Green Belt area on the proposed Cutacre site. ***** further email received 8/9/09: There is well over 2 million sq/ft of working space available in the Borough at the moment. A new Railway station and Bus station in Bolton does not cater for the proposed site. From Bolton town Centre public transport to the proposed site is non existent and will only be accessible by car. UK Coal and Bolton Council have totally disregarded Government guidelines (PPG2). 99.9% of the PPG2 has been ignored and the proposal is attempting to be passed on the one paragraph that contains the words "EXCEPTIONAL CIRCUMSTANCES" . UK Coal's original application should be adhered to and not altered on a whim by Bolton Council. I have read a lot about broken promises regarding the land being restored to it's original condition. The restoration of the land is a "CONDITION" of the original plans and not just a promise. UK Coal had it's first meeting with Simon Godley, regarding the proposed site, in Sept 2007 some 12mths prior to the Core Strategy was introduced,this was confirmed in an e-mail to me from Tim Love. This proposal was on the table "12 MONTHS" prior to the Core Strategy document, as you can see the dates just don't add up. For the past two years this proposal has been discussed behind closed doors but only in the past four weeks has the local</p>	

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				<p>community been informed. It comes as no sup rise that the council has set the meeting for the 9th Sept when coincidently the following day there is a Members Only Meeting at the Town Hall and a meeting at 6pm at the Cutacre site. The recent letter sent to residents regarding the forthcoming meeting on 9th September had an e-mail address for questions and concerns to be posted prior to that meeting,that e-mail address was incorrect it should have read</p> <p>areaworking@bolton.gov.uk I telephoned the Chief Executive's Department and pointed out the mistake and was told that it must have been a printing error. So the 800 letters posted to residents and a further 500 hand delivered by a small group of local residents all had the incorrect e-mail address. The minimum 6 weeks time frame for representations and the publishing of the proposed document in local libraries,it's web site and in the local press was not adhered to by the Council, as required by the Planning Inspectorate. As a result the deadline of the 28th August 2009 has now been suspended, but for how long? Could the following points be answered at the meeting on Wednesday What will be the "cut off" date for representations to be posted? Will representations posted by professional bodies such as Salford Council,Wigan Council,Highways agency,Environment Agency and various others be taken into consideration and addressed at the meeting? The Council are set to invest millions of pounds on new rail and bus stations in Bolton town centre. The proposed site at Cutacre would not be serviced by any public transport whatsoever from Bolton town centre. Have Bolton Council considered new bus/rail links for the 8000</p>	

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				<p>workers that are anticipated? The lack of public transport to the site will mean the possibility of an additional 8000 vehicles on the already severally congested road network. Have planners taken the Highways agencies representations into consideration regarding congestion of the M61 motorway and surrounding road and the environmental effects this would have? The M61 motorway is already a car park at peak times,a further 8000 vehicles would add to this congestion along with the associated noise and carbon pollution. One huge industrial estate with various individual units makes the 8000 job target unrealistic. If a number of multi national companies were queuing up to acquire the site and utilise it for one purpose then the target may be achieved and necessary for employment purposes. UK Coals vision for it's shareholders is a site that would be occupied by a number of smaller businesses.The main use of the site would be, according to UK Coal, B8 use which I am sure you are aware is for warehousing and distribution. B8 use would not create 8000 jobs even on a site of this proposed magnitude. There is in excess of 2 million sq/ft of work space available in the Borough at the moment and this figure is growing day by day as companies go into liquidation. This space could be utilised for the smaller businesses, create the 8000 jobs and these jobs would be distributed evenly and fairly across the Borough. Has Tony Hill and Keith Davies taken this into consideration? Due to the lack of public transport and the easy access to the motorway system (congested or otherwise) it is quite clear to me that if the proposed industrial site is built and the unlikely target of 8000 jobs is achieved the vast</p>	

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				majority of those jobs would be taken by workers who live outside the Bolton area. There would be negligible benefit, if any, to the Bolton workforce due to the sites inaccessibility. Has Mr Hill and Mr Davies considered this point? Why was there a meeting between Simon Godley and Tim Love from UK Coal regarding the proposed site and the destruction of the Green Belt in September 2007 some 12 months prior to the Core Strategy's publication in September 2008? Please could these points be addressed.	
09/00299		M Bradley	Ch 6 - The Areas of Bolton	The representation objects to the proposed development of the Cutacre site in the Core Strategy Preferred Options report on the following grounds: Sheer size and the resulting effect on the locality. No extra facilities offered Transport difficulties. The 579 may be quite well supplied by public transport but the A6 has very little and the proposed site is quite a distance from the A579. The M61 can become very congested and the problems, even now, of joining the M60 at junction 15 are immense. Congestion on the M60 is a permanent issue and the proposed development will only exacerbate the problem. The A6 cannot take much more traffic, and additional traffic will make life a total misery for those living and working close to the A6. Once a section of green belt is built on it is lost forever. Green belts are the lungs of the country and this proposal will increase Bolton's Carbon Footprint. There are other areas of Bolton that could benefit from the investment and employment , and it should be there areas that are developed ahead of the green belt.	See Cutacre response.
09/00300		P.L.	Ch 6 - The	The representation objects to the proposals to turn the	See Cutacre response.

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		Anderson	Areas of Bolton	Cutacre open cast mining site into an industrial estate. There were many objections to the development of the site for open cast mining but eventually the proposal was supported when residents in the area were promised that the site would be returned to green belt once mining had finished. The site is a grade A SBI and as such it was promised that the area would become woodland and a conservation area on completion. The promise is now being reneged on and residents feel totally let down. The removal of 104 hectares of green belt with just 12 ha added is a considerable loss. The removal of the green belt will result in further urban sprawl. The area is also a very important site for the Great Crested Newt, which is a European protected species. There are many empty buildings in the Bolton area, including brownfield sites that could be used. Where is the evidence that that site will provide employment for 8000 people. The existing road network in the area is already suffering extreme congestion and not only at peak times. Further traffic will also bring about reduced air quality, something that Bolton Council is supposed to be improving.	
09/00301		D and B Kershaw	Ch 6 - The Areas of Bolton	The representation objects to the proposed industrial development at Cutacre on the following grounds: It would be a major intrusion into the green belt land on the periphery of Bolton which forms a buffer between the developed areas of Little Hulton and Atherton, in fact should it take place there will be continuous development from Walkden to Four Lane Ends. It would generate even more traffic on Salford Road and on other roads in the area, which are already heavily congested at peak times.. Any industrial activity along	See Cutacre response.

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				with increased traffic would lead to a gross increase in both noise and atmospheric pollution. A further loss of habitat for the local wildlife. The fields adjoining Salford Road are well known locally as a haven for wildlife, particularly as a nesting site for Lapwings. It was categorically stated by UK Coal representatives , local councillors and planning officers that a small area of the site would be developed, and the remainder reinstated as a country park. All options of using brownfield sites should be exhausted before any more green belt land is lost forever. It would appear that UK Coal is attempting to squeeze as much profit as they can out of this site at the expense of the local environment and amenities.	
09/00302		W.B. Parkinson	Ch 6 - The Areas of Bolton	<p>The representation objects to the intention to transform part of the Green Belt Cutacre site into an industrial / commercial area. Biological Diversity There is an incredible variety and quantity of wildlife encouraged by the 'oasis' created by the fields of Cutacre in an otherwise industrial sprawl. Much of this wildlife would inevitably be lost if the habitat was destroyed.</p> <p>Economic Need Many industrial units in the area are standing empty with landlords and vendors making increasingly desperate efforts to offload them. The Gibfield development in Atherton is a typical example of the difficulties being experienced by developers of this type of property. Why would further development of this type be required at the expense of green belt land.</p> <p>Irreversibility Once green belt land is lost it is lost forever. This is an irreversible decision that should only be taken if there are overwhelming reasons in its favour and absolutely no alternatives. This is clearly not the</p>	See Cutacre response.

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				<p>case in this instance. Even is the case for economic need could be proven then there are other more suitable options available which do not involve the destruction of green belt land. I would urge the Council to keep its options open by preserving the green belt for future generations. Honouring a Pledge As part of the negotiating process a few years ago, UK Coal agreed to restore the Cutacre land and create a country park. The local residents, encouraged by this undertaking, reduced their objections to the open cast scheme and the Secretary of State gave permission for the work to go ahead. Following completion of the open cast workings the land will be worth under £1000 per acre and UK Coal will have to spend money creating a country park. If the council were to grant permission to build an industrial estate then the land value would escalate dramatically and UK coal would be saved the cost of restoration which they have pledged. This would significantly benefit the shareholders of UK Coal at the expense of the quality of life of local residents and ratepayers so it's not surprising that UK Coal are trying to achieve this. Given the massive commercial advantage for them it would be amazing if they didn't make this effort. If UK Coal want to build industrial estates, let them find 'brown' land somewhere else.</p>	
09/00303		Julia Wills	Ch 6 - The Areas of Bolton	<p>OBJECTIONS TO BOLTON LOCAL DEVELOPMENT FRAMEWORK, CORE STRATEGY, PREFERRED OPTIONS, AUGUST 2008 If this proposal goes ahead it will be a a loss of a much enjoyed greenbelt area. The area in question Cutacre Site, is a very well used amenity for walkers and nature lovers alike. This would cause unrestricted sprawl of large built up areas in this</p>	See Cutacre response.

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				location and not segregate the countryside from encroachment. It will also prevent the enjoyment for future generations. With regards to sites for employment land provision there are plenty of other existing brown site areas throughout the borough other than this site which is proposed for change. I STRONGLY OBJECT TO THE PROPOSALS IN THE LOCAL DEVELOPMENT FRAMEWORK, CORE STRATEGY, PREFERRED OPTIONS FOR THE CUTACRE SITE.	
09/00304		Peter Wills	Ch 6 - The Areas of Bolton	<p>OBJECTIONS TO BOLTON LOCAL DEVELOPMENT FRAMEWORK, CORE STRATEGY, PREFERRED OPTIONS, AUGUST 2008 THE GREEN BELT There should not be any substantial strategic change to the green belt as confirmed by the Regional Spatial Strategy Policy RDF 4, Green Belts, to accommodate the proposed Cutacre Employment site as such a decision would defeat four of the main criteria that :-</p> <p>Checking the unrestricted sprawl of large built-up areas. This green belt afford a very worthwhile strategic gap between Little Hulton and Over Hulton. The site presents valuable views of open aspects from many vantage points to the North and the South which would cease to have strategic benefit if the development proceeds as proposed. Preventing neighbouring towns from merging into one another. The green belt in this area separates Little Hulton, Over Hulton, Farnworth and Tyldesley. This would be absolutely contrary to the purpose of green belt at this locaton as noted in PPG2 and the effect of the proposed new Employment area would totally destroy this valuable asset. Safeguarding the countryside from encroachment. Both before and</p>	See Cutacre response.

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				<p>between the various coal extraction programs and currently much of this green belt has been maintained as farmland. UK Coal undertook to return this green belt at the completion of the coal extraction. This was agreed in the planning application with the Local Councils and is still valid. Employment land provision The recycling of the Cutacre Tip site was always envisaged, being clearly derelict land, therefore quite appropriate for industrial site development in the future. This did not include the declassification of green belt land to be used as brown belt area. There are many brown sites unused Borough wide which would meet the Government recommendation to spread employment areas, rather than site them in a furthest corner of the Borough. Such vacant brown field sites have been available well before the effects of the current financial impacts. ENVIRONMENTAL CONSIDERATIONS The designated Site of Biological Importance (SBI) which is noted as of regional wildlife importance, as having significant wildlife habitat, would be almost totally destroyed if the proposed development took place with only token alternatives as temporally provided during the present program in preparation to be reinstated at completion coal extraction. There are contractual agreements in place to ensure the satisfactory restoration of the opencast site to countryside character with associated enhancement and protection of the SBI and other ecological interests. The proposed Employment allocation would be contrary to RRS Policy DP7, 'to promote environmental quality'. The present Core Strategy proposals in respect of the Cutacre site pay little regard to this policy requirement. This green belt</p>	

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				amenity affords a valued open countryside and healthy exercise for many different groups of local residents, walkers, particularly dog walkers, families, especially with young children and cyclists from the adjacent area, also walking groups, environmentalists and people with many different interests who travel from other locations to enjoy this open countryside. This amenity would be severally diminished if the Core Strategy proposals for the Cutacre site were approved, leaving only a token area remaining that does not have appropriate boundaries, that as PPG2 states 'boundaries that are clearly well defined, by using readily defined recognisable features such as roads, streams, belts of trees or woodland edges where possible.' I trust that you will take into consideration the above objections.	
09/00305		H Middlebrook	Ch 6 - The Areas of Bolton	I WISH TO OBJECT TO BOLTON COUNCIL PREFERRED OPTION FOR THE CUTACRE SITE ON THE GROUNDS THAT WE WERE PROMISED THE GREEN BELT LAND WOULD BE MADE INTO A COUNTRY PARK, WHEN OPEN CAST MINING WAS COMPLETE. AN AREA OF GREAT NATURAL BEAUTY WHICH SUPPORTS A HABITAT FOR A VARIETY OF WILDLIFE. HISTORIC PUBLIC RIGHTS OF WAY. AN AREA WHERE THE PUBLIC WOULD BE ABLE TO EXERCISE WITHOUT POLLUTION FROM BUILDINGS, INDUSTRIAL UNITS AND TRAFFIC. ALL WOULD BE LOST FOREVER, LOCAL ROADS AT THE MOMENT ARE HORRENDOUS, WITH NEWBROOK ROAD BEING GRIDLOCKED AT PEAK TIME AND VERY HEAVY TRAFFIC DURING THE REST OF THE DAY. NEW INDUSTRIAL UNITS WOULD ADD TO THIS PROBLEM GREATLY.	See Cutacre response.

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				BOLTON AND THE SURROUNDING AREA HAVE NUMEROUS INDUSTRIAL UNITS AND LARGE MILLS WHICH ARE ALMOSEY EMPTY. PLUS BROWN FIELD SITES WHICH WOULD BE IDEAL FOR THE PURPOSE OF YOUR PREFERRED OPTIONS. WHY TAKE AWAY FROM PRESENT AND FUTURE GENERATIONS GREEN BELT LAND WHICH WE HAVE VERY LITTLE OF AROUND THIS AREA, AND IS A VERY PRECIOUS COMMODITY. TO CREATE URBAN SPRAWL WHEN MANY OTHER OPTIONS READILY AVAILABLE.	
09/00306		A Middlebrook	Ch 6 - The Areas of Bolton	I WISH TO OPPOSE BOLTON COUNCIL PREFERRED OPTION FOR THE CUTACRE SITE WE WERE PROMISED THE GREEN BELT LAND WOULD BE MADE INTO A COUNTRY PARK, WHEN OPEN CAST MINING WAS COMPLETE. AN AREA OF GREAT NATURAL BEAUTY WHICH SUPPORTS A HABITAT FOR A VARIETY OF WILDLIFE. HISTORIC PUBLIC RIGHTS OF WAY. AN AREA WHERE THE PUBLIC WOULD BE ABLE TO EXERCISE WITHOUT POLLUTION FROM BUILDINGS, INDUSTRIAL UNITS AND TRAFFIC. ALL WOULD BE LOST FOREVER. NEWBROOK ROAD IS GRIDLOCKED AT PEAK TIME WITH VERY HEAVY TRAFFIC DURING THE REST OF THE DAY. NEW INDUSTRIAL UNITS WOULD ADD TO THIS PROBLEM GREATLY. BOLTON AND THE SURROUNDING AREA HAVE NUMEROUS INDUSTRIAL UNITS AND LARGE MILLS WHICH ARE ALMOSEY EMPTY. PLUS BROWN FIELD SITES WHICH WOULD BE IDEAL FOR THE PURPOSE OF YOUR PREFERRED OPTIONS. WHY TAKE AWAY FROM PRESENT AND FUTURE GENERATIONS	See Cutacre response.

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				GREEN BELT LAND WHICH WE HAVE VERY LITTLE OF AROUND THIS AREA, AND IS A VERY PRECIOUS COMMODITY. TO CREATE URBAN SPRAWL WHEN MANY OTHER OPTIONS READILY AVAILABLE.	
09/00307		Eliz Cooke	Ch 6 - The Areas of Bolton	Re- Future Dev (Cutacre Site) We were promised this site would be turned into a country park for the use of our children and grandchildren. We have not 'park' area for walking or public use. We looked forward to the return of 'wild life' to this and OBJECT STRONGLY if it is to be built upon rather than 'landscaped'. Many of us hold this view.	See Cutacre response.
09/00308		S Braddock	Ch 6 - The Areas of Bolton	CUTACRE SITE I wish to object to the proposal to alter the Green Belt area and develop the Cutacre site as an Industrial Development zone. My objections are as follows: 1) There is not a case for this site to be used for industrial development 2) There are insufficient green and open spaces available to the community in Bolton and specifically the area of Hulton ward. 3) The proposed change of use to Industrial development would create unacceptable ribbon development along the M61 corridor. 4) This proposed development would breakdown community development and further environmental degradation. 5) Existing sites for Industrial development already exist with current and future capacity along with the required infrastructure in Bolton without the need to rob the community of green belt and open spaces.	See Cutacre response.
09/00309		Petition 811 names	Ch 6 - The Areas of Bolton	Petition on behalf of Hulton residents (811 signatures) We, the local community of Hulton Ward, object to Bolton Council's Preferred Options for the Cutacre Site	See Cutacre response.

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				for the following reasons: The irretrievable loss of Green Belt land Over Hulton will join up with Salford creating urban sprawl The loss of habitat for the variety of wildlife supported in the area The loss of the education value pertaining to the above for local children The loss of an area where the public of all ages can exercise, reducing obesity/health problems The loss of an area of great natural beauty The increase in pollution from buildings, output from the industrial units and traffic The detrimental effects on the health of the local community The loss of historic public rights of way The overcrowding on local roads We feel that the option for redevelopment of brownfield sites should be pursued more rigorously.	
09/00310		Shirley and Rob Macdonald	Ch 6 - The Areas of Bolton	A message to the planners in Bolton Metro 'We must be mindful of the damage we are inflicting on our planet before it is too late, think not of yourselves but of your children and their children and wake up from your sleep of mindlessness'. I am writing to register our protest at Bolton Metro's proposals o develop an industrial estate on the Cutacre Site at Over Hulton. I am a resident of Over Hulton and a Council Tax payer to Bolton Metro and both myself and my husband strongly disagree with the proposals. When the open cast mining was being negotiated the developers and the council made strong reassurances that the site would be returned to its former status as open land with rights of way for walkers, there is also the issue of wild life in the area, we have already (through the development) lost numerous hedgerows which were habitats for many types of wildlife and I am sure that our lovely planet, which is suffering enough already through	See Cutacre response.

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				overdevelopment in the West, can do without yet another industrial estate, especially in the current economic climate. I think that Bolton Metro should be ashamed of itself for even considering such a proposal. It has a duty to look after its residents and by proposing this development, which takes away even more open spaces from the people of Bolton they are reneging on that responsibility.	
09/00311		Christina Watson	Ch 6 - The Areas of Bolton	Cutacre Open Cast Mining Site I am writing this letter to strongly object to Bolton Council's Core Strategy Proposals for the Cutacre Site, which would use a huge swathe of designated Green Belt land for heavy industrial use. The residents of Over Hulton were promised that stringent conditions were attached to the initial planning approval of resumed mining at this site in that the area would be returned back to green belt and that a country park would be created. To now be informed of the current proposals that the Green Belt is to be taken away is blatant proof of Bolton Council's ongoing poor record of ignoring the wishes of its constituents. Not only would these proposals prove to be a great loss of beautiful surroundings and recreational facilities to the residents of the area, but the loss to wildlife would be devastating. The area is a wonderful wildlife habitat to hares, rare newts, and birds of various species which are already under threat of extinction from diminishing countryside habitats. Species found in the area are owls, herons, chaffinches, willow warblers, dunlin, chaffinch and sparrows to name but a few. In order for Green Belt boundaries to be changed to allow the development of this site, it must be shown that: - 'There are exceptional	See Cutacre response.

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				<p>circumstances that warrant a change to the boundaries' ¿ Do Bolton Council interpret this to read 'by doing so we get Government handouts'? as would appear from their total disrespect to their constituents views the answers stated on page 59 6.47 are a nonsense and are continued proof that they are a bunch of Philistines. I do trust that Bolton Council will come to their senses on this occasion and not override peoples' opinion as was the case with the Market Place.</p>	
09/00312		Adrian Bodie	Ch 6 - The Areas of Bolton	<p>I am writing to voice my opposition to Bolton councils plans for the Cutacre site at Over Hulton. The area of land in question has been used for farming for years, it also is used by many local residents as a recreational area for walking, playing, learning and just admiring the splendid views and scenery. It also serves as a barrier between Manchester and Over Hulton. The land is designated green belt, these are far too rare in Bolton. The proposal to use the land has out raged me. Bolton has been slowly ruined by its over ambitious plans to become a larger town or city, the character that Bolton had and why people loved it is disappearing. Why do we need another development when there are areas in the town which are empty and other areas which have been used previously badly in need of refurbishment or repair. The town has been changed by bad planning in order to try to compete with the likes of Manchester. Bolton will never be Manchester and we should understand why and realise that fact. If I wanted to live in an area developed like the council would like it to be, then I wouldn't have moved to this area. I want to have green areas close by, I want to be able to see the mile long green barrier between Little Hulton and Over</p>	See Cutacre response.

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				<p>Hulton. These things mean so much to people. If your proposals go ahead it would be criminal, the areas beauty will be lost and more worrying it'll be gone forever, denying future generations the benefits it gives. Bolton needs to understand its place in the country, I think that the council doesn't understand this. The shopping centre is empty, the likes of out of town shopping centres with free parking has killed it. Why doesn't the council think why this has happened and understand how to win people back. Another mistake by the council was letting the development of the Market Place go ahead, now it is just like many places all over the country with the same brand shops, why go there when you have to pay to park, you have the same shops as the larger out of town developments but on a smaller scale. The market place was fine before with individual shops unique to the area, this is what made people go there. I hope you can see the similarities to the Cutacre point. Why doesn't the council look at what it already has and make that better? The town could be made to be a more sort after place to live, work and be proud of if it looked at itself and what it is and always should be. We want to keep it green, we want to see our history with the buildings which made Bolton what it is, renovated, repaired and given new uses. Otherwise Bolton will lose what is left of its small remains of character and just become like too many other bland places. I will fight this proposal along with all the other residents tirelessly</p>	
09/00313		Hodge	Ch 6 - The Areas of Bolton	I would like to register my objection to the proposed change in use of the Cutacre site from a country park to an industrial site. We feel really annoyed about this	See Cutacre response.

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				<p>particularly when there is so much disused and derelict commercial property already around this area. The site was promised to the local people as a park. My family regularly walk our dog in the area and feel that a country park would be a real asset and enhance the area as a whole. I urge you to listen the voices of the people who live in the area and keep the original plans to provide us with our park.</p>	
09/00314		R and M Hurst	Ch 6 - The Areas of Bolton	<p>Re : OBJECTION TO CUTACRE SITE PROPOSAL</p> <p>We have recently moved into the above residence, being attracted by, amongst other things, the rural environment of this area. We were aware of the existence of the Open cast coal activity and have indeed passed it on our routine evening walks. We understood however that on the closure of this operation the site would be returned to its original state of. woodland, footpaths, green fields etc as per the past agreement and promises made by Bolton Council. We are most alarmed at the Council's consideration and proposal that the Open cast mining on the Cutacre site now be replaced by an Industrial Estate/ Business Park on our very doorstep. Furthermore neither the vendors of our property and our neighbours appear to have received any formal notification of the Council's proposals. In past issues over 28 years in our previous residence in Sharples, Bolton we always received details from the Council of the various proposals re parking restrictions, housing development etc. We are most concerned and indeed alarmed that this has not happened here and wonder if this is a deliberate tactic on the Council's part. Not every one can refer, as we have had to do, to visiting the Council web site for</p>	See Cutacre response.

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				information on this major issue. We therefore register our very strong objection to the Council's 'about turn' and strongly feel you should honour the original agreement/ promises and at the very least restore the Cutacre site back to its original woodland and green fields. Bolton, as a town and area, has far too few of these anyway.	
09/00315		Lawrence Langford	Ch 6 - The Areas of Bolton	<p>If the proposal as shown in your consultation letter is approved it is difficult to see how further infilling along the A6 corridor between existing development in Westhoughton and Little Hulton east to west can be resisted. Similarly looking north to south from the M61 to the Wigan MDC boundary. The remaining open space in Atherton and Tyldesley then becomes vulnerable. Should this open space/green belt be lost an area without any substantial open space along the A6 can be envisaged between the western Bolton MDC boundary and Salford City. It could even be seen in the future as being extended further west. The creation of a site of this magnitude will also create an increase in traffic (much of it heavy goods) for the neighbouring small towns. Whilst the site is close to motorway access, a significant amount of north south traffic will come through Atherton as there is no convenient through route north/south. Access for large commercial vehicles through Atherton is not good. Accepting that the creation of manufacturing employment is urgently needed surely the days of greenfield development requiring access by car are becoming questionable. There must be substantial areas of brownfield land still available in the Bolton MDC area. I also understand there is a site of some scientific interest in the area</p>	See Cutacre response.

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				proposed for development.	
09/00316		Stuart Lingard	Ch 6 - The Areas of Bolton	As a local resident I would like to register my objection to the proposed plans to use the Cutacre site for employment land. I object because development would cause increased traffic congestion and air pollution; it goes against the original plans to restore the area as a greenbelt; and there is plenty of other unused land across the borough which is more suitable for developing upon than a greenbelt area.	See Cutacre response.
09/00317		D and M Porter	Ch 6 - The Areas of Bolton	OBJECTION TO BOLTON LOCAL DEVELOPMENT FRAMEWORK, CORE STRATEGY, PREFERRED OPTION, AUGUST 2008. Further to your correspondence re the above, I wish to formally object to the proposals outlined in your circular. We the residents of this area have had to put up with the noise, traffic and general disturbance from the Cutacre Opencast Site. This has impinged on our daily lives and it now looks as if this disturbance is set to continue. Whilst accepting that some industrial use must be created from the former slag tip site, my question is WHY use the entire site for industrial use? I understand that the Council are of the opinion that the proposed change of use from Green Belt to Industrial Development will result in very little extra traffic and the majority of the new workers will use the M61 corridor. Whoever thought of this is completely wrong, have they tried to drive down/ up Newbrook Road during the rush hour. If all this proposed development takes place, we the residents of this area will loose out on the wild life which we presently enjoy such as foxes, kestrels, hares, bats, (bats being an endangered and protected species!!) etc., along with an area of natural beauty and	See Cutacre response.

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				many historical rights of ways. I consider that there has been very little consultation carried out with the residents of the area and someone has just drawn a line around the existing Cutacre site thus creating a new industrial development site. Both my wife and I are strongly against this proposed development	
09/00318		Darren Randle	Ch 6 - The Areas of Bolton	I am writing to object to the proposed redesignation and redevelopment of the Cutacre site. Like many people I was sceptical about the temporary opencast mining work which has occurred on the cutacre site but was delighted, and persuaded of its benefits by the sole proposal, that the site be returned to natural habitat and greenbelt usage when mining ceased. It was proposed that this would significantly enhance local communities. I was astounded to learn mid - August 2009 that Bolton LA was about to renege on this and develop a 10,000 job industrial park instead - I was also cynically irritated that the 3 week public consultation period had been timetabled during the summer holidays. This has been clearly designed as a means of "burying" unpopular news. It is completely unacceptable that this be allowed to happen. Without this green buffer zone Little Hulton, Over Hulton, Tyldesley and Atherton will rapidly merge into one another - this is clearly against the aims of Government policy. There will also be a significant negative impact in terms of the environment (loss of habitat / the creation of an industrial park is hardly a carbon neutral activity / impact upon road system), social cohesion (due to the resulting "urban sprawl") and health and well being of local residents (removal of green belt area). I trust that the total rejection by local communities of the	See Cutacre response.

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				development of an industrial park will result in this proposal being promptly scrapped.	
09/00319		Dawn Randle	Ch 6 - The Areas of Bolton	I am writing to express my extreme concern about the proposals for the current Cutacre Mining Site. As a resident of Over Hulton I was assured that the land would be restored to a conservation site when mining had finished. The suggestion that this area may now become an Industrial Park is totally unreasonable: This will create excessive traffic producing more pollution and road hazard for the whole community especially for our children. I strongly feel that the land would be better used as a green belt area to provide space for wildlife to thrive and as an area for our children to extend their education from all local schools. The community as a whole would greatly benefit from using the land for exercise and leisure thereby potentially reducing many health issues. The loss of this valuable opportunity to provide green belt land and it's innumerable benefits would cause irretrievable harm for the area and it's community.	See Cutacre response.
09/00320		Joely Randle	Ch 6 - The Areas of Bolton	I am writing to enlighten you on my views about the Cutacre site. The council ensured that after the mining had ceased, the site would become a conservation area; yet this original idea has been replaced with an unbeneficial plan to transform it into a industrial park. This would rob the animals inhabiting the area of their homes, therefore destroying the local wildlife, including a colony of great crested newts, which are a protected species. In addition, the inevitable increase in traffic would make the roads very busy, henceforth halting some usual activities; making traveling more difficult for the local community. If the land was turned into a	See Cutacre response.

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				conservation park, the entire community would benefit; more space to play outdoors, creating a local place to go. The land would be used better if turned into a natural park, not an industrial one. If the industrial park is created, the green belt will be gone.	
09/00321		William Roberts	Ch 6 - The Areas of Bolton	<p>It has come to my attention that the proposed plans for an idyllic and much desired country park on the Cutacre land area, which is currently being used for open cast mining, have secretly been edged out in favour of an unwanted and community damaging Industrial site. May I take this opportunity to inform you personally on how well you, the local council have handled this matter. I first heard of these hushed up change of plans by another extremely concerned neighbour of mine only last week who said you and your department were kind enough to give us till the end of this week to respond with our views. There was I thinking I lived in well-governed area where the local council is expected to communicate with its residents about forthcoming plans that directly impact on them. Sadly I was mistaken. It was only a couple of weeks ago when I received a leaflet through the door off your concealing department for my opinion on what the local authority should do with the Cutacre site after the open cast mining work had been completed. Two weeks later I learned our supposedly trusted local government have wasted taxpayers money on this communication as they already have disastrous ideas in mind. The way you, Bolton Council have acted quite frankly disgust me. How you have the audacity to ask for local people's opinions whilst all the while having a preferred options plan is beyond me. Let me ask you Simon</p>	See Cutacre response.

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				<p>Godley, where do you live? And how much is your house worth? Think about that for a moment. Seriously, THINK! Now think what would happen to the value of your property if someone came along and unveiled plans to replace fields with concrete isours, habitats with tarmac and fertile bio cultures with extensive underground drainage systems. Then imagine all that hard earned money you have worked hard for all your life, that money that has gone it to paying your mortgage, disappearing down the drain because suddenly no one wants to live next to an industrial estate. It is a no brainer if you ask me. I actually find it quite amusing how your preferred option plans to bring economic benefits to the local community, may be you'll have to explain that one to me personally because last I heard we are in the midst of the beginning stages of a recession. Therefore capacity for 8,000 jobs will exist, yet 80 to 90% lets say will not be filled because investment is in decline and banks are loaning money to people less than ever, consequently trade everywhere is plummeting. Another point you pretend to have overlooked is the increased congestion around the area. I don't know if you aware that Over Hulton is not that big, 2.5 miles by 2.5 miles if that. The traffic from 7am till 9am and from 4.30pm till 6.30pm is already at breaking point. Take Salford road for example, the traffic queuing from the lights at four lane ends stretches back to the Watergate pub as it is, which if I'm not mistaken will be inches away from the entrance to your pathetic industrial estate cover up plan. In addition, at present the traffic queuing to enter Westhoughton snakes all the way back from Westhoughton town centre, all the way round</p>	

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				<p>Chequerbent roundabout and back onto the M61. You should have a drive along Manchester Road and Salford Road at Four Lane Ends, Over Hulton at these times. You would not need to worry about 3rd gear, you would never get out of second and that is before your covert operation is underway. Thinking about it, it would give you and your underhand colleagues plenty of time to consider about a) how unethical you have and are acting and b) how damaging your preferred plans are to the environment, the value of homeowners properties and the local community. Judging from your actions regarding this site, I think it is safe to assume you are not that familiar with the 4 P's of marketing and in particular the promotion element of this mix. Let me give you a little Marketing Communications lesson. Whilst one can communicate to their audience via advertising, direct marketing, sales promotion, personal selling and public relations, there ARE NONE MORE EFFECTIVE than WORD OF MOUTH. Whilst I am not a gambling man Mr Godley, I for one would be 'all in' for betting you and your departments reputation has and will continue to be dragged deeper and deeper through the mud.</p>	
09/00322		S and E Rowland	Ch 6 - The Areas of Bolton	<p>I write to record my objection to the proposal in the Preferred Options Report to identify the Cutacre area as a strategic employment site and to alter Green Belt boundaries to allow this to happen. I did not record any objection to the opencast operation as I believed the temporary disturbance to be acceptable in order to win valuable minerals and to improve the landscape by the removal of the slag heap. I looked forward to the advantages which would result from the country park.</p>	See Cutacre response.

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				<p>The spatial vision for Bolton in 2017 is for it to be a place where everyone has an improved quality of life. This will not be the case around the Over Hulton area if the proposal goes ahead. Surely inequality can only be narrowed by raising the bottom, not lowering the top. This is a high quality environment in which marginal degeneration around employment land should be a significant consideration. I believe there to be many existing brownfield alternatives throughout the borough, to improve which would provide a win/win situation. It must be better overall to have a greater number of smaller sites spread throughout the borough than to destroy valuable environmental land and wildlife habitat to create one large site, the need for which I do not believe to have been established. The mere fact that there is an adjacent motorway with a convenient access point is not, in itself, a good reason to totally destroy one of the few remaining greenbelt areas in the district. There are, you must realise, available alternative spaces for an industrial site closer to the urban centre but very little in the way of a space large enough to accommodate a country park. These alternative sites may not be as attractive to developers as a greenfield area but it is only a matter of money and surely this could be solved by the use of financial incentives from both government and local authority. I trust these considerations will in no way affect the timing or quality of the proposed restoration of the existing Cutacre site.</p>	
09/00323		S.J. Coope	Ch 6 - The Areas of Bolton	Sirs, When the decision to allow, or otherwise, opencast mining on the Cutacre site was being considered, local residents were appeased by the	See Cutacre response.

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				Council's promise that, should the work be allowed to proceed, the eventual reinstatement would be in the form of various planting with some lifting of levels caused by the amount of infill material from the Cutacre tip. A large country park was to be provided. It is outrageous that after enduring years of disturbance, local residents now hear that the Council intends to embark upon what could be seen to be a blatant attempt at deception in proposing a largely industrial use of the site, even destroying 100 hectares of green belt. I, and very many others, will vigorously oppose this preposterous proposal.	
09/00324		Peter Heaton	Ch 6 - The Areas of Bolton	Dear Sir, I am writing to object to the proposed development at the Cutacre opencast mining site near Over Hulton. When the Cutacre project was started it was on the understanding that the area would provide a country park for the local community after opencast mining was finished and a limited allocation of land would be put aside for commercial development. Now it is proposed that the land will be used for industrial units providing jobs for up to 8000 people. Another broken promise from Bolton Council! It appears that once again the Council is riding roughshod over the opinion of local residents in favour of commercial development. This is a Green Belt area and as such it should not be allowed to be swallowed up by commercial ventures like so many others around Bolton. If it is really necessary to provide land for development, surely the site of the Chloride works adjacent to this area, which is a Brown Field site, would be the logical alternative to spoiling one of the few places of open countryside within Bolton. Local roads are already swamped with	See Cutacre response.

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				heavy traffic making life difficult for residents in the area. An increase on the scale proposed would make life intolerable and reduce the quality of life and the value of property for hundreds of families. Councillors should for once think about the good of their electors or they may find themselves without a job after the next elections.	
09/00325		Linda White	Ch 6 - The Areas of Bolton	<p>Dear Sir, In opposition to the proposed Industrial site replacing Cutacre: The opencast mining project was tolerated by the residents of Over Hulton on the back of promises by the council that a country park would replace the site, with a minimal amount of land being designated to industrial units. Now the mining project is drawing to a close there has been a reversal of priority by Bolton Council, whereby the once allotted country park is swallowed up by a majority build of industrial units. How blind to the plight of so many empty industrial units throughout the borough must the council be to conclude that there is a need for any more? If indeed there must be more, then why not use Brown Field sites and the shortly to be vacated Chloride plant and adjacent land. Is the promise of 8000 jobs, like that of a country park, materialising as something else, i.e. warehouses for storage employing a minimal workforce? Geographically it is handy for the Motorway links, but another burden for the residents of Over Hulton. This area has the worst road conditions, pavements and leisure facilities (especially for children) than any other borough. In this age of encouraging fitness and outdoor pursuits what will the locals do to burn off their energy ¿ curse the council for yet another broken promise and major letdown?</p>	See Cutacre response.

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09/00326		G.E. Smith	Ch 6 - The Areas of Bolton	<p>I write to make my objections to the plans that Bolton Council and UK Coal have to develop the site after the coal has been extracted, as an industrial site, ignoring the requirement to restore the land to its original use and improve it. The requirement was made as a planning condition before mining was allowed and must be carried out. At the recent Open Forum meeting, the Bolton Council Planning officers seemed unwilling to say that it would be enforced even though the site might not be built on for some time. He seemed more concerned about putting UK Coal to expenditure than looking after the interests of Bolton people. Even if this environmental disaster does go ahead in future, we should at least have the use of the promised and bonded leisure area in the meantime and who knows, maybe the industrial park will not be required by our next elected representatives. I am given to understand by people who are familiar with these matters that PPG2 has not been complied with in that removal of Greenbelt status has not been justified. At a time when farming at home rather than relying on imports is being promoted by many agencies, why should we be removing farmland and leaving empty industrial premises and brownfield sites? The site is a place of natural beauty with marvellous views and abundant wildlife even though it is temporarily scarred. Bolton News referred to it as a mining site which, although true temporarily, gives a very wrong impression. It was in fact mainly farmland. Also urban sprawl will remove the gap between Salford and Bolton if this is allowed to go ahead and the already congested roads will be unable to cope with the additional traffic.</p>	See Cutacre response.

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09/00327		Gary Branagan	Ch 6 - The Areas of Bolton	May I add my protest to the use of Green Belt Land at the Cutacre open cast mining site. We have fought to stop this site of biological importance being destroyed along with all three councils involved in the site. Now we have the situation in which Bolton is going back on there own planning permissions and expanding there Industrial Estate. No way. I'm with the residents of Over Hulton keep Cutacre green.	See Cutacre response.
09/00328		Kathy Gilfillan	Ch 6 - The Areas of Bolton	I wish to register my complaint against the proposed development of the Cutacre Site at Over Hulton / Westhoughton.I have witnessed the BMBC stance on Greenbelt land for many years now, and even the minutest building has been opposed - it is, in my opinion, wholly inappropriate to abandon policy on Green Belt development when it suits the council, but to stand by it when an individual wants to build.Legally, if you allow building on this land for your own benefits, I believe you will open a can of worms for the council to be legally challenged in the future, as you will be setting new precedence.Morally - it is inappropriate to build on this land, when promises were made in the planning application 3 years ago.	See Cutacre response.
09/00329		Samantha Kay	Ch 6 - The Areas of Bolton	I am writing as a concerned citizen of Bolton. When i found out that there were plans being put forward to change the opencast mine site into an industrial estate i was mortified. That area of Bolton is one of the few last remaining area of greenery to be found in this already highly industrial town.Residents were blackmailed into being okay with having the hideous views of an open cast mine in return that it would be returned to its green state. How can the plans now change to give residents an even bigger eye sore. Are	See Cutacre response.

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				we to continue to ruin what little countryside we have left or should we make a stand and say no we are proud to be different from all the other towns in the northwest and want to enjoy what natural beauty we have. Please i implore you to consider the impact this was have on our town.	
09/00330		Holly Hughes	Ch 6 - The Areas of Bolton	I am writing to express my great disappointment that this site could be turned into an industrial site. I live in atherton and if it was turned into a country park it would be a great place for families and couples. Please make sure it becomes a country park and not another industrial site!	See Cutacre response.
09/00331		Simon Heyes	Ch 6 - The Areas of Bolton	I would like to express my opposition to the plans for a development of an Industrial site at the cutacre open cast site. Personally I would much prefer a country park as originally promised and the rehabilitation of the site would also provide jobs in the green sector. The site could also be used as a demonstration of mine restoration and rehabilitation and involve community environmental groups such as the Wild Life Trust or Woodland Trust so that the community is involved and a good outcome for the local natural environment is also achieved.	See Cutacre response.
09/00332		Rachael Kirkby	Ch 6 - The Areas of Bolton	I am writing to express my disgust regarding the change in proposed land use at the site of the open cast mining land off the A6 at Over Hulton. I am a twenty year old student and have lived on Cornwall Avenue (Four Lane Ends, just around the corner from the site) all my life. I understand the jobs and other benefits an industrial park would contribute towards meeting government job targets but feel that the	See Cutacre response.

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				<p>manner in which this has been planned. I am led to believe that planning permission was only granted when the proposal was for 80% of the land to be a large country park (similar to the local Haigh Hall) with lakes, woodland, walks, places for children to play, cycle paths etc and for 20% of the land to be an industrial estate to create jobs for local people. The new proposal designed to make it easier to hit government targets by turning the whole site into an enormous heavy duty industrial and manufacturing estate, not only denies the people of Over Hulton, Westhoughton, Atherton and Bolton a fantastic brand new country park but will also create a myriad of issues for local residents in particular, many traffic issues, loss of trade for local businesses, noise, air and massive visual pollution will also result from the proposed change not to mention the removal of a beautiful greenfield site. I genuinely hope that the local opinion is considered before such a huge decision is made. It is after all we locals that will feel the consequences of your actions.</p>	
09/00333		Clive Parrott	Ch 6 - The Areas of Bolton	<p>I would just like to register my objection to the Cutacre development recently discussed at the Town Hall. At the time of the open cast mine I was advised that the plan was for the area to be put back to its original state, this advice also referred to a country park, something that this area does not have. For it now to have been turned out to be an industrial park is to be quite frank, disgusting. We are told one thing only for any assurances to be completely worthless. This is just accessing greenbelt land By stealth. It really does make me so sad</p>	See Cutacre response.

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09/00334		Karen Graham	Ch 6 - The Areas of Bolton	I am resident in Westhoughton and would like to register my objection to the proposal to develop a large industrially area on the Cutacre site. Many years ago I remember the initial dissatisfaction at the open cast mining on this site but also remember how the promise of turning the site into a large country park was made. It is astonishing and disheartening how this promise is now being reneged on. As a mother of a young daughter we take pride in making the most of the area that we live in. We have already lost the use of land directly by our home to the relocation of Westhoughton cricket club, which was a questionable decision made by Bolton Council. To lose more open land to industrialisation would be devastating and morally wrong.	See Cutacre response.
09/00335		R German	Ch 6 - The Areas of Bolton	As residents on the Breeze Hill estate for the last 38 years, my wife and I were shocked to read about the proposed development of the Cutacre Site. Way back in 1996 the Labour MP Frank Dobson stated that there would be no open cast mining under a Labour Government. In fact I recall him saying "It would be over my dead body". Ten years later permission was given for open cast mining to commence. The first let down. When permission was granted, conditions were attached, basically that when mining was finished the site would be restored to woodland, a country park and agricultural land. A relatively small area was to be a business park, I believe, where the Cutacre Tip Site is. Along with all my neighbours I withdrew all objections to the commencement of opencast when I learned of this. Now we come to the second let down. The business park is to some six or seven times the original	See Cutacre response.

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				<p>proposed size, if you the Council get your way. If we, the residents of this area, had known this, do you honestly believe that we would have withdrawn our objections? What is the point of a new large business park when so many industrial units remain empty in the Borough? Where are the businesses who are going to occupy the units coming from? We must not give up our Greenbelt, what is left of it, to become a concrete jungle when there is brown field land still available on the M61 corridor. One last point, as Newbrook Road and the A6 are already choked with traffic morning and night during the rush hours, where is the additional traffic from a large business park going to go? In conclusion what is the legal position when residents of the area have been, as I stated earlier, were lead to believe something to our benefit would happen when open cast was finished? Is it so we would withdraw all objections, only to find that the final outcome may be completely different.</p>	
09/00336		Webster	Ch 6 - The Areas of Bolton	<p>GREEN BELT Why is Bolton prepared to make such a substantial change to STRATEGIC green belt which contravenes several of the basic purposes of green belt outlined in both the Council's own UDP and PPG2? Regional Planning Guidance is strongly against this and the implications are that Little Hulton will almost merge with Bolton at Over Hulton. Bolton Council have always considered green belt interests and protection to be high on their planning agenda but the Cutacre proposal is in complete conflict with this. The Council have previously considered options for 'safeguarding' land until need for development is proven. The immediate deletion of 104Ha of green belt is a 'no</p>	See Cutacre response.

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				<p>return' option. It is clear that the green belt tests as set out in paragraph 6.46 of the Preferred Options Document are not met. There are no exceptional circumstances given that there are alternative employment land locations, many in urban areas of the town with better sustainability credentials. This significant erosion of the green belt will undermine the primary purposes of preventing urban sprawl and maintaining existing gaps between settlements. Why is the Core Strategy Preferred Options document VERY misleading? It describes the western part of the site as having been open countryside/farmland before the coal operations started'. However, a large part of the site now proposed for Employment uses on the western side is, in fact, still in use as farmland and remains unaltered by the opencast operations. Other land on the western part of the site is being used only for soil storage. It has not lost its countryside potential nor is it DERELICT. It also implies a country park within the 'site' which Simon Godley has confirmed is not likely to be the case. This is tantamount to accepting that the Harworth Estates master plan which has been publicised by UK Coal is a definitive and approved scheme. EMPLOYMENT LAND Why is Horwich Loco Works being partly allocated for housing when it is ideally located for continued employment use in a highly sustainable location? The exceptional circumstances claimed do not stand up to analysis. Releasing a green belt site of this scale to meet employment land deficit is not the answer when the requirements could be met in close proximity to the working population. The Sustainability Appraisal for Cutacre is clear that there are sustainability</p>	

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				<p>disadvantages in terms of the sites location. There is negative reaction from the Regional bodies and adjacent districts. The Greater Manchester employment land requirement is still subject to scrutiny and there is no agreed employment land requirement for Bolton. Surely investment in this proposed 'out of centre location' is likely to disadvantage the urban centre of Bolton where the regeneration areas such as Church Wharf and the Merchant's Quarter are failing to attract any development interest. Why has Cutacre been chosen when it is clearly inaccessible to the majority of unemployed people in the Bolton Borough? Paragraph 8.129 of the LDF document links the proposals with the Sustainable Community Strategy and paragraph 8.132 states that it does this by 'matching jobs and investment to those most in need' and 'Ensuring that there is the right quality and quantity of land and buildings for employment in the accessible and sustainable locations, including for manufacturing, distribution, offices, retail, tourism, waste disposal and minerals' We would suggest that Cutacre is ideally placed for people from the adjoining towns of Wigan and Salford rather than Bolton. ECOLOGICAL INTERESTS Why is Bolton Council ignoring so much important national and international legislation including the NERC ACT Biodiversity Duty on it's responsibilities to protect a Grade A site of biological importance? A substantial part of the proposed new Strategic Employment Park is still designated as a Site of Biological Importance which is of global wildlife importance. The Core Strategy report makes no reference to this very important factor making provision for only two small conservation areas which are</p>	

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				<p>identified in the current draft restoration proposals for the area after opencast mining. The site has been agreed as having significant wildlife habitat and potential which should be restored, as near as possible, to its original condition. There are agreements in place to ensure the satisfactory restoration of the opencast site to countryside character with associated enhancement and protection of SBI and other ecological interests. The significant contribution which this site plays to ecological interests and which was supported by Bolton Council in dealing with the opencast proposals is being ignored. There is considerable objection to the proposal from GMEU, CPRE, Lancashire Wildlife Trust and others which confirm the importance of these ecological interests. Paragraph 8.134 of the LDF document again links the proposals to the Sustainable Community Strategy and states that it does this by 'protecting and promoting biodiversity'. Considering the above, this is again clearly not the case.</p> <p>TRANSPORT/TRAFFIC CONSIDERATIONS Why is Bolton Council ignoring RSS Policy DP5, 'Manage Travel Demand', which confirms that development should be located so as to reduce the need to travel, especially by car, and to meet needs locally? The suggestion that the Cutacre proposals will create 8000 new jobs implies that there will be an overwhelming increase in private car travel. This will also be in conflict with PPS1 guidance on the location of sustainable developments. The Highways Agency have confirmed that they recognise the operational difficulties already experienced during peak hours between the M61 as it connects to the M60. This would obviously be worsened substantially if the</p>	

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				<p>proposal was to go ahead. Equally, local roads will be subject to greater concentrations of peak time traffic. The absence of public transport to the Cutacre site undermines the credibility of the proposal. Limited public transport improvements and initiatives are unlikely to reduce the level of car borne travel as has been shown elsewhere in out of town developments of this nature. CLIMATE CHANGE CONSIDERATIONS Why have Bolton Council stated in their LDF document that In 2026 Bolton will be a sustainable community with: 'A much reduced contribution to harmful climate change'? Additional traffic movements to the Cutacre site of the scale suggested will have adverse impacts on air quality and be detrimental to climate change policies, which seek to minimise CO2 emissions. Alternative sites more centrally located will be better suited to meet with climate change initiatives and assist in supporting public transport investment in the urban centres. HISTORICAL COMMITMENTS Why have Bolton council chosen to ignore the existing agreement to restore open cast mining operations to wildlife habitat after mining has been completed at Cutacre? The Cutacre opencast site was always intended to revert mainly back to country side uses. The Core Strategy Preferred Options document is VERY misleading. It describes the western part of the site as having been open countryside/farmland before the coal operations started'. This is still the case as a large part of the site now proposed for Employment uses on the western side is, in fact, still in use as farmland and remains unaltered by the opencast operations. Other land on the western part of the site is being used only for soil storage. It has not lost its countryside potential</p>	

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				<p>nor is it DERELICT; it is simply land subject to mining after which agreed restoration works should restore its historic condition. UK Coal and Bolton Council should take full note of the considerable commitments given to residents of the borough in this regard. We would draw attention to the letter from AJ Routh, on behalf of the Secretary of State, granting planning permission for the open cast mining. Conditions 57 and 58 relate to the restoration of the land 'to a site fit for agriculture and amenity' and give specific directions on how and when this should be completed. Why are Bolton Council ignoring it's responsibilities under the NICE Physical Activity And The Built Environment Guidance and Fairplay (DCSF): Encouraging Children And Families To Engage In Physical Activity? This states that the Council's role is 'in the management, maintenance and development of open / green space facilitating and encouraging physical activity by the local and wider community' also by 'Working with other Local Authority areas to facilitate walking and cycling routes in, and to, open / green spaces. Paragraph 8.134 of the LDF Document again links the proposals to the Sustainable Community Strategy and states that it does this by 'Providing high quality parks and open spaces, encouraging more people to get out and about, lead healthier lives and cut the fear of crime. The proposals clearly do not meet this objective, although it was a condition of the planning consent for the open cast mining that the Cutacre site would be restored and that landscaping would be undertaken to create a country park. The Council makes no reference to the restoration and landscaping plan in the LDF or any recent correspondence with members of the</p>	

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				Community.	
09/00337		Donna Johnston	Ch 6 - The Areas of Bolton	This is my 'vote' against the development of the site at Over Hulton. Does green belt not count for anything anymore!!!!It would be nice to have a country park as oppose to another supermarket/pub/fastfood chain. There is little green space in such a close proximity to the town centre, keep it green.	See Cutacre response.
09/00338		Graeme Tyrrell	Ch 6 - The Areas of Bolton	I write to advise that I wish to object to the councils plans to put an industrial estate in Over Hulton or its immediate surrounding areas.	See Cutacre response.
09/00339		Neil Singleton	Ch 6 - The Areas of Bolton	I would just like add my voice to the those of similar mind who can only disbelieve at proposed future of the Cutacre site and the vision (or lack of it) that Bolton Council has for said site. Bolton's economic growth can hardly be said to lie in the balance of one greenbelt site. Indeed Bolton's economic growth (insert huge guffaw here) would be better served by investing in the sordid an squalid remnants of our town centre, which is in truth a complete dump, avoided at all costs by the majority of Bolton's populace. Open up your eyes BMC!Give us a lovely country park and demolish the town centre - Deansgate, Newport Street, Bank Street, Moor lane etc etc - and start over (with some free parking to you money grabbing toadies. Then the residents would have something nice to do on Saturdays and Sundays. If you're struggling for a little inspiration then take a look at Wigan (cannot believe as a Boltonian I'd ever utter thos words). PS And do something about the roads as well -they stink!	See Cutacre response.
09/00340		Robert Ashton	Ch 6 - The Areas of	I wish to formally record my objection concerning the proposal contained in Bolton Council's Core Strategy	See Cutacre response.

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			Bolton	<p>Preferred Options document, specifically relating to the Cutacre site. To convert this green belt land to 'industrial' usage, I believe, will seriously undermine the community of Over Hulton and irreparably damage the natural environment. Crucially, this proposal flies in the face of the Council's own policy document Our Future - Environmental Strategy 2006, 11, which aims to;</p> <ul style="list-style-type: none"> · 'designate more areas as local nature reserves.' (page 19), and, · increase the number of 'high quality accessible and safe parks and open spaces.' (page 31). <p>The southern aspect of the borough enjoys little in the way of rural, open space with public access for recreational purposes. Consequently, Cutacre has historically been an important site for residents, not just in Over Hulton, but also in surrounding areas from Salford and Wigan Boroughs. This is evidenced by the long-standing opposition to the open-cast mining scheme which finally reached a compromise in an undertaking by the applicants, to return the area to its original rural condition, at the centre of which, would be a country park. The disappointment caused by the proposal of the officers of the council is tangible amongst the neighbouring population. The decision to build upon green belt land should only be made only in 'exceptional circumstances' In this case, the motive appears to be a mixture of profiteering by the landowners, UK Coal plc, and political expediency on behalf of the council in this ill conceived 'easy fix' solution. Whilst accepting that Bolton does need to prosper and grow over the coming years it is questionable that this should be at the expense of one of the few remaining sites of rural interest and public recreation in this area. Indeed, the experience of</p>	

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				<p>similar 'out of town developments' suggests it will not only destroy this area but inevitably serve to further the sense of deprivation in Bolton town centre, which planners claim they are keen to regenerate. The amount of brown field and derelict sites across the borough invalidates any claim to violate the green belt land for 'industrial' usage with the illusion of creating employment opportunities; the interest shown by major retailers amongst the representations lodged to date, belies the quality of jobs which may be on offer. The negative impact upon the infrastructure of the area have been well rehearsed by other correspondents and do not require to be repeated here, save to say that these are all relevant concerns and objections by a community motivated by a sense of deep injustice. Those residents now look to the councillors as their elected representatives to be mindful of the needs of this community, and of Bolton as a whole, to apply a degree of moral wisdom in the democratic planning process. The overriding objection is not motivated solely by nimby-ism but the clear belief that this plan is an unnecessary and futile waste of an important site which underpins the sustainability of Over Hulton as a functioning community. The Cutacre site plays an essential role which maintains a quality of life for residents in balancing the urban and rural nature of the area. To destroy it for the depressing prospect of yet another bleak retail or warehouse park, cloned from the same design across the country, purely for its convenient motorway access, will be an act of state sponsored vandalism that cannot be repaired, or overlooked by those who will live alongside it. .</p>	

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09/00341		Oliver Lancaster	Ch 6 - The Areas of Bolton	<p>I write to inform you of my opposition to the plans to create an industrial/commercial estate in Over Hulton/Atherton. Firstly, please recall the time before any open-cast coal mining ideas were being banded about. Then consider what your reaction would be from a developer to construct such a monstrous commercial/industrial development on greenfield - no doubt Greenbelt land - surely it would have been laughed out of the planning office? So why is that any different now? I appreciate the short term requirement to extract coal - and the benefits towards UK energy generation from this - but how can open pasture land with well trodden public footpaths be just wiped away? I have used those paths to run through up to Salford Rd from Breeze Hill Rd and also used them to walk the dog. It is a nice thing to have something like that on the door step. I thought that the open cast mining was granted on the condition that the land was to be re-established for recreational use - and that the old spoil tips would be remediated. From a PR perspective - I'm certain it would do Bolton Council no favours whatsoever. From a contaminated land perspective - I am a specialist in contaminated land - and I have had to educate Local Authorities on such Part IIA instances in the recent past. I would only revel in the opportunity to undertake whatever efforts were necessary to at least prolong, or hopefully end, the application for development. I am well aware of risk assessments with regards to metals, organics and inorganics and their impact on human health, groundwater and the built environment. I am also familiar with assessment of ground gases, vapours and contaminated dust migration through aeolian transportation to nearby</p>	See Cutacre response.

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				<p>residential areas - surely you will be well briefed on the Corby case brought to light recently. To give you a heads up on one angle that I would come at; consider the % Loss on Ignition (LOI) value from samples across the site. A risk exists with wastes that have a measurable % LOI due to its potential to burn. I'm sure you've heard of council's problems with burining tips - they burn for years and cannot be put out in most cases - and use lots of tax payers money in monitoring of the burining progress. Burning waste beneath a new business estate with neighbouring residential properties would be far from ideal. Once a material (i.e. soil) has been excavated, it then legally speaking becomes a waste. If a waste material contains a measurable % LOI it then should be assessed as to what deposition category it should be sentenced to. Such places are more often than not landfills that are licensed as 'Inert', 'Non-Hazardous (or more accurately Stable Non-Reactive Hazardous)' or 'Hazardous'. I work a lot with the remediation of gasworks sites - and material that is generally not contaminated (i.e. relatively low concentrations of heavy metals, TPH, PAH, phenols, cyanide, thiocyanate etc..) , but has slight evidence of coal dust, coke or unspent coal contained within the material causes many headaches due to the % LOI issue. If, for example, results at the site in Over Hulton come back with concentrations between 6% and 10%, the material would require disposal to a hazardous waste landfill, with obvious transportation costs involved, gate fees and landfill tax - unless you got exemption before December last year - if you didn't, then the project designers tripped up massively there. You could try to create a hazardous</p>	

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				<p>waste landfill cell at the site - but good luck with the design and permitting acceptance from the EA - I'd love to see you try! If the % LOI is greater than 10% then it can't even go to a hazardous landfill and you're left with a big problem. You could send it to a coal fired power station such as Fiddlers Ferry in Widnes, but only if the calorific value is high enough to satisfy their requirements for combustion control, but that would be quite a risk to take. I assume you are quite risk averse - all other councils I've come across are - even if they are all usually very poor at identifying potentially significant risks and seriously overspend on their supply chain to try to find out for them. I hope I've put my personal opinions across and also given you a taste of my approach to legal issues that I would very happily drag you/the developer through, drowning in the soup of contaminated land legislation. With my kindest regards and sincere hope that my arguments will be taken into consideration and back up the comments from the other past and present residents of Over Hulton/Atherton.</p>	
09/00342		Bryan	Ch 6 - The Areas of Bolton	<p>As you can see from our address, our house backs onto the site which is only two fields away from our back garden. We have a clear and unobstructed view of the site from our house and so we are to be very much affected by this proposed development which will blight our lives as well as our property. We believe that the Bolton Local Development Framework, Core Strategy, Preferred Options, August 2008 Main Report does not disclose exceptional circumstances sufficient to justify any change to the strategic green belt, and here are objections to same: Loss of Strategic Green</p>	See Cutacre response.

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				<p>Belt This loss will lead t the unrestricted sprawl of the built-up areas of Over Hulton and Little Hulton. The towns of Over Hulton, Little Hulton, Farnworth and Tyldesley will merge, and this should be prevented. The Council has a duty to protect the countryside from such encroachment. We will lose agricultural land and land of a countryside character. UK Coal has paid a substantial bond to restore the land to open countryside and this should be enforced. The original Cutacre tip is derelict and suitable for industrial use. This was always envisaged in the original plan. The remainder of the site was not derelict, it was open countryside and used for farming and there is no justification for changing it to industrial use. If permission is granted to build and industrial estate or a retail park or a prison, when can building actually take place? We were told by the site manager at an Area Forum several years ago that the land could not be built on for at least 10 years after mining had ceased. Is the land to be left derelict until such a period has passed? How will such an eyesore benefit the local environment or Bolton as a whole? Alternative Industrial Sites We believe that there is a range of alternative brownfield or other sites available in Bolton which have been unreasonably ignored or discounted. They will remain undeveloped if this scheme goes ahead. We believe that existing and available sites are not being utilised to their full capacity. What is the justification for building more potentially empty industrial units? What evidence is there that they will be used? It all seems a highly speculative risk. At a local level, there is not much unemployment in Over Hulton. In the 2001 census there were 1.9% unemployed</p>	

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				<p>residents (that's 311 people out of a local population of 16,370) compared to 3.5% in Bolton as a whole. A development of this size would discourage any additional development in areas of Bolton where jobs are needed. We understand that Wigan Council intends to develop sites throughout its borough local to where jobs are needed which seems far more practical and sensible. Why must Bolton put all its jobs on one large site? This leads us to: Traffic/Infrastructure The Cutacre site is poorly served by public transport. To the best of our knowledge the site lies on only two bus routes and we know there are no railway stations nearby. Public transport cannot cope with 8000 additional works, but then we all know people would travel in their cars anyway. There has been a bus lane from Atherton up Newbrook Road and all the way down ST Helens Road and Derby Street to Bolton town centre since 1998 but every morning the outside lane is full of cars crawling along whilst half-empty buses drive by in the bus lane. The situation is then reversed during the evening rush hour. Similarly, during the evening rush hour traffic crawls along Salford Road past Cutacre from the Watergate roundabout to Four Lane Ends. Over Hulton just cannot cope with thousands of extra cars every day going to and from Cutacre. People will be travelling there every day from all over Greater Manchester. How many of these 8000 jobs are going to be actually filled by Bolton people? You can no more restrict those jobs to local people than you can stop people travelling in their cars. The economic benefit to the people of Bolton could be minimal, and certainly not enough to justify the destruction of green belt. This inordinate amount of extra traffic will cause increased</p>	

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				<p>air pollution to the detriment of the health of local residents, especially the children. Is it not true that the incidence of childhood asthma is steadily increasing?</p> <p>Environmental Issues A large area of the site if a 'Site of Biological Importance'. It is a significant wildlife habitat and should be restored to its original condition. This scheme just ignores this. We have never seen a great crested newt but we have seen foxes, hares, bats and a wide variety of birdlife. There is no chance of this wildlife returning if an industrial estate is built. Except for a small children's playground there are no parks in Over Hulton, and no other open countryside to which we have access. Not restoring Cutacre to a country park would be a significant loss to local people of a large area of countryside, to which there is no local alternative. Before mining started the area was used for walking and cycling, with the resultant pleasure of just being out in the open and enjoying the countryside and the magnificent views that one has towards the Pennines, the Peak District and Snowdonia. We hope that you will take the above objections into consideration.</p>	
09/00343		Jacque Martin	Ch 6 - The Areas of Bolton	<p>Please find my objection against the future development to Cutacre, I am very unhappy that this is even being considered and involving taking off precious greenbelt land which is full of wildlife as well as providing free leisure activity as in walking, dog walking, riding bicycles and riding horses. I work for a Drs surgery and as such I am always having highlighted by Bolton council workers to promote healthy living surely cutacre as a free country park which were the previous plans laid before the residents</p>	See Cutacre response.

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				would help towards your current healthy initiatives. Also I cannot figure out how or where all the extra traffic is going to go and foresee children and adults being harmed trying to cross these busy roads. At the moment we have a lovely community everybody looks out for each other and as you realised at the recent council meeting we band together when the need is so great. This I feel would be lost with more traffic more housing estates and with it empty retail units mirroring Wingates industrial estate at the present time, being open to vandalism and yob hang outs increasing crime in the area which at the moment is low compared to the rest of Bolton.	
09/00344		Alan Martin	Ch 6 - The Areas of Bolton	Objection against development of cutacre 1: Volume of extra traffic on M61 and A6 .M61 already backs up tojunction 4 most mornings.Newbrook Rd and A6 also extremely busy in all directions am and pm, especially since traffic lights installed at Atherton station. 2: How will employees of said industries get to work at Cutacre if not by car, as there is no train link or sufficient buses along the A6. 3: Lack of greenbelt for pleasure and exercise , as well as destruction of wildlife habitat-it as diminished already since the mine began.	See Cutacre response.
09/00345		A.P. Starkey	Ch 6 - The Areas of Bolton	It is with some concern that I read in the local press and community literature about the future plans of the Cutacre Open Cast Site. When I first moved into my home in Lansdowne Road I was warned that there may be development sregarding the spoil heapds and open cast workings. Despite all the opposition and legalities that surrounded this case, we all know eventually this is taking place together with the reassurance that the land will be returned to an acceptable and suitably	See Cutacre response.

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				<p>landscaped area. We now have been presented with the shock of what appears to be a fait accompli concerning this land. I strongly oppose these latest plans and I hope that along with the local residents much further thought goes into this before any final decision. My first reason would be the potential destruction to our unique community of Over Hulton. The 'unique' element embraces two well attended Churches and an excellent school together with their associated recreational associations, community groups and support services which serves a varied section of the community from the very young to the seniors. This is to be nurtured especially considering the current climate of church and school closures. If our local surroundings change in such a drastic way not only our houses will become devalued but our lifestyles and community spirit as well. The second reason is that the A6 ½ from Watergate Toll to Westhoughton cannot carry any more traffic at morning and especially evening rush hours. I would have thought even a passing stranger could work that one out. I am a health worker and daily travel part of this route. I can spend as long on the A6 from Watergate Toll exit of the M61 to my address above (sometimes longer) than I do from the start of my journey in Salford to junction 4. Following a long day I am sure you will agree this is a soul destroying end to a journey. (When I spoke to the gentleman who asked me to sign the petition I mentioned the traffic problem. He assured me that it is the sequence of the traffic lights at Central Station! Although these lights are also a problem I fear my main point was missed here). My third reason for opposing the proposal is the loss to wildlife, loss of countryside to</p>	

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				walk and exercise pets and the possible loss to rights of way. We are continually being encouraged to live a healthy life, to exercise, leave our cars at home. The loss of our local pathways and green land would see us having to get into our cars and drive to Pennington Flash or Rivington. I am assured from local birdwatchers that the bird count has already been drastically affected by the workings, surely we would lose most of the remaining bird life as well. The short sighted and contradictory issues surrounding these proposals are very underhand. Let us look after our community, it's roads and jobs that we have already, instead of adding to our problems. I strongly oppose the Commercial Development of the Cutacre Open Cast site.	
09/00346		Len Derbyshire	Ch 6 - The Areas of Bolton	The Cutacre site was supposed to be developed as a country park. This was put forward when planning permission for open cast mining was requested. Now that that has gone ahead Bolton council now conveniently want forget that and that it is green belt land and redesignate the land for industrial use. This is totally wrong and I wish to register my objection to this proposal. The following is a section of Bolton councils own policy for "A Greener better Bolton". I think perhaps it should carry an addendum stating that this policy was only valid for the day on which it was written. Its no wonder that people dont believe in what politicians tell them Policy 9 The Council and its partners will: 1. 1 Safeguard the rural areas of the borough from development that would adversely affect its biodiversity, recreational or agricultural value, or its contribution to reducing flood risk and combating	See Cutacre response.

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				climate change. 2. 2 Safeguard significant sites for biodiversity in the urban area from adverse development and improve their quality. 3. 3Safeguard parks and gardens, allotments, civic space and playing fields from development and improve their quality.	
09/00347		L Nuttall	Ch 6 - The Areas of Bolton	I would wish to place my strong objections to the proposed development of Cutacre for industrial use on the following grounds. a) The use of green belt land when I cannot agree that there are "exceptional" circumstances. b) The fields currently in the green belt are the only decent area in Over Hulton for exercise and countless numbers of Bolton people use the area for walking. c) There are already countless empty industrial units in the Greater Manchester County. d) There are already sited empty and newly built industrial units in the locality - viz. Swan Lane, Hindley; Gadbury Fold, Atherton; Warrington Road, Leigh; and Wingates Industrial Estate. Surely it would be better to utilise these existing areas before building on green belt. e) The original plan by UK coal was to return the land to mainly recreational use; this agreement with the community is being broken if the new proposal is accepted. f) The early Victorians realised the need for easily accessible parkland and open spaces. There are many elderly people in Over Hulton who will be unable to drive to Rivington etc,. Why can Bolton Council not learn from our forefathers? People need space, but the Council appear to be obsessed with building on every inch of green land. g) Protection of wildlife - we won't have any if this proposal goes ahead. h) Increase of traffic. The main route from Atherton to Bolton is almost	See Cutacre response.

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				"gridlocked" between 07.30hrs and 09.30hrs and again during the early evening. Similar delays also occur at the traffic signals on the A6 at Four Lane Ends. The resulting increase of traffic and commuters to the proposed development would completely grind our major routes to a standstill, particularly when we are led to believe that vehicles on our roads are expected to significantly increase over the next decade. i) Increase of pollution and CO2 emissions as a direct result of the increased traffic. I would be grateful if you would add these objections to the many I know you have already received in respect of this matter.	
09/00348		Grime	Ch 6 - The Areas of Bolton	I am writing to make you aware of our disappointment, and deep distress over the proposal to build a massive industrial estate on green belt land in Over Hulton, known as the Cutacre site. We believe the scheme to be reckless, selfish and unnecessary to the extreme. First reckless. Green Belt land was put in place to protect the land and to guard against the ambitions of developers, so much so that their statues can only be changed in exceptional circumstances as an easy way to push this development through council. ¿ THERE ARE NO EXCEPTIONAL CIRCUMSTANCES. When UK Coal eventually got permission to work the Cutacre site, one of the conditions in getting that permission was that the area would be returned to greenbelt land again, and up to very recently we have been assured by UK coal, and by local authority officials that this is what will happen, and local residents especially put their trust in the local authority promise. Now suddenly there is a betrayal of that promise. Why? If that promise goes, you will lose the trust and support of the people	See Cutacre response.

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				<p>of Over Hulton - WE EXPECT OUR LOCAL AUTHORITY AND OUR COUNCILLORS TO KEEP THAT PROMISE. Open countryside, and wild life with it, are disappearing at an alarming rate with some species having to be protected. On this site there are species that need protection, and both nationally, and locally, people are looking to the local authority to play their part in affording that protection. If this development was to go ahead, it would underline and insensitive, and an uncaring approach to the need to protect and case for our countryside, and would attract a lot of negative attention. ¿ SET A GOOD EXAMPLE OF PROTECTING OUR COUNTRYSIDE AND ITS WILDLIFE. We already have tremendous traffic problems with basically one road in and out off the area, we also have the M61 running through Over Hulton, (with all its noise and pollution) which often has traffic diverted off it onto the A^, which brings the whole area to a standstill, with local residents then blocked in their homes, or blocked from them. If this project was allowed to go ahead, the impact upon the already struggling road network would result in total gridlock. HELP US SOLVE THE TRAFFIC AND POLLUTION PROBLEMS, DON'T ADD TO THEM. To fly in the face of all the above, alienating so many people, and issues, would be reckless to the extreme. Secondly selfish. Over Hulton residents contribute much to the finances of Bolton, because the area is so highly rated. Yet cost the town very little by way of public services, we have no health centres, library, community centre, parks etc, etc. There is little demand on police and social services, (we have the lowest crime rate in Bolton) and unemployment is almost nil. However we do have on</p>	

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				<p>thing which we value, appreciate and enjoy, and that is a piece of greenbelt land which has become known as the Cutacre site, which has always been an important area of recreation for residents, and contributes much to the high standards of health and fitness in the community. To allow this development would take away all the above benefits and drown the area in a massive industrial, retail estate, with all its noise, pollution, traffic, and policing problems. HELP US KEEP THE ONE THING WE DO HAVE, THE GREENBELT LAND. To ignore the welfare of the local residents, and the contribution they make to the town would be selfishness of the highest order. Thirdly unnecessary. Spread across the borough are more than enough brown field sites, and green field sites to develop for future employment needs, at the public meeting on 9th Sept some areas were identified where development was being asked for, and sites where suitable, that would easily meet the needs of future employment. Spreading this development would bring employment to many areas instead of just one, and the road network could cope better with a spread. This proposal is not good or clever planning, anyone is able to say lets build on these open spaces. Clever and good planning is to develop and use run down areas and neglected sites, and to build up social communities, not to destroy them in pursuit of financial expediency and easy solutions. If this is the best plan highly paid consultants and planners can come up with then they should consider their future position with the authority, and the authority future need of them. WE LOOK TO OUR COUNCILLORS TO VOTE WITH INTEGRITY AND WISDOM AND SAY NO TO THIS</p>	

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				NIGHTMARE PROPOSAL THAT WOULD OVERWHELM THE COMMUNITY OF OVER HULTON.	
09/00349		J Parkinson	Ch 6 - The Areas of Bolton	<p>I was present at the meeting on 7th Sept at the Albert Hall regarding the Cutacre site. I strongly oppose the development and having listened to the questions and answers I am appalled by the way we have been 'hood winked' by the powers that be. Obviously this development has been on the drawing board for years without our knowledge and involves an extremely large amount of money to be made by the developers. The local community were promised that the area would be landscaped after open cast mining was complete. This land is green belt and should remain so, not only for ourselves but future generations. We need to keep open spaces not only for ourselves but as a duty to preserve local wildlife which as you know is essential to the area's ecology. At the present time many of us know that industrial units are on the market and remaining empty, tenants cannot be found either for purchase or rental, so why do we need more to take up green spaces and be a blot on the landscape. This subject was discussed during the course of the evening, it's obvious that I am not alone in this view. I had overlooked the subject of road congestion. It's very bad at present and we do not want another gridlock like Westhoughton has become due to excess building. The future looks bleak if this silly scheme goes through, we will become an urban sprawl, with all our green spaces desecrated. The local community have the same opinion about proposals to this site and have the passion to keep this area green belt.</p>	See Cutacre response.

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09/00350		Chris Gregory	Ch 6 - The Areas of Bolton	<p>Firstly can I thank you for giving me the opportunity to comment on the Cut-acre development proposals, however I am a little sceptical that you really value my feedback as I wrote to the planning team in December 2007 and didn't receive a reply or acknowledgement. I live in a property that directly overlooks the area, and I want to be clear to the spatial team as you did ask for my view indirectly through the mailshot. Please be clear about my opinion, I do not want this development proposal to go ahead, we have no need for a 200 acre mixed use business park. I am greatly saddened already by the loss of wildlife habitat in Middle Hulton. I have already seen hedges removed and amphibians managed out of the area. Two years ago I personally noticed Hare's and Foxes more than usual as they struggled to come to terms with the upheaval of the baffle mounds and the likely-hood is that they will never return to Middle Hulton again. You have destroyed already the beautiful Rosemary lane, back lane farms and the bucolic views around lead-beaters farm replacing it with "alternative paths" and drainage area's for the opencast. In 1990 you promised the area would be replaced with a country park and woodland, what happened? I don't expect a reply directly but here are a few issues for consideration, no doubt there will be many others. 1. The spatial report, in particular the unemployment issue has been used as a basis for granting the proposed move of the green belt boundaries to allow planing permission for industrial units. These industrial units have been in consideration since November 2007, the PowerPoint slides were available on the UK coal web site at that time. Could you comment and perhaps add or amend your briefing</p>	See Cutacre response.

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				<p>to the over hulton community to reflect this, as a starting point for integrity of the discussions? 2. No business would build industrial units speculatively. Therefore do you actually have any companies looking for facilities on the middle hulton site, if so who? 3. If planning permission is granted (I have no doubt that it will be as you are clutching at straws on the unemployment solutions), can you give any assurances that the site will not be prepared with roads laid into empty plots left like a ghost area, just to give longevity to the planning permission when you have no takers? 4. Can you confirm or otherwise the plans to build a hotel adjacent to the Watergate roundabout? 5. What type of businesses is the proposed 200 acre site is attractive to? 6. We have very little actual manufacturing in Great Britain, and with the digital Britain report recently published, peoples rationale for the future will be to work at home using super-fast broadband. Here we can offer equal capabilities to any offered off shore. These are initiatives that we need to support to help resolve the unemployment issue in my home area. What is your view? 7. Will we (residents) still have access to any country park area, given the security issues that may arise if we have pathways too close to the mixed use business park? 8. Is the proposal substantially different from the UK coal proposal 2007? 9. Who will control the conservation area's within the business park? Thank you for taking the time to read these concerns and views. I will be copying this response to any organisation or publication that I feel can help me oppose this proposal.</p>	

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09/00351		Barry Jeffries	Ch 6 - The Areas of Bolton	I am a resident of Over Hulton, Cherrywood Ave. I wish to register my objection to any change of status of the Cutacre site from Green belt. Promises were made and the residents expect them to be kept.	See Cutacre response.
09/00352		Martin Shaw	Ch 6 - The Areas of Bolton	Councillors As I am sure you are all aware, UK Coal has put forward a proposed development at the Cutacre site, just off the A6 at Over Hulton. The proposed development will destroy 259 acres of greenbelt and replace it with one huge industrial estate. Could I please call on you all, to take time out of your already busy schedules to read the following e-mail. Your comments and observations would be greatly appreciated. Bolton Council's 'Core Strategy Preferred Options Report' states that, 8000 jobs will be created for the benefit of unemployed people in the Bolton area by 2026. Could I please bring to your attention that at the "Cutacre Themed Public Meeting" on the 9th September 2009 , it was made quite clear to everyone that attended that this was not the case. The meeting was attended by over 400 local residents, showing the depth of feeling the local community has on the subject. There was standing room only, as the residents raised concerns and questions regarding the proposed development to the assembled panel, which included our three Local Councillors, Tim Hill (Chief Planning Officer), Simon Godley (Group Leader, Spatial Planning) and Keith Davies (Director of Regeneration and Planning). Some of the relevant issues were raised by the residents including transport, environment, health and the total disregard that Bolton Council and UK Coal has for the PPG2 (guidelines laid down by the Government regarding development of	See Cutacre response.

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				<p>green belt). One VERY important question was asked by a local resident- "WHAT IF THE PROPOSED DEVELOPMENT WAS OPPOSED BY LOCAL COUNCILLORS AND VOTED OUT ?" The reply came from Mr Keith Davies, Director of Regeneration and Development. Mr Davies's answer was quite clear- "IF THE PROPOSED DEVELOPMENT AT CUTACRE WAS OPPOSED, WE WOULD HAVE TO LOOK AT OTHER SITES OUTSIDE THE BOLTON AREA". This statement is quite clear, it means that the 8000 jobs were never meant for the people of Bolton and the proposal is part of a much bigger plan for the Greater Manchester Area. When pressed, it was clear that Bolton Council had dismissed all the other suitable sites in the Borough in favour of Cutacre. If the Cutacre proposal failed at the planning stage, then, as part of the bigger picture, other areas of Greater Manchester would have to be considered to meet the employment target. One of several preferred sites in the Borough is Lee Hall Colliery to the East of Westhoughton. The site is Greenfield, not Green Belt and has been allocated in the UDP as protected open land. Mr Davies and the Planners are aware of this site and it's potential even though it is a Greenfield site. Lee Hall Colliery should be considered as a preferred development option before any Green Belt releases. This site is one of several with such an allocation to be protected from development until there is a NEED. Lee Hall Colliery has excellent bus and rail links with Bolton Town Centre. There are no direct bus links from Cutacre to Bolton Town Centre and the nearest train station, at Atherton, links up with Manchester, Salford, Walkden and Wigan, NOT Bolton. This would suggest one of two</p>	

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				<p>things, the the newly employed 8000 people would have to travel to Cutacre by car, causing havoc to an already over congested motorway and road network or the workforce would not live in the Bolton area at all and would travel to the Cutacre site from other parts of Greater Manchester. At the meeting Mr Davies failed to mention that amongst others, The Highways Agency, Environment Agency and both Wigan and Salford Council's have made official representations against the proposal. These representations along with hundreds of other objections can be viewed on Bolton Council's web site. It is quite clear that Bolton Council has no intention to develop Lee Hall Colliery or any other site in the Borough, if the Cutacre proposal is opposed on 9th December this year. The comments made by Mr Davies and the Planners mean that you would not be voting for a proposal that would create 8000 jobs for the people of Bolton, you would be voting on a proposal that would destroy 259 acres of Green Belt in the Bolton Borough to satisfy Greater Manchester's overall strategy. There are hundreds of available sites spread evenly across Bolton. These sites could accommodate far in excess of 8000 jobs, if developed and looked at as a whole. This would not only achieve the employment requirements, but would clean up areas of Bolton that are fast becoming industrial graveyards. If opposed, 259 acres of Green Belt would be saved for future generations to enjoy, and just as important Bolton would not merge with Salford and Wigan, creating one huge urban sprawl. I urge you to vote against this proposal on the 9th December. If enough of our local councillors vote against the development then Bolton Council will have</p>	

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				to consider other options. Your support and comments would be greatly appreciated.	
09/00353		John Grime	Ch 6 - The Areas of Bolton	<p>I am writing to make you aware of our disappointment, and deep distress over the proposal to build a massive industrial estate on green belt land in Over Hulton, known as the Cutacre site. We believe the scheme to be reckless, selfish and unnecessary to the extreme. First reckless. Green Belt land was put in place to protect the land and to guard against the ambitions of developers, so much so that their statues can only be changed in exceptional circumstances as an easy way to push this development through council. ¿ THERE ARE NO EXCEPTIONAL CIRCUMSTANCES. When UK Coal eventually got permission to work the Cutacre site, one of the conditions in getting that permission was that the area would be returned to greenbelt land again, and up to very recently we have been assured by UK coal, and by local authority officials that this is what will happen, and local residents especially put their trust in the local authority promise. Now suddenly there is a betrayal of that promise. Why? If that promise goes, you will lose the trust and support of the people of Over Hulton - WE EXPECT OUR LOCAL AUTHORITY AND OUR COUNCILLORS TO KEEP THAT PROMISE. Open countryside, and wild life with it, are disappearing at an alarming rate with some species having to be protected. On this site there are species that need protection, and both nationally, and locally, people are looking to the local authority to play their part in affording that protection. If this development was to go ahead, it would underline and insensitive, and an uncaring approach to the need to</p>	See Cutacre response.

Unique ID	Ref	Name Organisation	Chapter	Summary of Comments	Council Response
				<p>protect and case for our countryside, and would attract a lot of negative attention. ¿ SET A GOOD EXAMPLE OF PROTECTING OUR COUNTRYSIDE AND ITS WILDLIFE. We already have tremendous traffic problems with basically one road in and out off the area, we also have the M61 running through Over Hulton, (with all its noise and pollution) which often has traffic diverted off it onto the A^, which brings the whole area to a standstill, with local residents then blocked in their homes, or blocked from them. If this project was allowed to go ahead, the impact upon the already struggling road network would result in total gridlock. HELP US SOLVE THE TRAFFIC AND POLLUTION PROBLEMS, DON'T ADD TO THEM. To fly in the face of all the above, alienating so many people, and issues, would be reckless to the extreme. Secondly selfish. Over Hulton residents contribute much to the finances of Bolton, because the area is so highly rated. Yet cost the town very little by way of public services, we have no health centres, library, community centre, parks etc, etc. There is little demand on police and social services, (we have the lowest crime rate in Bolton) and unemployment is almost nil. However we do have on thing which we value, appreciate and enjoy, and that is a piece of greenbelt land which has become known as the Cutacre site, which has always been an important area of recreation for residents, and contributes much to the high standards of health and fitness in the community. To allow this development would take away all the above benefits and drown the area in a massive industrial, retail estate, with all its noise, pollution, traffic, and policing problems. HELP US KEEP THE ONE THING WE DO HAVE, THE</p>	

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				<p>GREENBELT LAND. To ignore the welfare of the local residents, and the contribution they make to the town would be selfishness of the highest order. Thirdly unnecessary. Spread across the borough are more than enough brown field sites, and green field sites to develop for future employment needs, at the public meeting on 9th Sept some areas where identified where development was being asked for, and sites where suitable, that would easily meet the needs of future employment. Spreading this development would bring employment to many areas instead of just one, and the road network could cope better with a spread. This proposal is not good or clever planning, anyone is able to say lets build on these open spaces. Clever and good planning is to develop and use run down areas and neglected sites, and to build up social communities, not to destroy them in pursuit of financial expediency and easy solutions. If this is the best plan highly paid consultants and planners can come up with then they should consider their future position with the authority, and the authority future need of them. WE LOOK TO OUR COUNCILLORS TO VOTE WITH INTEGRITY AND WISDOM AND SAY NO TO THIS NIGHTMARE PROPOSAL THAT WOULD OVERWHELM THE COMMUNITY OF OVER HULTON.</p>	
09/00354		Pilkington	Ch 6 - The Areas of Bolton	<p>I am writing to make you aware of our disappointment, and deep distress over the proposal to build a massive industrial estate on green belt land in Over Hulton, known as the Cutacre site. We believe the scheme to be reckless, selfish and unnecessary to the extreme. First reckless. Green Belt land was put in place to</p>	See Cutacre response.

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				<p>protect the land and to guard against the ambitions of developers, so much so that their statues can only be changed in exceptional circumstances as an easy way to push this development through council. ¿ THERE ARE NO EXCEPTIONAL CIRCUMSTANCES. When UK Coal eventually got permission to work the Cutacre site, one of the conditions in getting that permission was that the area would be returned to greenbelt land again, and up to very recently we have been assured by UK coal, and by local authority officials that this is what will happen, and local residents especially put their trust in the local authority promise. Now suddenly there is a betrayal of that promise. Why? If that promise goes, you will lose the trust and support of the people of Over Hulton - WE EXPECT OUR LOCAL AUTHORITY AND OUR COUNCILLORS TO KEEP THAT PROMISE. Open countryside, and wild life with it, are disappearing at an alarming rate with some species having to be protected. On this site there are species that need protection, and both nationally, and locally, people are looking to the local authority to play their part in affording that protection. If this development was to go ahead, it would underline and insensitive, and an uncaring approach to the need to protect and care for our countryside, and would attract a lot of negative attention. ¿ SET A GOOD EXAMPLE OF PROTECTING OUR COUNTRYSIDE AND ITS WILDLIFE. We already have tremendous traffic problems with basically one road in and out of the area, we also have the M61 running through Over Hulton, (with all its noise and pollution) which often has traffic diverted off it onto the A^, which brings the whole area to a standstill, with local residents then blocked in</p>	

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				<p>their homes, or blocked from them. If this project was allowed to go ahead, the impact upon the already struggling road network would result in total gridlock. HELP US SOLVE THE TRAFFIC AND POLLUTION PROBLEMS, DON'T ADD TO THEM. To fly in the face of all the above, alienating so many people, and issues, would be reckless to the extreme. Secondly selfish. Over Hulton residents contribute much to the finances of Bolton, because the area is so highly rated. Yet cost the town very little by way of public services, we have no health centres, library, community centre, parks etc, etc. There is little demand on police and social services, (we have the lowest crime rate in Bolton) and unemployment is almost nil. However we do have on thing which we value, appreciate and enjoy, and that is a piece of greenbelt land which has become known as the Cutacre site, which has always been an important area of recreation for residents, and contributes much to the high standards of health and fitness in the community. To allow this development would take away all the above benefits and drown the area in a massive industrial, retail estate, with all its noise, pollution, traffic, and policing problems. HELP US KEEP THE ONE THING WE DO HAVE, THE GREENBELT LAND. To ignore the welfare of the local residents, and the contribution they make to the town would be selfishness of the highest order. Thirdly unnecessary. Spread across the borough are more than enough brown field sites, and green field sites to develop for future employment needs, at the public meeting on 9th Sept some areas where identified where development was being asked for, and sites where suitable, that would easily meet the needs of</p>	

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				<p>future employment. Spreading this development would bring employment to many areas instead of just one, and the road network could cope better with a spread. This proposal is not good or clever planning, anyone is able to say lets build on these open spaces. Clever and good planning is to develop and use run down areas and neglected sites, and to build up social communities, not to destroy them in pursuit of financial expediency and easy solutions. If this is the best plan highly paid consultants and planners can come up with then they should consider their future position with the authority, and the authority future need of them. WE LOOK TO OUR COUNCILLORS TO VOTE WITH INTEGRITY AND WISDOM AND SAY NO TO THIS NIGHTMARE PROPOSAL THAT WOULD OVERWHELM THE COMMUNITY OF OVER HULTON.</p>	
09/00355		Tom Heavyside	Ch 6 - The Areas of Bolton	<p>I write to add my objection to the current plan for the above site to be used for industrial purposes once the opencast coal working has been concluded. It would be a retrograde step to use some designated 'greenbelt land' for industry. I feel it most important that for the benefit of the environment and the people that the green buffer zone between the built up areas of Little Hulton and Over Hulton should be retained. Open spaces are most important. I feel that once UK Coal have concluded their work that the original plan to create a country park on the site should be proceeded with. This would be beneficial for the area.</p>	See Cutacre response.
09/00356		Jackie Roberts	Ch 6 - The Areas of Bolton	<p>I am writing on behalf of the Ramblers Association (Bolton Group) to register our alarm and concern at the proposals in Bolton's Core Strategy Preferred Options</p>	See Cutacre response.

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				document to reclassify 115 hectares of greenbelt land as an employment site when mining operations are concluded at Cutacre. We are well aware of the vital importance of Bolton's footprints and open land for the recreation and health of the people of the town. We know that paths are well used and that routes such as the Rotary Way provide enjoyable walking experiences. Many of our paths now pass through areas of new housing and industrial development, but these are made bearable by the many pretty stretches of open farmland and moorland which Bolton still possesses. Industrial workings such as quarries and open cast mining are accepted as necessary on the understanding that at the end of such operations there will be landscaping and a restoration of fields and paths. One of our main objectives is to work with the Footpath team at the Town Hall to keep our paths open and defend the legacy of precious routes across fields and moor. There will be no point in this work if in the future the paths remain but the countryside has been swallowed up by the creation of 'major employment development schemes'. We ask you to do your best to protect Bolton's countryside for the sake of future generations of Bolton residents.	
09/00357		Topping	Ch 6 - The Areas of Bolton	I am appalled that you can even consider developing the Cutacre area for industrial purposes. It is a Greenbelt area. It is used to provide somewhere for rare flora and fauna to live which in turn made it very special. We 'locals' have walked these fields for years and enjoyed the spectacular views and feeling of clear clean air with our families. It was agreed to open cast and promises to reinstate and develop the site into a	See Cutacre response.

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				country park met with approval from the residents. We need somewhere to walk in our area. Farnworth has Moses Gate and N. Bolton has Rivington and the moors. Can we please have our green space too. Building up the extent you intended is greedy and unnecessary as there are so many other sites if you drive around. So many lots are vacant so what makes you think you'll be able to fill these new lots? Please think again as we are trying our bit to reduce our carbon footprints ¿ just help us with a rethink. Yes you have your targets with financial gain but you also have a responsibility for quality of life.	
09/00358		Miller	Ch 6 - The Areas of Bolton	We would like to register our objection with regard to the Cutacrea site. We strongly object it being anything other then a Country Park as promised as we need to preserve our recreational areas.	See Cutacre response.
09/00359		R and B Linforth	Ch 6 - The Areas of Bolton	We'd like to join the significant numbers of our local residents in raising our objections to the prospect of a change in the agreed plans for the cutacre site after completion of the coal extraction by UK Coal. They are of course committed by prior conditional agreements to return the site to that resembling a country park. Indeed many years(circa 1972)) go when this opencast mining project was first proposed we were promised the inclusion of a golf course. Others have put their objections forward and have compiled the strong, substantial and overwhelming arguments against the proposed change of use of the cutacre site that any right minded person/committee could not possibly support such changes. The residents of Over Hulton and the surrounding areas deserve much better than losing a potentially fantastic green development/leisure	See Cutacre response.

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				facility which would be greatly beneficial in health and leisure terms to many thousands of people from the local area as well as further afield.	
09/00360		Martlew	Ch 6 - The Areas of Bolton	<p>We are writing in response to your newsletter and the proposed alteration to the planned re-development of the cut-acre tip site. We were involved in the original oppositions that took place over a decade ago. We have been unable to attend the meetings that have been held recently due to previous commitments but we are greatly interested and against what is proposed. Again we will not be able to attend the next meeting on 9th December due to a holiday that has been booked some time. We think it appalling and very underhand for UK Coal to get on to the site with one set of proposals (i.e. the country park promises) and then to greatly change their plans. Is there not something in writing that commits them to fulfil their promises? The land is supposed to be 'green belt' after all. Could you please note our objection to the proposals and as our elected councillors can you act on our behalf to overrule the 'change of status' and insist that their original proposals are adhered to. Could you also let us know how we can obtain any information that was given out at the previous meetings?</p>	See Cutacre response.
09/00361		Elizabeth Munro	Ch 6 - The Areas of Bolton	<p>I write to give you formal written objection to the proposed plans to "develop" greenbelt land on the cutacre site into an industrial estate. These plans have been going on, in secret, for up to two years, it is alleged-how is this justified?! The council have, apparently, already received a £2 million investment from the coal board to restore the land for a country park following the open cast mining which is currently</p>	See Cutacre response.

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				<p>underway-so what has happened to that money????</p> <p>What is not common public knowledge (other than for those who went to the meeting on the 9th September) is that Peel Holdings (who own the Trafford Centre) have a 40% "interest" in "developing" this site. The council claim they are proposing this in order to promote local jobs for the poorer local communities- as per government targets; however, many other sites are available with much less implication on the local community...so is it just that Peel Holdings want this particular site?? Also, if these plans go ahead, property prices will drop dramatically-thus creating a poorer community. Plus, why should people who have paid a fortune in council tax have THEIR investment wasted? The site is HUGE and maintains only a tiny percentage of land for protection by greenbelt. In addition, it is proposed to run up to 200 yards from the local primary school, including all the fields at the back. Just think of the implications on the childrens health, security and road safety; not to mention the nightmare that parking would become! There will be massive implications in terms of congestion and the health of the general local community- in that there will be no where to walk and there will be an increase in pollution....what about the governments OTHER target of reducing child obesity-wouldn't a country park serve this better than an industrial estate? There is also the matter of the listed buildings which are on Salford Road. The houses are a row of terraced cottages built in 1793.As I am sure you can appreciate, this proposed development will affect the over all 'feel' for the area, and, rather than having Grade two listed buildings over looking fields, they will be degraded to over looking something such as</p>	

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				McDonalds!	
09/00362		BAE Systems	Ch 6 - The Areas of Bolton	M61 Corridor Page 61 of the Preferred Options document refers to other locations in the M61 Corridor for employment uses, including Parklands and the Lostock Industrial Area. It states that new development in the area to the east of De Havilland Way should be used for a mix of uses, but with an increasing focus on office development. BAES supports this in principle, however it is considered that some of the older sites, and in particular, the Lostock site, may no longer be viable for employment development once their existing use ceases. As such redevelopment for a mix of uses, including housing, employment, retail and leisure uses should be encouraged. This would recycle urban land and reduce the instances of vacant and derelict land. As stated above, redevelopment for these uses would complement the existing uses in the surrounding area by providing new homes in close proximity to employment, retail and leisure uses in a sustainable location close to major transport routes, such as the M61 and also in proximity to public transport links.	Policy M5 reaffirms the future of the Lostock industrial area for employment purposes, but it is not considered appropriate for piecemeal housing.
09/00362		BAE Systems	Ch 3 - Spatial Vision & Objectives	Strategic Objective 3 Strategic Objective 3 aims to take advantage of the economic opportunities presented by Bolton Town Centre and the M61 Corridor. BAES considers that growth should be focused along the M61 corridor, particularly employment and mixed-use developments. This would locate development close to major transport links, allowing ease of access to employment opportunities as well as reducing journey times. It would also reduce the amount of traffic travelling through existing built up areas, and reduce congestion and levels of air pollution from exhaust	No response required

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				fumes.	
09/00362		BAE Systems	Ch 3 - Spatial Vision & Objectives	Strategic Objective 5 Strategic Objective 5 aims to ensure that Bolton takes full advantage of its location in the Greater Manchester City Region. BAES supports this objective, and considers that locating development within the M61 Corridor would be the best way to meet this objective as it would locate development close to major transport links with other areas of the City Region.	No response required
09/00362		BAE Systems	Ch 3 - Spatial Vision & Objectives	Strategic Objective 12 Strategic Objective 12 aims to focus new housing in the existing urban area, especially in Bolton Town Centre and mixed-use developments on existing older industrial sites. BAES objects to focusing housing solely within the town centre. Whilst it is recognised that the town centre is a sustainable location for housing development, it is considered that housing growth should not be restricted elsewhere in Bolton, and in particular should be encouraged in the M61 Corridor. It is considered that housing growth should be focused in all sustainable locations, where it would have access to public transport links, employment opportunities and retail and leisure services in peripheral areas of Bolton. Residential development as part of mixed-use developments should also be encouraged where there is the opportunity to provide additional community, leisure, and retail services which will have benefits for the existing community in that area.	There is no intention to focus housing exclusively in Bolton town centre, and policy SC1 allows for housing in a variety of sustainable locations.
09/00362		BAE Systems	Ch 3 - Spatial Vision &	Strategic Objective 12 BAES supports focusing new housing as part of mixed-use developments on existing older industrial estates as this would reduce the	Policy M5 reaffirms the future of the Lostock industrial area for employment purposes, but it is

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			Objectives	amount of derelict land and would protect urban green space and Green Belt sites from the pressures of development. As stated above, BAES considers that once vacated, the Lostock site should be redeveloped for mixed-use development. Such development would recycle urban land, and be accessible to employment, retail and leisure facilities in the surrounding area, as well as public transport links to other areas of Bolton and the surrounding towns. Employment, leisure and retail development on the Lostock site would also provide additional facilities for the residents of existing housing areas in the surrounding areas.	not considered appropriate for piecemeal housing.
09/00362		BAE Systems	Ch 4 - Choosing the Preferred Spatial Options	Preferred Spatial Option The Council's preferred spatial option is for concentrated urban development with an element of peripheral development consisting of Green Belt land at Cutacre. BAES objects to this option. It is considered that development should not be restricted in outer areas of the Borough, and in particular, in the M61 Corridor. The preferred spatial option refers to strategic development opportunities in the M61 Corridor at Horwich Loco Works and at Cutacre. However, it is considered that development should be encouraged at other areas within the M61 corridor, and in particular, mixed-use development at Lostock Industrial Estate. The potential for development at Lostock Industrial Estate is discussed on page 61 of the Preferred Options document, and it is considered that the spatial options for development should allow for development in this location as well. Development in this location would assist in meeting spatial objectives 3 and 5 by taking advantage of its location close to transport links with other areas of the	The Core Strategy policies allow for development in the Lostock area.

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				Manchester City Region.	
09/00362		BAE Systems	Ch 4 - Choosing the Preferred Spatial Options	Preferred Spatial Option The preferred option also refers to limited development in outer areas of Bolton. BAES objects to this, and considers that development, particularly mixed-use development, should not be restricted in outer areas. Mixed-use development in outer areas would provide opportunities to deliver community, leisure and retail facilities close to existing residential areas, increasing the level of accessibility to services.	The Core Strategy does allow for some development in the outer areas, but its focus is on Bolton town centre and renewal areas to address the aim of narrowing the gap.
09/00362		BAE Systems	Ch 4 - Choosing the Preferred Spatial Options	Preferred Option 2 Retailing The Council's preferred option for retail development is to increase the quantity of retail floor space, but mainly concentrate this within the Town Centre. BAES supports increasing the floor space of retail development, however, objects to this being concentrated within the Town Centre. Whilst national and regional planning policy promotes the concentration of retail development in town centre locations, it is considered that smaller scale retail development should not be restricted in other areas of Bolton. In particular, it is considered that retail development should be allowed in outer areas where it would form part of a mixed-use development. This would provide retail facilities close to homes, reducing the need for people to travel to access these facilities.	The Core Strategy policy P2 does allow for small scale retail development in local centres, but to allow more substantial retail development in out of centre locations would be contrary to national and regional planning policy.
09/00362		BAE Systems	Ch 7 - Core Strategy Policies	Policy 3 BAES support reference to encouraging the intensification and re-use of existing employment site along the M61 corridor. BAES also support reference to allowing employment sites to be redeveloped for other uses, particularly mixed-use, where they are not compatible with residential amenity. However, it is also	Policy P1 does not include economic viability as an issue for redevelopment of employment sites.

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				requested that Policy 3 allows for the redevelopment of employment sites for other uses where employment uses are not viable.	
09/00362		BAE Systems	Ch 7 - Core Strategy Policies	Policy 10 BAES object to part 2 of Policy 10, and request that more housing development than the 20-30% proposed in the policy is allowed in outer areas of the Bolton, particularly in the M61 Corridor. New housing in the M61 Corridor could be delivered as part of a mixed-use development and where it would be located close to public transport links, employment opportunities and community facilities.	Policy SC1 allows for 20-30% of housing development to be in the outer areas, but its focus is on Bolton town centre and renewal areas to address the aim of narrowing the gap.
09/00362		BAE Systems	Ch 7 - Core Strategy Policies	Policy 10 BAES support part 3 of Policy 10 and consider that housing development should be focused on previously developed land. This would meet policy in the RSS and would also assist in protecting urban greenspace and Green Belt land from development.	No response required
09/00363		Bilsdale Properties	Ch 6 - The Areas of Bolton	North Bolton (paragraph 6.72) It is considered that Green Belt boundaries in North Bolton and across the district should be reviewed to: a) to ensure longevity b) to provide flexibility to accommodate emerging and long term needs. Revise 4th bullet point: Green Belt boundaries will be reviewed in the light of full appraisal of long term development needs, particularly those to meet housing requirements to 2026.	There is no need to change Green Belt boundaries to accommodate housing in Bolton during the plan period up to 2026. The SHLAA shows that there are sufficient sites within the existing urban area.
09/00363		Bilsdale Properties	Ch 3 - Spatial Vision & Objectives	Strategic objective 12 appears as the most sustainable approach to meeting needs. This support is qualified however as evidence from the SHMA suggests a more flexible approach will be required to meet housing needs.	Preferred Options Strategic objective 12 has been retained as Strategic Objective 15 in the Publication Document, and represents a realistic approach to the distribution of housing development.

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09/00363		Bilsdale Properties	Ch 4 - Choosing the Preferred Spatial Options	Preferred Spatial Option (paragraph 4.33) While we would support the general choice of the combination of options 2 and 4 it is considered that it is presented in a way that is too prescriptive and inflexible to meet needs to 2026. An additional bullet point should be added: Additional Green Belt revisions will be considered to ensure that boundaries will remain unaltered in the long term but that all development needs will be met.	There is no need to change Green Belt boundaries to accommodate housing in Bolton during the plan period up to 2026. The SHLAA shows that there are sufficient sites within the existing urban area.
09/00363		Bilsdale Properties	Ch 5 - The Bolton we all want	The Outer Areas (paragraph 5.12) The approach to the outer areas combines too many parts of the district with different characteristics. Freestanding towns and open areas should not be combined in policy terms with outer parts of the main urban area. Add to end of paragraph: It is recognised that these areas have different characteristics, varying development needs and could contribute to meeting requirements for the district in different ways.	The number of outer areas has remained the same in the Publication Document reflecting the inter-relationship between the urban and open parts of those areas.
09/00363		Bilsdale Properties	Ch 7 - Core Strategy Policies	Strong and Confident Bolton (paragraph 7.92) The statement in paragraph 7.92 is supported - meeting the full range of housing needs is essential to deliver mixed, sustainable and balanced communities in accordance with national guidance.	No response required
09/00363		Bilsdale Properties	Ch 7 - Core Strategy Policies	Strong and Confident Bolton (paragraph 7.93) It is considered that to meet strategic objective 11, strategic objective 12 needs increased flexibility. The SHMA stresses that the provision of housing to 2026 needs to be much higher to meet demand levels for both market and affordable housing needs. It states that affordable needs, and so sustainable communities, will not be delivered without greater provision. It calls for greater delivery to provide for affordable need. The following	The overall scale of housing requirement is set out in the Regional Spatial Strategy, and the Core Strategy reflects this, though with a requirement increased by 20% above the RSS minimum to reflect Bolton's growth point aspirations. There is no need to change Green Belt

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				should be added to 7.93: It is envisaged that to meet the full range of housing needs, including high proportions of family housing of three or more bedrooms, it will be necessary to assess the potential of the urban area as a whole to meeting those needs. It may be necessary to revise Green Belt boundaries to assist in meeting dwelling needs appropriately.	boundaries to accommodate required housing in Bolton during the plan period up to 2026. The SHLAA shows that there are sufficient sites within the existing urban area.
09/00363		Bilsdale Properties	Ch 7 - Core Strategy Policies	Housing (paragraph 7.96) The paragraph is not flexible enough to meet existing and long term needs. The SHMA identifies greater needs and significant proportions for larger family homes. The nature and density of development will need more and a greater range of sites. Should add to the sentence (paragraph 7.98): "Other greenfield sites...unlikely to be developed" the phrase "in the short term". That sentence then to be followed by "The continuing assessment and delivery of the full range of housing needs may mean additional greenfield sites to be brought forward medium to long term."	Policy SC1 sets a maximum of 20% greenfield housing development in line with the Regional Spatial Strategy and the SHLAA demonstrates that there are adequate brownfield sites to support this approach.
09/00363		Bilsdale Properties	Ch 7 - Core Strategy Policies	Housing (paragraph 7.97) This states that the Core Strategy will plan for an average of 694 additional dwellings per annum. The SHMA indicates a higher level of 876 (380 affordable and 496 market) if needs are to be met and a balanced community achieved. The Core Strategy should reflect the SHMA, but should retain flexibility allowing the annual requirement to be varied as new evidence emerges from successive SHMAs.	Policy SC1 retains the average of 694 as the average annual number of additional dwellings. This reflects the Regional Spatial Strategy and Bolton's Growth Points aspirations.
09/00363		Bilsdale Properties	Ch 7 - Core Strategy	Policy 10 does not reflect the need for increased housing delivery to meet the full range of needs nor provide the flexibility in sites needed to 2026 to meet	The overall scale of housing requirement is set out in the Regional Spatial Strategy, and

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			Policies	the needs appropriately. The numbers should reflect the latest SHMA. Point 2 is inappropriately precise for a core strategy and percentages are not required. The areas can be defined more broadly and it stated that the extent to which areas contribute will be defined in other DPDs.	the Core Strategy reflects this, though with a requirement increased by 20% above the RSS minimum to reflect Bolton's growth point aspirations. The proportions of housing in each area, now contained in policy SC1 are at an appropriate level to guide the Allocations DPD.
09/00364		John Armstrong	Ch 6 - The Areas of Bolton	At the last meeting of the Parochial Church Council (PCC) of St. Andrew, Over Hulton: we spent some time discussing the plans that the Concil has for the Cutacre Site. The majority of those who attend St Andrew's live the Over Hulton Area, many are long term residents. As a result of our discussion, the PCC has asked me to write to convey our thoughts. We recognise that the Council has a delicate decision to make in this case. However, we would wish to express our concern over the likely environmental impact on the Over Hulton area of the plans should they be implemented as they stand. Accordingly, we would ask the council to listen very carefully to the voice of the Over Hulton Hulton community in this matter. We ask that at all time the Council would act in the best interests of the Over Hulton residents. Thank you for Considering the PCC's views on this matter.	See Cutacre response.
09/00365		C Concannon	Ch 6 - The Areas of Bolton	Please can you register my dismay and objection to the planning application to re-develop the Cutacre Site. This land should return to green belt once the mining has finished. You will not get my vote at the next election if this proposal goes ahead.	See Cutacre response.

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09/00366		Martin Shaw	Ch 6 - The Areas of Bolton	Could I bring the following information to the attention of the planners and local Councillors and lodge the information as an official objection to the Cutacre development proposal put forward by UK Coal. On UK Coals annual report to it's shareholders the company makes it quite clear that apart from the proposed development at the Cutacre site they also intend to put forward proposals to develop two further sites along the M61 corridor. UK Coal tells it's shareholders that Wingates Industrial estate will be extended for industrial use and land at Dicconson Lane will also be developed for industrial use. UK Coal gives the clear impression that these two further proposals are a "done deal" and that they will be reaping the benefits in the not to distant future. Are Bolton Council aware of the intended proposals and have they been taken into consideration as part of Bolton Council's Core Strategy?.	See Cutacre response.
09/00367		BWEA	Ch 7 - Core Strategy Policies	BWEA welcomes the preparation of the Council's Local Development Framework (LDF) and wishes to emphasis the important contribution that the Council's policies can make in contributing to both the national and regional targets for renewable energy generation. BWEA strongly recommend that the Council introduce specific policies designed to deliver greater production of renewable energy and increased levels of energy efficiency, in order to minimise the impacts of climate change. Minimising Environmental Impact BWEA strongly recommend that the Council avoid using generic phrases which simply seek to encourage the use of energy efficiency, renewable energy and the minimisation and management of waste and pollution,	The publication version of the Core Strategy now contains several policies that address the issues raised, including a policy based on the principles of the energy hierarchy to minimise energy requirements and improve energy efficiency. There are also policies to promote renewable energy development and ensure that sustainable design techniques and microgeneration are incorporated into developments over the given

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				for example, as such phrases lack the detail and commitment necessary to ensure that such aspirations are achieved. BWEA therefore strongly recommend the inclusion of an overarching climate change policy within the Core Strategy document, addressing the above issues, and the inclusion of discrete, proactive policies on energy efficiency, renewable energy, sustainable design and construction, within the Development Control Development Plan Document, in order to provide detailed policy direction on each issue and to ensure that such environmental measures are delivered.	thresholds.
09/00367		BWEA	Ch 8 - Development Management Options	Renewable Energy Policy The LDF should include a robust criteria based policy that will be used to assess all applications for renewable energy developments. It is important that the Plan presents a positive, objective and robust approach to renewable energy for the wider and local benefit. As such, BWEA recommend that the Council include specific development control policy on renewable energy, focusing on the key criteria that will be used to judge applications, and providing direct reference to PPS22. More detailed issues may be appropriate to supplementary planning documents, and guidance on these issues can be found in the Companion Guide to PPS22. Planning Policy Statement 22 states that local development documents should contain policies designed to promote and encourage, rather than restrict, the development of renewable energy resources. BWEA therefore recommend that policies designed to safeguard the character and setting of listed buildings, conservation areas and greenbelt, for example, have regard to the	There is a development management style policy that deals with renewable energy and sustainable design and construction. The Urbed Decentralised Energy Study was commissioned by AGMA to provide an evidenced based understanding of local feasibility and potential for renewable and low carbon energy technologies within the Greater Manchester City Region. A target percentage and threshold for CO2 reductions has been set out for new developments, and this will be applied flexibly as needed. Bolton is also encouraging proposals that contribute towards the renewable energy targets set

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				<p>positive contribution that renewable energy can play in reducing the Council's overall CO2 emissions and in mitigating against the environmentally damaging effects of climate change. Landscape and nature conservation designations should not be used in themselves to refuse planning permission for renewable energy developments. Planning applications for renewable energy developments in such areas should be assessed against criteria based policies set out in local development documents, including any criteria that are specific to the type of area concerned. Local authorities should ensure that any local approach to protecting landscape and townscape is consistent with PPS22 and does not preclude the supply of any type of renewable energy other than in the most exceptional circumstances. Planning authorities should not make assumptions about the technical and commercial feasibility of renewable energy projects (e.g. identifying generalised locations for development based on mean wind speeds). Technological change can mean that sites currently excluded as locations for particular types of renewable energy development may in future be suitable. Similarly, local planning authorities should not require applicants for energy development to demonstrate either the overall need for renewable energy and its distribution, nor question the energy justification for why a proposal for such development must be sited in a particular location. All information requested of applicants should be proportionate to the scale of the proposed development, its likely impact on and vulnerability to climate change, and be consistent with that needed to demonstrate conformity with the development plan and</p>	<p>out in the Regional Spatial Strategy.</p>

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				<p>the Climate Change Supplement to PPS1. Specific and standalone assessments of new development should not be required where the requisite information can be made available to the planning authority through other submitted documents ; for example, as part of a Design and Access Statement, or Environmental Impact Assessment. An applicant for planning permission to develop a proposal that will contribute to the delivery of the Key Planning Objectives set out in the Climate Change Supplement to PPS1 should expect expeditious and sympathetic handling of the planning application. Practical guidance and support for the implementation of the policies in the Climate Change Supplement to PPS1 can be found in its companion guide. Low and Zero Carbon Developments</p> <p>The planning system need to support the delivery of the timetable for reducing carbon emissions from domestic and non-domestic buildings, and local planning authorities are expected to actively encourage smaller scale renewable energy schemes through positively expressed policies in local development documents, as stated in PPS22. Alongside criteria-based policy developed in line with PPS22, the Climate Change Supplement to PPS1 recommends that local authorities consider identifying suitable areas for renewable and low ; carbon energy sources, and supporting infrastructure, where this would help secure the their development. BWEA emphasises the contribution that small renewable systems can make, and strongly urges the Council to implement a policy for the mandatory requirement of onsite renewables, as requested by Yvette Cooper, the Minister for Housing and Planning, on the 8th June 2006. Such a policy</p>	

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				<p>would require onsite renewables to provide electricity for at least 10% of all new buildings' need (including refurbishments), in addition to stringent energy efficiency/building performance requirements. Recent research by the Department for Communities and Local Government found that around a third of Local Authorities surveyed are introducing such policies within Development Plans. Following this research the Government has urged all Council's to include such policies in their Local Plans. The following wording is highlighted as an example: 'All non-residential or mixed use developments (new build, conversion or renovation) above a threshold of 1,000m2 will be expected to provide at least 10% of their energy requirements from onsite renewable generation. All residential developments (new build, conversion, or renovation) of 10 or more units will be expected to provide at least 10% of their energy requirements from onsite renewable energy generation.' While building regulations will be strengthened over the next decade, BWEA recommend the inclusion of a discrete policy on sustainable design and construction methods, and the introduction of minimum efficiency standards for extensions, change of use conversions, and refurbishments / listed building restorations. Such a policy would help ensure increases in energy efficiency within the existing building stock, as well as in new build development. BWEA recommend looking at the Renewable Energy Toolkit for planners, developers and consultants, developed by the London Energy Partnership for further guidance. In accordance with the Climate Change Supplement to PPS1, planning authorities should have an evidence-based</p>	

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				<p>understanding of the local feasibility and potential for renewable and low-carbon technologies, including mircogeneration, to supply new development in their area. Drawing from this evidence-base, local authorities should: Set out a target percentage of the energy to be used in new development to come from decentralised and renewable or low-carbon energy sources, where it is viable. The target should avoid prescription on technologies and be flexible in how carbon savings from local energy supplies are to be secured, Where there are particular and demonstrable opportunities for greater use of decentralised and renewable or low-carbon energy than the target percentage, bring forward development area22 or site-specific targets to secure this potential; and, in bringing forward targets, Set out the type and size of development to which the target will be applied; and Ensure there is a clear rationale for the target and it is properly tested. In addition, BWEA recommend that the development plan provide a brief outline of the different renewable energy generation technologies, and equally encourage and promote all forms of renewable energy (solar, biomass, wind, geothermal, hydro etc). The potential for an Energy Services Company and site-wide CHP should also be considered for inclusion.</p>	
09/00368		K Berry	Ch 6 - The Areas of Bolton	<p>I'm appalled that the promised revision back to a country park after the reclamation of coal on the Cutacre site has been ignored. Instead it is proposed to be an industrial estate which in the current economic climate is very unlikely to prosper. There are many other brown field sites in Bolton that could be used without the destruction of natural habitats which are of</p>	See Cutacre response.

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				great importance to our local flora (which include protected species such as orchids and newts). Please think again, Thank you	
09/00369		K Hunter	Ch 6 - The Areas of Bolton	I am well aware of the details of the case for new industrial premises at the Cutacre Site. I am also aware of already developed land that lies close by that is short of tenants. I write to say that reducing the debate to such details is a little bit of a smokescreen. The bigger picture here is trust. In a time when politicians complain about voter apathy they do everything to promote it. Allowing British Coal to go back on a promise will be another nail in the coffin of public trust in our elected officers. Therefore the honest, decent and correct thing to do would be hold British Coal to their promise and ensure they create the green, open spaces they promised at the outset. Any short term economic arguments to the contrary are self serving and money seeking on behalf of British Coal and dare I say it Bolton Council who would have to be rebranded as a PLC if they allow this development to go ahead.	See Cutacre response.
09/00370		D Pinnington	Ch 6 - The Areas of Bolton	I wish to register my protest at the planned proposals to turn the Cutacre Development into (primarily) an industrial site. As a local resident, we were faithfully GUARANTEED that, when the current open-cast mining is completed, the land would be turned over into a fully-fledged green belt usage, as a country park ȳ similar to the development at Pennington Flash. I find it incomprehensible that such a promise now appears to have been nullified. This is simply not acceptable.	See Cutacre response.
09/00371		D Jones	Ch 6 - The Areas of	Dear sir/madam with regards to reading the letter from Barbara Keeley MP. I would just like to say that I totally	See Cutacre response.

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			Bolton	agree that the site should be turned into a country park. I think in this day and age the local areas are turning into concrete cities. Where can we take our children for them to look at the local wildlife, play and have fun, well nowhere really, I walk my dog around there and let him off the lead so he can run and play but with offices around they can attract more trouble e.g. traffic. Traffic is already a big problem in the local area with this site it would be even more bedlam. I totally support this application 110%, we should keep our natural beauty and say no to the big companies who think they can buy what they want.	
09/00372		A Smith	Ch 6 - The Areas of Bolton	I am writing to express my anger and strong objections to the proposal to turn Over Hulton into an industrial estate. I have 2 young children and another on the way, and the main attraction of Over Hulton as a place for families to live is the availability of Green Belt land for walks, which would be totally destroyed by this proposal. I also feel that the local school would be affected, and the increased traffic would have a terrible effect on the already choked roads. It makes no sense at all to have a development of this size when demand is so low. There is clearly no need for further industrial land when there is so much unused capacity in and around Bolton as it is. Even if there was a need for more industrial units, it is crazy to put them all in one place when there just isn't the transport infrastructure. It would make much more sense to have several smaller sites to reduce the effect of the extra traffic. Green Belt land should be protected at all costs - that is what it is for, and there is no good reason to change the nature of the site. The people of Over Hulton and the	See Cutacre response.

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				surrounding areas were promised a country park, and that is what we all want. The only people who want an industrial estate are the property developers at UK Coal/Peel Holdings. Bolton Council should do its job and stick up for the residents against the fat cats of big business. Cutacre should be a country park with only a small industrial estate as per the existing permission.	
09/00373		G Lucas	Ch 6 - The Areas of Bolton	The Cutacre site should be completed as per the original agreement. i.e. developed as a country park . This could then be enjoyed by a vast number of people who live in the area. This will improve their health and well being which will in turn help Bolton services as they will become more healthy. Some explanation should be given as to why the original agreement is not going to be adhered to.	See Cutacre response.
09/00374		Norma Southworth	Ch 6 - The Areas of Bolton	I wish to register my opposition to Bolton council developing a large industrial area on cutacre site when the coal mining operations are finished. A country park is more appropriate on green belt land and more beneficial to local residents. We need green areas not pollution.	See Cutacre response.
09/00375		Gary Oldfield	Ch 6 - The Areas of Bolton	I strongly object to to the proposed reclassification of the cutacre site from green field to brown field for the intended creation of an immense industrial park , As you are well aware the condition of granting planning permission for extracting coal was that after the extracting of coal was finished it would be returned back to green open space, I feel as though the promised return to green fields was just some ploy to keep people sweet ,It certainly worked on me , PLEASE don't destroy this green belt land ,For once its	See Cutacre response.

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				gone its gone FOREVER.	
09/00376		Thomas Fletcher	Ch 6 - The Areas of Bolton	<p>I write this email with annoyance at the new plans to turn the cutacre site in Little Hulton/Over hulton into an industrial area rather than a country park as first promised. The impact of putting an extra industrial area on the cutacre site have both negative effects on the environment and the local people. First of all pollution from this site as you are well aware is bad for the environment, also the local people of this area do not want green belt land to be reduced for the sake of an unsightly industrial estate. Furthermore the extra congestion on local roads will cause problems not just for local people but for people of the surrounding areas such as Walkden, Farnworth, Tydlesley and Atherton. This is because people from these areas travel through Little Hulton heading towards destinations such as Bolton, Salford and Manchester, so there is already plenty of traffic flowing through this small town. I think local councils such as Bolton council should be looking to develop nice surroundings not destroy them for the selfish financial gains that will benefit them. I ask 2 questions:1. How does an industrial estate benefit the local people of Little Hulton and Over Hulton when there is already one near the cutacre site?2. How many people from Bolton Council that have dictated these plans live in either Little Hulton or Over Hulton? Also i would like to suggest if you want to destroy perfectly good land why not use Belmont as there is miles of open land there or you could develop on Rivington? but you wouldn't dare do that.Finally the people of Bolton council obviously don't care about the local people of Little Hulton or Over Hulton because such a stupid idea</p>	See Cutacre response.

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				would have never been thought up at least not when a country park had been promised for years. My name is Thomas Fletcher and I am 21 years old, this is proof that young people can have good valid views on their local area and it is not just the older generation that are concerned with these plans. I would very much like to hear back on the reasons why the plans for the country park were scrapped and why you feel the need to build an industrial estate that is clearly not needed. I won't hold my breath for a decent reply though.	
09/00376		Thomas Fletcher	Ch 6 - The Areas of Bolton	Subject: RE: proposal for an industrial area instead of a country park on the cutacre site I would like to thank you for your email in response to my previous worries, however you were right when you stated that your email wouldn't change my mind. I have read your email carefully and the core strategy and both seem one in the same thing, basically your email is just a shorter version of the core strategy and doesn't really address my questions. In the email I first sent to you I had two main questions that I wanted answering but in truth I could have easily put twenty, but didn't as your answers were exactly what I expected. First of all you mentioned about positive economic well being of the borough's residents need I remind you Little Hulton isn't part of Bolton borough so it's of no gain to the people of this area, even if the area is to gain positive economic effects it would be minimal. Also in my email I mentioned about traffic congestion in this area which you seem to have ignored or have not answered as you know there is no way you can prevent it. I would very much like to hear how you plan on controlling this problem also. Finally I would also like to know the	See Cutacre response.

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				proper answer to my second question, you mentioned 3 people are representing the Hulton ward, is that Little Hulton? Over Hulton?. Even if the 3 people of the Hulton ward are opposed to it it doesn't make much difference when the other 57 members probably don't live anywhere near the area to care as it is not on their doorstep. Bolton council should set up a poll for the people of the affected areas and see if they want to go through with the idea. I'm sorry but most of the members who dictate these plans will not live nowhere near this site and will not have to put up with all the downfalls it brings with area, I'm willing to bet most of the members haven't even been to the cutacre site.	
09/00377		John E. Booth	Ch 6 - The Areas of Bolton	<p>I have a copy of Drawing No. 58/D03A prepared by RJB mining (UK) Ltd, with the Title: Cutacre Restoration and Landscaping Plan</p> <p>Please register my objection to any changes to this plan other than those referred to at the Cutacre Liaison Committee Meeting of Sept. 25th 2008.</p> <p>The UK Coal representatives were asked, "Is there expected to be any alteration to the restoration scheme?" Answer, "UK Coal had put forward a proposal for a change to the restoration scheme but the change would be minimal".</p> <p>As a member of the Cutacre Liaison Committee I request answers to the following questions: Who first suggested that the agreed area of commercial development at Cutacre should be</p>	See Cutacre response.

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				<p>massively expanded, Bolton Spatial Planning Team or UK Coal?</p> <p>Has there been a formal or informal meeting between the Spatial Planning team and UK Coal to discuss a significant change to the restoration plan?</p> <p>If so, when did such a meeting take place?</p>	
09/00378		Moss	Ch 6 - The Areas of Bolton	<p>We are totally opposed to the new proposal site as being an industrial park, there is already an industrial site quite near to the Kenyon Residents, the already open casting which is ongoing at the present time was supposed to bring employment to local people this as far as I know never happened, only outsiders were employed. ALL will benefit from the country park by taking walks, walking the dog and just enjoying the open area and scenery. But NOT ALL will benefit from an industrial park. So we say NO to the development of an industrial park. We want the Green Belt land and beyond to star Green Belt for the enjoyment of ALL.</p>	See Cutacre response.
09/00379		Rosemary Humphries	Ch 6 - The Areas of Bolton	<p>Its an absolute disgrace. But unfortunately it will be a foregone conclusion. I remember when this development was first 'mooted' people took to the streets from around Manchester Rd West protesting about it. On several occasions but it was the Labour Government at the day that put it through. They couldn't have cared less about the residents and we have all had to put up with all the filth disruption rats etc for the lasts years all to no avail. Where is all the work for these 'mythical' buildings its just another excuse to make more money out of the tax payer by the way of grants etc. I agree that there should be more opportunity for the unemployed but I can't honestly see it happening. There are empty premises already. But</p>	See Cutacre response.

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				these could be gardening flats if there is a country park.	
09/00380		Sharon Sturgess	Ch 6 - The Areas of Bolton	<p>I wish to place on record my objections to the future development of the Cutacre site which were presented at the meeting on 9 September. I am extremely concerned in relation to the following issues and would like a response to the issues raised in points 4, 5, 6, 7 and 8: 1. the area of Greenbelt land which the council intends to destroy to provide this site when there is land available in other areas which does not involve Greenbelt land being destroyed; 2. the fact that residents were promised a country park once the opencast operations were complete; 3. the close proximity to the houses and local school given that we were advised at the meeting that the Council had no idea what the land would be used for and the impact that this would have on local residents depending what the site is used for. 4. how the Planning Officer and Council have identified the need for the use of so much land when it was stated in the meeting that you did not know what the land would be used for. How can you then claim that this will provide 8000 jobs? 5. the impact on house prices in the area should the plans go ahead and what compensation the Council plans to offer? 6. who the jobs will be aimed at given that the area is not easily accessible from most areas of Bolton by the M61 or rail networks and the area of Over Hulton has a low unemployment rate? 7. if this is part of the Community Strategy, could you please advise what consideration has been given to the requirements of the Over Hulton community? The amount of people at the meeting and the low unemployment in the area suggests that the needs of the Over Hulton community</p>	See Cutacre response.

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				are not being taken into account with this proposal. 8. the impact that this will have on the local area with regard to the traffic given the area is already heavily congested? I look forward to hearing from you and would be grateful if you would please add my comments to your documentation. Could you please also let me know how I can obtain the minutes from the meeting on 9 September.	
09/00381		Derek Regan	Ch 6 - The Areas of Bolton	I would like to object to the future development of the Cutacre Site. I have only lived at 743 Plodder Lane for the last 2 years but I lived just off Plodder Lane on Highfield Rd for the last 20 years so I know the area very well. It was my understanding that the Cutacre site would be returned to a Green site after the mining activities ceased. One of my concerns is the increase of traffic on Plodder Lane. Plodder Lane is already a very busy road at most times of the day and could not stand an increase in traffic. At times the traffic can back up to the top of Bradford Road (This happens most week days around 4.00pm to 5.30pm) What plans if any do you have to tackle the traffic problem? Do the residents of mid Plodder Lane (Bradford Road to the top of Highfield Road) know of your plans, have you given them the chance to Object to the future development of the Cutacre Site ?. How will this site meet Bolton's need for new jobs, it is closer to Salford and Wigan than most parts of Bolton. How will people living in North Bolton, Brightmet or Little Lever get to this site I don't know of any Bus routes from these areas to the Cutacre Site. What impact would the increase in traffic have on the surrounding area ? I look forward to your reply to my Concerns	See Cutacre response.

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09/00382		Makin	Ch 6 - The Areas of Bolton	We are against the proposal, we already have enough noise and pollution from the Littlewoods Site next to Kenyon Estate and the traffic on and off this site lasts 24hrs every day. The original proposal would be a plus for everybody on this estate. The agreed plan should stand and the feelings of the residents taken into account. Not the Councillors who may have a vested interest.	See Cutacre response.
09/00383		Douglas Pryce	Ch 6 - The Areas of Bolton	I wish to state my strong objection to your changed proposal to the cutacre site. Instead of a country park you now propose and industrial park. I found out as a result of a letter from my M.P. and note you didn't widely publicise this. Your development would have a substantial effect on Salford residents in the Kenyon estate. My own home backs on to this green area in question and your development would have a detrimental effect on the quality of my life and I am sure those of my neighbours! Not only would there be a great deal less green, there would be more traffic and congestion within Salford as a result of Bolton's action. New factories would also create a great deal more pollution. You might argue this would create jobs, however should you wish to create jobs, promote industry etc within the Bolton area you should do so within the Bolton area and not affect those in other areas. I note you have a number of green areas in Bolton which would not affects other areas.	See Cutacre response.
09/00384		Edmondson	Ch 6 - The Areas of Bolton	Once again Bolton has now gone back on their word, and are encroaching on our way of life. Taking what's left of the countryside in Little Hulton, traffic congestion is bad now, as a pensioner its hard crossing the road in safety. Why take green belt land when Bolton has land	See Cutacre response.

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				elsewhere they can develop. I will help to fight this plan, all the way with the people of Little Hulton.	
09/00385		Babara Culver	Ch 6 - The Areas of Bolton	As a sufferer of COPD, I was against the open-cast mining at the cutacre site. The plan for a country park after mining operations ended became something to look forward to. The idea of an industrial park in its place is totally abhorrent. There are plenty of industrial aprks with empty units all over the area, the exide factory at Over Hulton has recently announced its closure so why build more. This site is home to many creatures, not least the endangered Great Crested Newt. These green areas provide lungs to absorb the CO2 emissions in the atmosphere and therefore combat global warming as well as helping to reduce the risk of further lung damage to sufferers like myself.	See Cutacre response.
09/00386		Joan Messer	Ch 6 - The Areas of Bolton	I live on the Kenyon Estate in Little Hulton which is very close to the above site. For about twenty years we fought the open cast operation. Unfortunately, John Prescott gave permission for the mining for a period of four years, this time if now up and operations should now cease. However, we had the consolation of some usable green belt land and the knowledge that when this was finished we would have a much needed country park oasis in this built up area. We now find that the supposed representatives of the people are secretly planning to pollute and destroy the area and environment with heavy industry, the type of industry which is now destroying the world. It also appears that Salford Council are in collusion with Bolton Council because they do not return calls on the subject and, I understand that Councillors, when asked to attend the meeting in Bolton, said they had no time to go. Bolton	See Cutacre response.

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				<p>Council have shown how representative of the people they are in the past when petition after petition said the indoor market should remain as it was but they ignored this and destroyed it. This is green belt land and should always remain so and should be an asset in this not very pleasant area and should contribute to the health and well being of the residents who in many cases are already suffering deprivation and bad health. I wonder where is demoncracy when people who are supposed to care and protect the people they represent go to such extreme lengths to commut this crime against the people who put them in office. We only found out about this travesty because a prospective Conservative MP sent us a leaflet. Although I have never in the past voted Conservative and never thought I would it certainly makes you think, I would like to say a big thank you to him.</p>	
09/00387		Philip Cunliffe	Ch 6 - The Areas of Bolton	<p>I would like to register my objection to the development of the Cutacre colliery site for industrial/commercial use. Our part of Bolton is seriously lacking the amenity value that a country park could offer. Yes we have Pennington Flash (Wigan Council), Rivington, Moss Bank Park and Moses Gate within a significant driving distance but to have something like that in the Westhoughton area, which is already overdeveloped with housing, would provide massive non-tangible benefits such as physically healthier and mentally healthier people. A well planned country park would also provide a haven for wildlife, which would attract visitors to the area and provide educational benefits. If part of the site is to be developed for industrial/commercial use please keep this to a</p>	See Cutacre response.

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				minimum. Please put something back to the community rather than take hope away.	
09/00388		Samantha Abram	Ch 6 - The Areas of Bolton	<p>I hope that you can read and consider the following points with regard to the development of the Cutacre Site for which I, and many of my friends, are deeply concerned about. I have studied carefully the original plans and proposals for the Cutacre Site. Once the open-cast mining is finished, a wild-life park, filled with wildlife sanctuaries, nature trails and outdoor opportunities for local and the wider Bolton community to enjoy is supposed to reclaim this area for 'greenbelt purposes'. This planning application was put to local residents and subsequently approved based on this premise. It was approved by the coal extractor, planners and residents. The council's decision to even consider re-designating this area now as a 'Brownfield' site and thus earmark a valuable green asset for large scale industrial development, does the Council no credit whatsoever, and indeed, makes the Council appear duplicitous and deceitful in their actions towards residents in this locality. The Government are continuously reminding schools about the importance of healthy lifestyles and exercise, and a treasured amenity on the doorsteps for so many families; that offers space, safe areas to walk, ride horses and play; is being considered as one of Europe's largest industrial estates! This is a ludicrous proposal. Made worse when you consider that in Bolton you can pass many disused, for sale, or to let, industrial and retail units. For example: At the top of Hulton Lane- the old Renault garage Units advertised next to Morrisons in the town centre Many units still unoccupied on the</p>	See Cutacre response.

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				<p>Middlebrook park near the post office collection unit. Horwich developments. Wingates Business Park. The Valley. Have you forgotten these areas? I could go on, There is clearly no need for additional premises to be built on green field sites, money should be spent regenerating existing underused sites across Bolton. Conservation of the endangered Great Crested Newts and other wildlife has to be given greater value and not simply dismissed out of hand - especially as many suitable alternative sites exist in the Bolton area. Furthermore, the quality of life for local residents and people already using the infrastructure around Cutacre, the A6 and New brook Road, will diminish substantially should this development proposal pass. Noise pollution, congestion including heavy haulage, will disturb what is a very peaceful and calm neighbourhood at present. I did attend the meeting at the Town Hall and feel strongly that Bolton Council does need to take heed of the emotional and considered points raised by each and everyone who spoke. The consensus was clearly against industrial use and in favour of the original 'back to nature' plans. The literature proposes 8000 jobs for people in Bolton, quite a promise in the midst of one of the worst recessions since the 1930s and totally over estimated I'm sure, in light of the manufacturing industry's current over-production and increasing out-sourcing to more cost-effective centres of production outside the E.U. My husband and I strongly object to the recently proposed planning for the Cutacre Site and I really hope that my three year son will gain the enormous benefits of having 'green' space in the nearby vicinity and be able to cycle, play, blackberry pick and even sledge around</p>	

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				the Cutacre Site. I hope that you will reflect upon what I, and no doubt many hundreds of others have said, and make appropriate changes to the proposed developments to demonstrate that Bolton Council is committed to safeguarding it's hard won Green Belt heritage ; something that sets Bolton apart from the lifeless, unappealing and homogeneous Greater Manchester Urbanised landscape that would engulf Bolton given the opportunity. Please don't let that happen!	
09/00389		F Gentry	Ch 6 - The Areas of Bolton	I object to the proposal for removing the green belt status from the Cutacre site. The majority of people who live in the area are retired and have moved to the area because of the green fields and because it's a residential area. I am sure we don't want the area changed into industrial us, just to satisfy the current land owners. Changing the use of the site would certainly increase the traffic which already jams at peak times. Have the planners considered the effect of the additional traffic on the ambulance service for accident and emergency calls which are based at the Royal Bolton Hospital. It must surely delay the response times. If the development were to go ahead it seems to me that the people who would benefit most from any jobs created, would be those living outside the Bolton area since those areas have easier access to the site, for example the only viable rail link runs from Atherton to Salford, it does not serve Bolton!	See Cutacre response.
09/00390		E Shepherd	Ch 6 - The Areas of Bolton	I wish to object to the plans for the Cutacre Site as follows. There are no exceptional circumstances that would justify building on this piece of greenbelt land. Bolton has brownfield sites on which it would be more	See Cutacre response.

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				<p>sensible to encourage industrial development. Facilitating the use of such sites would promote small and medium sized enterprises which provide the majority of jobs and are more likely to remain in Bolton through future difficult economic times. Employment opportunities close to where people live would encourage the use of public transport so reducing emissions of Carbon dioxide. This site is important for wildlife in Bolton. It is habitat for nationally endangered newts and water voles as well as wildlife in general. Its geographical location makes it a link in the wildlife corridor separating Greater Manchester and Merseyside and linking the countryside of Lancashire and Cheshire. Bolton Council should be joining together with other councils, e.g. Salford, Trafford, Cheshire, Warrington, Wigan and Lancashire, to develop a management plan to preserve what remains of this corridor and develop and improve its biodiversity value. This is especially important in light of the need for species to be able to respond to climate change by moving northwards. The site is also important for recreation. Its footpaths provide opportunities for walkers to enjoy the countryside and take exercise. They join up with footpaths on the Wigan side of the boundary, so providing longer walks. Such opportunities are needed to promote healthier lifestyles, reduce obesity and improve people's mental health. A country park of substantial size is needed to secure these benefits for the people of South Eastern Bolton. This green space also has a cultural value in that it separates Over Hulton and Atherton from Greenheys and Little Hulton thereby helping people to maintain a sense of community identity which is</p>	

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				essential to community cohesion and effective social organisation. Both Bolton and North West England as a whole would be better able to attract and retain jobs if a lot more effort were put into improving the public perceptions of the area by both reusing our brownfield sites and developing our green infrastructure. Easy access to richly biodiverse open spaces would do far more for Bolton's image and self-respect than yet more deary concrete wasteland devoted to out of town shopping space. The North's urban areas continue to be economically disadvantaged because they continue to be perceived as dirty and cut off from nature. This is the problem that needs to be addressed.	
09/00391		Newton	Ch 6 - The Areas of Bolton	We wish to object to object in the strongest terms to the proposals to re-develop the Cutacre Site to industrial use Our objections are as follows: The Over Hulton area is an area much neglected by Bolton council with very few amenities and almost no public open space. (This is despite the fact that it is one of the most highly rated areas of the Borough). Over Hulton is sited on the M61 Corridor with the motorway running parallel to the A6 trunk road. Traffic is always heavy, and at peak times any disturbance of the traffic flow on either of these 2 roads creates gridlock to the area OVER HULTON CANNOT TAKE MORE TRAFFIC, which would result from further industrial development. Public transport around and within the area is woefully inadequate, and further car use would be inevitable should industrial development go ahead. More concrete and tarmac would increase surface water run off and significantly burden nearby water courses and river systems, thereby adding to flooding at lower	See Cutacre response.

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				levels. 'Brown Field' Sites should be prioritised for re-development before any permanent loss of green belt land If this outrageous proposal eventually des go ahead it will once again demonstrate the Councils incompetence in dealing with local planning issues. It will also confirm the complete lack of local democracy given that virtually no one in the community wants to see the permanent loss of yet another precious piece of green belt land	
09/00392		Jean Hart	Ch 6 - The Areas of Bolton	<p>I write to register my objections to The Preferred Option Report which identifies Cutacre as a strategic employment site. I base my objections on the following grounds:- The land is Green Belt and as such provides one of the last barriers of open land between the South side of Bolton and the Manchester conurbation. We live in an age when all our thoughts and activities are directed towards conservation and preservation. We are asked to recycle; to buy from sustainable and renewable sources, to reduce our carbon footprint and to help to conserve habitats etc---the list is endless. How then can we justify the desecration of such a large tract of open land, an area which pleasing to the eye, beneficial to the physical and mental health of the local populace and also a region of great biodiversity. We are told that there are exceptional circumstances which justify taking this land out of Green Belt but the Spatial Planning Department has failed to outline in any convincing manner what these special circumstances are. I am given to understand that there are other non Green Belt sites which could be used instead of Cutacre. I believe that Green belt land should be sacrosanct because the removal of land from Green</p>	See Cutacre response.

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				<p>belt sets a dangerous precedent for the future---if one area can so easily be removed from Green Belt, which area of natural beauty will be next to fall foul of the planners and developers? The planning permission granted to UK Coal when they began the open cast mining at the site stipulated that most of the land would be returned to farmland and a country park was promised once the coal had been extracted. It was on this understanding that permission was granted to begin open casting. The first part of the plan having been implemented, (the part which was financially beneficial to UK Coal.) how can the second part of the plan be upturned? (the part which is likely to require some expenditure on their part.) One reason given for the change in use of the site is to create future employment opportunities for the people of Bolton and thus to meet government set targets. I believe that this site is badly placed geographically to provide jobs for Bolton people. The site lies on the very edge of the Borough and is crossed by both the Wigan and Salford boundaries. Any industry there would be more likely to attract workers from these other areas access to the site being easier for the people of Tyldesley /Little Hulton/ Worsley. In any case, is it really probable that any major manufacturer, who would employ large numbers of people, is likely to build here given that manufacturing in Britain generally is very much in decline.It is far more likely that the site would be occupied by yet more distribution warehouses or, ironically, by recycling centres either of which would ultimately provide few jobs. Of major importance is the fact that development at the site would greatly increase the amount of traffic in an area which is already heavily</p>	

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				<p>congested in rush hour periods. An application for a Pelican Crossing on the A6 has already been rejected on the ground that it would cause grid lock in the area. How much more then would grid lock be caused by thousands of workers and lorries converging on the site? The M61 corridor has already been heavily developed over the past thirty years with several major business parks and industrial estates having been constructed along the route from Middlebrook and Wingates in the west to the Exide works in the east. A great many units on these developments lie empty and have done so for some considerable time. Is it really desirable or necessary to build more units half of which will probably remain unoccupied ultimately falling into disrepair and providing an easy target for vandalism? In short, I feel that the Preferred Option should be rejected on both ethical and practical grounds. I do understand that there are government set targets regarding the future economic development of Bolton which must be met but I feel that the Preferred Option is the easy option. Cutacre is a large site and would provide a quick solution to the problem facing the town planners. It is also obvious that the current owners would prefer to make a vast profit from the development of the site rather than create a non profit making country park as originally agreed. I ask that common sense should prevail over political expediency and economic greed and that the council will reject this proposal.</p>	
09/00393		Clarke	Ch 6 - The Areas of Bolton	I am writing to you regarding the current situation we as residents now find ourselves in regarding only recent shared information surrounding Cutacre and the future	See Cutacre response.

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				<p>developement of it. I live on the Breeze Hill estate (High Bank) and my property backs onto the land where the Great Crested Newts are in currently in residence. Whilst I am grateful that they are, in view of recent news, it by no means softens the blow of the current developments. Cutacre has always been a threat to where I live and have done so for 23 years. The reclamation of it was always going to happen and its eventual go ahead was made on the back of what are now empty promises. Yes, the time scale was reduced, yes we were advised it would potentially be dirty and noisy (which it has and still is) BUT it was sold to us that after all this inconvenience, the land would be put back to what it was and even better, a Country Park would emerge! I attended those meetings in the local school hall prior to the work commencing and listened to all those promises and I expressed my concerns then. As a resident who lives so close to the site, I was not even advised that the newts were being located to the rear of my property. It took me a week and many phone calls to establish why a JCB was digging large holes in a field at the back of my home. So the fact that the future plans have not previoudly been shared with the community does not surprise me at all. Why the need to develop another industrial site when so many industrial sites in the Bolton area are standing empty? How will this area benefit from jobs for Bolton when there are no direct train or bus links? Roads in this area are already congested. Why has the timescale of the opencast work so massively overrun? We, as residents, have been lied to regarding Cutacre from the outset. There is currently no trust and you all need to realise that these potential changes to the original</p>	

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				plans have a significant impact on your credibility and future re-election in the borough. The area surrounding Cutacre is Greenbelt. Lets leave it that way. Open spaces are necessary to the enviroment and for the wellbeing of the local community.	
09/00394		William Garside	Ch 6 - The Areas of Bolton	<p>Proposed development of the Cutacre Tip Site. When determinining the outcome of the proposed change of use of GREEN belt land at the cutacre site to industrial useage I should like the following facts to be considered. 1. I have looked at the neighbouring authority Wigan, and checked how they propose to allocate land for industrial use. One of the most important points of their plan is that it offers a range of sites comprising 36 different locations varying in size from approx 2 hectares to approx 25 hectares for industrial development(in addition there are quite a large number of infill sites)...by contrast Bolton council proposals offer just two large sites and consequently there is not a similar good range of choice at Bolton (I have not been able to find the exact details from the Bolton web site -which by contrast are readily available on the Wigan web site.) 2 The neighbouring authority Wigan -among the 36 industrial sites proposed, there are two large industrial sites which are quite close to the Cutacre site--the Gib fold site which has 23 hectares of land which is proposed for development..and the Chanters site which is 6.5 hectares--they will both generate a large amount of traffic going towards the A6/M61 and as a consequence add to that from the proposed site Cutacre. 3. The Bolton council proposal to use green belt land for industrial usage on the basis that there is</p>	See Cutacre response.

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				no other land ; Logically this should mean that any green belt land in the Bolton can be considered for industrial useage. I suggest that the planning proposals to change one large area of green belt land to industrial useage is just an easy option to avoid a series of changes to green belt land ,and all the associated appeals etc. --which would occur if the council were to try and get an ideal solution--such as a a range of sites like Wigan --which I understand is the desireable out come for a good development plan. 4 The fact that cutacre site is on the edge of the town will mean that many of the new employees on the proposed cutacre site will come fom the neighbouring towns of Atheron and Leigh and will not benifit Bolton as regards employment. 5. P.P.G.2.-The government attaches great importance to green belt land and 1.4. of the document states that the FUNDAMNENTAL object is to prevent urban sprawl...by proposing to change the green belt land at cutacre to industrial useage ---this is exactly what will happen--Salford will merge with Over Hulton.	
09/00395		Anne Pinnington	Ch 6 - The Areas of Bolton	I wish to register my protest at the planned proposals to turn the Cutacre Development into (primarily) an industrial site. As a local resident, we were faithfully GUARANTEED that, when the current open-cast mining is completed, the land would be turned over into a fully-fledged green belt usage, as a country park ¿ similar to the development at Pennington Flash. I find it morally indefensible that such a promise now appears to have been nullified. This is simply not acceptable.	See Cutacre response.
09/00396		Martin Shaw	Ch 6 - The Areas of	Please could this e-mail be recorded as an official representation against the proposed development at	See Cutacre response.

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			Bolton	<p>Cutacre by UK Coal. It was made quite clear by the Council at the public meeting at the Albert Hall, that if the Cutacre development was opposed then it would be looking outside Bolton for suitable sites. Bolton Council claim that the (Green Belt) Cutacre site has been chosen because UK Coal have made it available and it is the only "deliverable" site in the Bolton area, this is not the case. Unlike the Cutacre site the Lee Hall Colliery site to the East of Westhoughton has excellent transport links including rail and bus routes. The site is Greenfield and not Greenbelt and has previously been offered to Bolton Council for development. Quite clearly Lee Hall Colliery is also a "deliverable" site but has been rejected by Bolton Council. Bolton Council claim that the Cutacre site is the only deliverable site in Bolton. Perhaps if Bolton Council had made its proposals more accessible to the general public and advertised for available land to be developed, more landowners would have come forward with their own proposals and UK Coal would not be the only option as the Council now has. Bolton Council's Core Strategy is part of Greater Manchester's Master plan and incorporates a Multi Area Agreement (MAA). The MAA allows more suitable land in surrounding Borough's, other than their own, to be used for development purposes. Bolton Council claims that there are no other suitable sites in Bolton and if this proposal is rejected it would have to look elsewhere, this would not necessarily be a bad thing. The MAA has worked with great success in Counties all over the Country including our neighbouring County, Lancashire. Lancashire County Council have used the MAA to locate proposed developments in places where they</p>	

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				would benefit their communities the most, even if that means in neighbouring Boroughs. The MAA is not an unusual process and is workable as an preferred option to Cutacre proposed development. In UK Coal's annual statement to its shareholders it states that the intention is to develop and extend Wingates industrial estate and land at Dicconson Lane. Has this been taken into consideration by Bolton Council and the Core Strategy?. Peel Holdings has increased it shareholdings in UK Coal to 25% prompting speculation that a takeover bid is in the offing. Is this not the case that UK Coal is trying to maximise the value of it's assets before it is sold?. If the Cutacre site is developed along with the extended Wingates industrial estate and land at Dicconson Lane, merging the two, the south side of Bolton would be nothing more than one huge industrial site.	
09/00397		Debra Swindells	Ch 6 - The Areas of Bolton	I think it is disgraceful that Bolton Council are trying to get planning permission to turn this proposed country park in to an industrial site. Do you not understand people don't want this sort of thing at their back door? At the moment I can walk straight from my back garden on to these fields, I can see them from my kitchen window. I don't want to see industrial units with all the noise and smells that will come with them, this Green Belt land should stay Green Belt land. I hope Bolton Council will think again and go and build your industrial park somewhere else, somewhere where it's wanted, not in Salford.	See Cutacre response.
09/00398		Rozmarie Peters	Ch 6 - The Areas of Bolton	The new proposals Bolton Council have put forward for an industrial estate are a disgrace. We have little enough green areas left and the proposed original plan	See Cutacre response.

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				for a country park on the Cutacre site was a brilliant idea. We do not need any more congestion on our roads they are busy enough. Bolton Council should keep to the original plans and stop trying to sneak new ones in 'through the back door' so to speak. We want our country park not an industrial estate.	
09/00399		Tomlinson	Ch 6 - The Areas of Bolton	As an owner occupier on Kenyon Way we do not need any more noise from another industrial estate, you don't have to put up with the noise night and day and the dust which causes severe allergies in many children and older adults. There is also the problem of the traffic in the area. Many people have problems crossing the A6 as there is no crossing only at Cleggs Lane. Please listen to the people and keep the land for what it is supposed to be, a country park. Improve the quality of living in what is already a deprived area.	See Cutacre response.
09/00400		Thomas Shaw	Ch 6 - The Areas of Bolton	I wish to protest most strongly about the plans to amend the original plans concerning the Cutacre site. Please make a country park for our children's sake.	See Cutacre response.
09/00401		Daisy Williams	Ch 6 - The Areas of Bolton	Absolutely no. Why have they got to build on every bit of spare land. I have lived here for 45 years now. Always liked it. As we have a bit of spare land in front of us. Now they want to build an industrial park. No. No. No. Why have they got to build on every bit of spare land. We get a lot of different birds down here they will all go, what a shame. I say no, no, no.	See Cutacre response.
09/00402		Best	Ch 6 - The Areas of Bolton	We think it is disgusting for you to even think of making Cutacre into an industrial park. Half of all industrial parks are empty now so why make more? Ridiculous! The mining of Cutacre has been terrible on every ones health. The noise is bad enough without anymore. We	See Cutacre response.

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				have one safe place to cross and that is Cleggs Lane. The dust has been shocking on everybody, especially on people with all different allergies. We live in a deprived area and we need a Country Park here to helps us all. Stop this idea on our doorstep. Would you like it?	
09/00403		Lonsdale	Ch 6 - The Areas of Bolton	As local residents we object to any changes to the agreed plan for a country park.	See Cutacre response.
09/00404		Tracey Brown	Ch 6 - The Areas of Bolton	They take enough green areas to build on. Why can't people leave it alone for the wildlife instead of keep cutting trees down and building houses on every bit of grass they see. It spoils the beautiful scenery by building big eyesores everywhere. So I agree strongly with you all to save the greenbelt areas. We don't want everywhere without grass or trees like in big cities. If they really want big industrial estates that pollute everywhere they should put it on their own streets.	See Cutacre response.
09/00405		Julie Johnston	Ch 6 - The Areas of Bolton	We are vehemently against this proposal for an industrial area. Along with the majority of people, who didn't even want the mining, we were led to believe that it would eventually be a nature reserve / country park, which would enhance the area, after many, many years of neglect. It is our opinion that people were deliberately misled, to gain approval for the mining 7 consequently industrial use, we think that was the intention all along.	See Cutacre response.
09/00406		I MacDougall	Ch 6 - The Areas of Bolton	I think these proposals are an utter disgrace. Especially the way you did not think to consult the local residents about this. The fields and wildlife have already been decimated in this area, so the least you can do is make	See Cutacre response.

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				it right and stick to the original plan for a country park. Or do you not care anything for nature and local residents, who could enjoy this country park in the future with their young children. I think the employment site, further north of the proposed country park was enough. Why build a giant industrial site anyway? You might bring employment in building a giant industrial site, but that will be just the building firms. Will enough jobs be created when it is finished? If not just a derelict eyesore. Hope you see sense and go back to the original plans of a country park.	
09/00407		G Simm	Ch 6 - The Areas of Bolton	I would like to oppose the change of status of the Cutacre site in Over Hulton from the Green Belt approved by the current planning under the promise that the area would be made into a country park. Before the open cast planning was given permission the area nearest Over Hulton was farm-land with foot-paths that allowed us to walk through the fields. On commencement of the mining new paths were made so we could still walk in the area. This is one of the few remaining green area that separates Bolton/Over Hulton from Salford/Manchester. If permission was given for an industrial development this would have devastating implications for the residents including my family also other walkers from different area. This is the only green space within walking distance for miles around. We do not have any local parks in the vicinity. There is already and industrial park at Wingates a couple of miles away on the A6.	See Cutacre response.
09/00408		J Whittaker	Ch 6 - The Areas of Bolton	My father and I strongly disapprove of the decision to alter the Cutacre site from greenfield to possible brownfield as we were assured that after the coal had	See Cutacre response.

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				been extracted from the ground the remaining site would be developed into a country park. We feel that UK Coal is going back on its word and feel that if this decision is accepted it will seriously affect the people living on the main road near the site.	
09/00409		Environlink Northwest	Ch 7 - Core Strategy Policies	Chapter 7 Core Strategy Policies - Policy 9 Policy 9 criterion 7 states: The Council and its partners will: 7. Maximise the potential for renewable energy in all development through its sustainable design and construction policy, and allow for renewable energy development where there is the best potential and where it conforms to the overall spatial approach. However, the Climate Change supplement to PPS 1 states: planning authorities should provide a framework that promotes and encourages renewable and low-carbon energy generation. Policies should be designed to promote and not restrict renewable and low-carbon energy and supporting infrastructure (par. 19); and Not require applicants for energy development to demonstrate either the overall need for renewable energy and its distribution, nor question the energy justification for why a proposal for such development must be sites in a particular location (par. 20) Restricting renewable energy development only to locations which have the best potential would prohibit otherwise acceptable and viable schemes from coming forward, and the policy in its current form conflicts with national policy and would act as a barrier to achieving the regional renewable energy generation targets laid out in RSS policy EM 17. To overcome this criterion 7 of this policy should be re-worded (please see below) Policy 9 criterion 7 should be re-worded as	Policy 9 is now known as policy CG1. The policy wording in the proposed publication document has evolved from that contained within the Preferred Options document. The current policy has positive wording to encourage the generation of renewable energy across Bolton. The policy area of renewable energy and CO2 reduction is covered in a strategic manner by policy CG1, and is also now covered by policy CG2 which is a 'development management' style policy.

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				follows: 7.7. Maximise the potential for renewable energy in all development through its sustainable design and construction policy, and support renewable energy proposals where they contribute towards meeting and exceeding the minimum renewable energy targets set out in the RSS, and where there are no significant unacceptable effects which cannot be mitigated or are not outweighed by the national and regional need for renewable energy development or the wider environmental, social and economic benefits that the scheme may bring.	
09/00409		Environlink Northwest	Ch 8 - Development Management Options	Chapter 8 Development management options - sustainable design & construction. We are concerned with the preferred policy approach, which seeks to contain the sustainable design and construction standards in an SPD rather than in a DPD, as it is contrary to national policy as contained in the Climate Change Supplement to PPS1 which states that any policy relating to local requirements for decentralised energy supply to new development or for sustainable buildings should be set out in a DPD, not a supplementary planning document, so as to ensure examination by an independent Inspector (par. 33). Therefore any locally derived targets should be contained within either the Core Strategy or a subsequent DPD rather than in an SPD, to ensure the policy is given the appropriate weight when planning applications are being determined. Therefore suggest the Core Strategy should contain a new core development management policy to establish the strategic context for sustainable design and construction, which can be supplemented by an SPD,	Targets for decentralised energy supply are now detailed within policy CG2, along with requirements for sustainable design and construction.

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				<p>or augmented by a future DPD policy. The Core Strategy needs to include a Sustainable Design and Construction development management policy.Possible Core Development Management Policy Sustainable Design and Construction:The Council expects all new development to fully consider sustainable design and construction principles, and will require:all new residential development to meet the highest commercially viable* level of the Code for Sustainable Homes (or any subsequently adopted set of national sustainable construction standards); andall new commercial buildings to meet at least the BREEAM very good standard, or equivalent. Embedded Renewable Energy Generation All new development will be encouraged to integrate appropriate on-site renewable and low carbon energy technologies wherever possible, to contribute towards the renewable energy generation targets in RSS policy EM17.New development proposals above the thresholds contained in RSS policy EM18 will be required to incorporate decentralised, renewable or low carbon energy generation equipment into the development, in accordance with the RSS, or any subsequent development plan document policy, whichever is the greater. To comply with this policy, the design and access statement accompanying new development will be required to contain a sustainability statement. The sustainability statement should address the following issues:sustainable design;considerate construction;sustainable drainage, including water use;materials and construction waste;biodiversity;climate change and renewable energy; andwaste management and recyclingThe onus</p>	

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				will be on developers to robustly justify why full compliance with policy requirements is not viable. Detailed requirements will be set out in the Sustainable Design and Construction SPD.*Please Note: viability would need to be clarified and elaborated on in the SPD. For reference, the London Borough of Merton defines viability as an increase in cost of no greater than 3% of predicted unit sales price, and has developed a carbon cost calculator to assess applications against. The above policy wording would provide a strong strategic policy context for sustainable design and construction, whilst still allowing for flexibility. Additional information and detailed requirements can still then be contained in the SPD.	
09/00410		L MacDougall	Ch 6 - The Areas of Bolton	I am writing for myself & on behalf of my mother & sister (separate address). I am writing to object to the plans for Cutacre Site that borders Little Hulton & Over Hulton, Bolton. I am genuinely devastated that the plans have now been changed for this site. From Country Park, for the surrounding community & visitors from far and wide, including local school children from Greater Manchester & Bolton, to an Industrial Estate. This decision (if it goes ahead) actually effects peoples lives & lifestyles. I have lived overlooking this area all my life & this area holds many memories from walking through the fields as a toddler and watching many a sunset go down over the Slag heaps through our landing window. We moved from this house to the address above when I was nine. The fields surrounding this area is where me, my 2 brothers & sister, along with many friends played & enjoyed the wildlife. I remember my brother rescuing 2 magpies (Blacky &	See Cutacre response.

Unique ID	Ref	Name Organisation	Chapter	Summary of Comments	Council Response
				<p>Beauty) which he reared & set free again ' over the backs' as we know it. We had a visit from an owl for 3 months, who we named Oscar & we even rescued a corn snake, which was collected by the RSPCA. In 2007 I bought a house on the border of Little Hulton & Tyldesley , (Address Below) for one reason, To over look this view and to continue to enjoy the area. My family walk through the surrounding fields to my mothers, over the railway bridge, directly next to the diggers and fields already effected by the removal of the coal. Seeing this is upsetting but we could just about accept it, knowing it was to be restored to some degree as a country park. Only this year the wildlife we have seen is fantastic & is set to disappear. We regularly see a Kestrel, moorhens, ducks rabbits, fantastic butterflies, dragon flies, bats. Last year we even saw a fawn. Another point I feel I need to make is that I have only just found about about the change of plans & this was not from my local council, Wigan Borough. Obviously it is not just my house that has views of this area but many houses in Tyldesley, whose residents have not been informed. Is it not your duty to inform the people that this decision effects most? \the people whose homes will loose value due to the eyesore you plan to create. Therefore I object to the actual deadline date. I am not the type of person to 'rant' or write emails like this but felt strongly enough to do so, as I realise that what I have may be taken away!</p>	
09/00411		D and B MacDougall	Ch 6 - The Areas of Bolton	<p>We are both against the proposal for an industrial area (at Cutacre). I am writing to object to the plans for Cutacre Site that borders Little Hulton & Over Hulton, Bolton. I am genuinely devastated that the plans have</p>	See Cutacre response.

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				<p>now been changed for this site. From Country Park, for the surrounding community & visitors from far and wide , including local school children from Greater Manchester & Bolton, to an Industrial Estate. This decision (if it goes ahead) actually effects peoples lives & lifestyles. I have lived overlooking this area all my life & this area holds many memories from walking through the fields as a toddler and watching many a sunset go down over the Slag heaps through our landing window. We moved from this house to the address above when I was nine. The fields surrounding this area is where me , my 2 brothers & sister, along with many friends played & enjoyed the wildlife. I remember my brother rescuing 2 magpies (Blacky & Beauty) which he reared & set free again ' over the backs' as we know it. We had a visit from an owl for 3 months, who we named Oscar & we even rescued a corn snake, which was collected by the RSPCA. In 2007 I bought a house on the border of Little Hulton & Tyldesley , (Address Below) for one reason, To over look this view and to continue to enjoy the area. My family walk through the surrounding fields to my mothers, over the railway bridge, directly next to the diggers and fields already effected by the removal of the coal. Seeing this is upsetting but we could just about accept it, knowing it was to be restored to some degree as a country park. Only this year the wildlife we have seen is fantastic & is set to disappear. We regularly see a Kestrel, moorhens, ducks rabbits, fantastic butterflies, dragon flies, bats. Last year we even saw a fawn. Another point I feel I need to make is that I have only just found about about the change of plans & this was not from my local council, Wigan Borough. Obviously it is not</p>	

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				just my house that has views of this area but many houses in Tyldesley, whose residents have not been informed. Is it not your duty to inform the people that this decision effects most? \the people whose homes will loose value due to the eyesore you plan to create. Therefore I object to the actual deadline date. I am not the type of person to 'rant' or write emails like this but felt strongly enough to do so, as I realise that what I have may be taken away!	
09/00412		M Risley	Ch 6 - The Areas of Bolton	I would like to replace my existing objection to your preferred strategy with objection worded below. My objection is based on your removal of The Green Belt Status from this site on a number of points. (1) Green Belt - Exceptional Circumstances. The exceptional circumstances cited to warrant green belt alteration are primarily around the need to create jobs for people in Bolton, but siting 80% of these on Cutacre would render them inaccessible for unemployed people living in the north, east and west of Bolton, rather, they would be more accessible to the residents of other Authorities. I do not believe there are any exceptional circumstances which allow you to remove the Green Belt status. I do not believe that you have explored all other options including contacting prospective landowners. I do not believe you have explored and considered other smaller and more appropriate Brown field sites. I believe that by identifying this site you have gone for an "Easy" option rather than protecting Bolton's Green Belt Land. (2) Urban Sprawl I believe that Bolton Council have a responsibility to safeguard the countryside from encroachment and prevent urban sprawl Should the proposals go ahead Little Hulton,	See Cutacre response.

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				<p>Over Hulton, Farnworth and Tyldesley will merge, reducing the green belt separation to a strip of land just 250 metres wide in some areas. (3) Pollution / Health Introducing an extra 8000 jobs into the area would also create an overwhelming increase in private car travel and air pollution. (4) Traffic The local roads and motorways are already gridlocked at peak times and there is a threat that this would be significantly worsened, creating a potential threat to the response times of the emergency services. Bolton Council stated in their LDF document that in 2026 Bolton will be a sustainable community with " A much reduced contribution to harmful Climate change" ? Such additional traffic will have an adverse effect on Air quality. Alternative sites more centrally located should be pursued with vigour by the planning team. (5) Biodiversity The proposals would result in the loss of habitat for the variety of wildlife in the area and contravene much important national and international legislation in relation to biodiversity. The Cutacre site is a Grade A site of biological importance and habitat to a large population of Great Crested Newts, strictly protected under both UK and EU Law. It was always the intention to return them to the site on completion of the open cast mining, and the promised restoration agreement, integral to planning consent for this, would have created an ideal environment, as well as offering local children the opportunity to study and learn from nature. (6) Health & Fitness The area is currently widely used by local families, promoting fitness and reducing stress and obesity. The proposals set out by Bolton Council indicate that they are not embracing their responsibilities in relation to the provision of open</p>	

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				green spaces or the obesity chain and we believe that the health of the community could suffer. (7) Historical Commitment Bolton Council have chosen to ignore the existing agreement in the Planning Consent document to restore this site after the mining is completed. These plans to mine were passed on the basis that this would happen.	
09/00413		R Rowell and Family	Ch 6 - The Areas of Bolton	Dear Rt Hon Barbara Keeley, Thank you for your letter dated 22/09/2009, finding the contents some what disturbing that Bolton Council should try to change the direction of the proposed development of the Cutacre site, once the coal had been extracted from a country park, to an industrial estate is extremely disturbing and will be detrimental not only for the area, but also the people who live and work in the vicinity. Having discussed this matter with my family, my partner Heather and eldest daughter Jennifer, we unanimously agreed that the county park project should be honoured by Bolton council for the betterment of the environment and the people of the area.	See Cutacre response.
09/00414		J Wilson	Ch 6 - The Areas of Bolton	There was much opposition to the open cast mining , led strongly for the Bolton side by Ruth Kelly MP. This was ignored and the mining went ahead but we were promised that it would be for a limited number of years and that, when it was completed, the area would be restored and maintained as a country park. How can those in authority in Bolton so completely change their minds? There was never any mention of a large industrial park. I cannot believe that Bolton does not have enough brown sites for development without taking green belt land which is supposed to be protected. I support the people of Bolton who wish to	See Cutacre response.

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				keep the Cutacre, and surrounding area green and we in Little Hulton also need to keep this open space.	
09/00415		J Byron	Ch 6 - The Areas of Bolton	I strongly object to having another industrial site in our area. We really need to keep our greenbelt land, too much greenbelt land is being used in our area for other reasons such as new housing.	See Cutacre response.
09/00416		D and M Hindley	Ch 6 - The Areas of Bolton	Regarding the proposed plans for Cutacre: I would like to say that a few years ago when the proposed opencast mining was in the planning stages, we were given reason to believe that after mining operations had ceased, the land was to be landscaped in Park land style with lakes and streams and other things to attract wildlife. Why?!?!? All once are authorities reneging on this decision You would argue that an industrial site would bring jobs and prosperity to the area: yes very good, but with the recent closure of the Chloride Exide factory, when the company thinks production will be cheaper in Germany, this will take some believing. As an employee of Bolton Metro authority, I can say how can Bolton justify this decision already there has been 86 redundancies within the social care program, also we have been told to take a pay cut and cut back on resources. As you can gather, I am dead against this decision, there is very little greenspace left with housing estates being built, I can well remember the green fields of Little Hulton and evening walks, as a child (I am now 61 years old) and only a few years ago I remember Salford Housing advertising Council houses for rent saying come to Little Hulton in the countryside.	See Cutacre response.
09/00417		S.J. Earith	Ch 6 - The	I am against this new proposal, I would like Bolton	See Cutacre response.

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			Areas of Bolton	Council to stick to the agreed plan. There is nowhere to walk and enjoy the countryside as it is, the proposed green belt would be good for everyone. There are too many empty industrial units as it is without building more.	
09/00418		J Harrison	Ch 6 - The Areas of Bolton	I have only just found out about these plans and I am 100% AGAINST them. When I bought my house 2 years ago one of the main reasons I bought it was the land around it and how quiet it was. We need to look after our Green Belt ¿ I thought Green Belt could not be changed or developed?!? Otherwise why is it Green Belt? Other concerns I have are the obvious pollution and more traffic around our area. There are plenty of run down areas in and around Little Hulton ¿ why not spend money on those to improve the area.	See Cutacre response.
09/00419		J Knight	Ch 6 - The Areas of Bolton	I think that the AGREED PLAN to restore the Cutacre site to a country park when mining operations were finished should be adhered to, not swapped and exchanged. I always thought better of Bolton Council, but it seems they are just as devious as the others.	See Cutacre response.
09/00420		GH and J Brooke	Ch 6 - The Areas of Bolton	On the subject of Cutacre site, we feel you have gone back on your word. On your first plans for a country park. Think hard on this subject as once you do a U-turn on this subject, you lose people's trust in you for any other projects you have in mind. I'm also concerned about pollution as my husband is a G OPD patient along with many more people in Bolton and Little Hulton area.	See Cutacre response.
09/00421		E Coyle	Ch 6 - The Areas of Bolton	When they make plans they should stick with the plan. Where will all the wildlife go, there's foxes and badgers. We have a lovely view at the moment, we don't want to	See Cutacre response.

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				look at the eyesore of industrial areas. Don't spoil things, leave wildlife, we haven't got much of it as it is.	
09/00422		J Southworth	Ch 6 - The Areas of Bolton	As usual a betrayal and complete turn-around of the original plans. Money Speaks Never mind the environment. How many back handers to arrive at the new decision? Not for the peasants open spaces and a country park for families to enjoy. I suspect Bolton Council will do what they want regardless of people's wishes. Parr for the course for this country! Rough ride over the voices of the that this area affects. Hope that in years to come our grandchildren and future generations will know what open spaces and greenfields are! We need spaces where we can breath!	See Cutacre response.
09/00423		S Ellwood	Ch 6 - The Areas of Bolton	I do not want an industrial park so near my house, very worried about pollution issues, noise and traffic on the local road. I have major traffic problems at this present time, dread to think what it would be like with an increase In traffic. We need to keep our green area open and protected from industrial development. This area has lots of young children for them we need to have an open land. WE WANT A COUNTRY PARK PLEASE.	See Cutacre response.
09/00424		J.B. Leonard	Ch 6 - The Areas of Bolton	Having lived in Little Hulton for over 50 years, I was all in favour of the proposed redevelopment of the Cutacre site. But now with this change of use to an 'industrial site' I wish the work had never started. The feeling that we have been 'lied to' and 'made fools of' by unscrupulous people who had this in mind is overpowering.	See Cutacre response.
09/00425		C Lawson	Ch 6 - The Areas of	I would like to say after reading your letter, I am most disappointed. The first idea of a play ground and so on	See Cutacre response.

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			Bolton	would be the best results surely, doesn't our kids deserve a better place to go and play. I am 55 years old and I used to play there as a child on my bike even then it was badly needed. As you probably know it was well used before the mining, with bikes in various varieties.	
09/00426		S Viney	Ch 6 - The Areas of Bolton	I am strongly AGAINST these proposals for the following reasons:- I consider Green belt land to be of supreme importance for the well being of the local area of the wider area. These areas are the 'lungs' of the nation. We need them and so does the remaining wildlife ¿ to breathe and to re-vitalise our lives. Little Hulton residents, myself included have put up with the noise etc of the open cast coal-mining and deserve the park land promised and looked forward to. There are very few alternatives and these are meagre in comparison.	See Cutacre response.
09/00427		M Thompson	Ch 6 - The Areas of Bolton	I am totally against a large industrial park in the area, but a country park would be ideal for the residents and their families.	See Cutacre response.
09/00428		G.E. Fairclough	Ch 6 - The Areas of Bolton	I wish to object to the proposal for the Cutacre site outlined in the Draft Core Strategy. This Green Belt area must have been viewed as an easy target for the Planning Officers ¿ given that it is currently used for opencast mining ¿ saving them the task of having to identify other more suitable locations. If this task is beyond the capabilities of the highly paid Planning Officers, we the residents of Over Hulton, can easily identify potential sites without running the risk of upsetting people in other residential areas. If the Cutacre site was to be turned over to	See Cutacre response.

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				industrial/commercial use there would be no green areas along the A6 from Swinton to the Blackrod boundary ¿ surely this is not acceptable.	
09/00429		H Fairclough	Ch 6 - The Areas of Bolton	I am writing to object to the proposal contained within the Draft Core Strategy to develop the Cutacre Site. The requirement for such a monstrosity has never been justified, with the Planning Officers ¿ who are paid to best serve the people of Bolton, hiding behind such jargon as 'commercially sensitive' when questioned on the issues. UK coal must not be allowed to renege on it's promise to make the area into a Country Park on the cessation of mining and we must not allow the Green Belt designation to be lost to the alleged needs of big business.	See Cutacre response.
09/00430		C Barlow	Ch 6 - The Areas of Bolton	As a resident of Over Hulton, I strongly object to the proposed plans to develop the Cutacre site. I attended the meeting at the Town Hall and the reasons you gave for this development do not stand up to scrutiny. There are many sites on the M61 corridor more suitable. You argue the best interests of the community will be met by these plans. I suggest the only people to benefit from this proposal are the developers Peel Holdings, who it appears have a 40% interest in British Coal. Should these proposals go ahead the future of this community will be blighted. It is a disgrace that you should even contemplate moving the boundary to take more green belt land.	See Cutacre response.
09/00431		T and P Lowe	Ch 6 - The Areas of Bolton	Having attended the recent meeting in the Town Hall concerning the above, we would like to register over opposition to the proposal to reclassify the Cutacre site as a brownfield site. We would ask you to make our	See Cutacre response.

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				opposition known at the Planning meeting in December.	
09/00432		W.A. Wilson	Ch 6 - The Areas of Bolton	Your plan to develop industrial park on the Cutacre site is against the interests and health of the people living in this area. The roads are already jam pack with traffic and your plan will make matters worse. We need this open space and the residents want it. We fully agree with Barbara Keeley M.P.	See Cutacre response.
09/00433		J Schofield	Ch 6 - The Areas of Bolton	I am writing regarding the plans for a industrial estate being created on the Cutacre site, from the start of the open cast mining it was agreed that when the mining was complete the site would become a country park. To now say that there is to be a industrial site instead of a country par is quite astounding to say the least, also the way this has been proposed at this late stage is nothing more than an act of cowardice, as a local resident we should have all been told up front regarding the plans for this site. When plans are made for sites like these, they are planned well in advance so it can not be a short term plan and you must have had this in mind from the beginning. I sometimes wonder what people have in mind when creating plans like this, that for all intents and purpose will make very little difference to the local economy and will only destroy the environment, there is very little Green belt to begin with and if your proposals go through there will be nothing left. The advantages for a country park far outweigh the advantages of an industrial estate. There has never been a mention of job creation, there are already empty buildings on the site that can not be filled. Nothing has been mentioned of job security, of finance coming into the area, as mentioned above we	See Cutacre response.

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				<p>already have buildings standing empty with very little job prospects for the future (why people think be creating more building will have a greater influence on these matters is beyond belief.) The environment for the local residents with noise and pollution will only get worse. People accepted the open cast mining for the reason that there would be a country park created on the back of its completion. People like yourselves need to see the bigger picture, it looks fine when seeing the news about the rain forest and the detrimental effect this can have on the environment. What you need to understand is that we all have a part to play, however small, in taking ownership and looking at the environment sometimes on a smaller although equally important scale. As a local resident who has brought my family up to play on the fields and to enjoy the surroundings I am dismayed at the thought that this could be destroyed by a few mindless and cowardly individuals who probably do not live in the area and have no thought on the detrimental effect this would have on the area and its residents. Maybe one day we may see a strong influential group of people like yourselves follow their hearts and not just their pockets and remember every little bit helps and that we all have a part to play in protecting this very fragile environment regardless of how small or large the project. I can only live in hope that you do see some common sense in this and stop the plans.</p>	
09/00434		D Eccles	Ch 6 - The Areas of Bolton	<p>I wish to express my opposition to the Cutacre scheme. My knowledge of the general area goes back to the 1930s when as a boy I used to play in the area south of the A6. Later I visited the site of the happy hours spent</p>	See Cutacre response.

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				there and found a sense of desolation caused by open cast mining. Later the attempts to re-instate the area were unable to re-create the wooded dell such as 'Maggy's Clough' & it as now a flat field, sparsely sown with grass surrounded by barbed wire. Previously it had been a magical place now largely forgotten (I am now in my 81st year). That area of Bolton needs nurturing not further reduction to an industrial wasteland. I am not convinced by attempts to bring in industry / jobs.	
09/00435		O.M. Kenyon	Ch 6 - The Areas of Bolton	I wish to object to your proposal to develop the cutacre area as a strategic employment site. Your duty is to defend Green Belt and other protected land which was designated thus for the benefit of the environment and welfare of present and future generations. Reneging on a promise for a country park on the site at the conclusion of the open cast mining is morally indefensible. Please refuse to accept this change of purpose.	See Cutacre response.
09/00436		R Ashworth	Ch 6 - The Areas of Bolton	Dear Sir/Madam, I wish to add my voice in protest at the possibility that green belt land at the Cutacre site could be used for industrial development. This area includes a habitat for valuable animal and plant species and forms an important wildlife corridor between populations in Greater Manchester and Merseyside. Bolton seems to have a considerable surplus of vacant industrial premises in all areas, many of which have been empty for a considerable time. To consider building in valuable green belt areas which are so precious to the local residents as well as the wildlife is sacrilege and goes against what was originally agreed for this land.	See Cutacre response.

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09/00437		F Parkes	Ch 6 - The Areas of Bolton	We are against the said proposal, as residents of kenyon way estate, we feel we have been badly let down by the proposals made by Bolton Council which now have gone totally against the promises they made previously . We have concerns that if the proposed industrial site goes ahead there will be an increase in pollution both from emissions from increased traffic and any industrial process's taking place on the site . There are very few green areas of country side left in the locality and we feel it is important to preserve our green areas for future generations.	See Cutacre response.
09/00438		B Keeley	Ch 6 - The Areas of Bolton	I have been contacted by a number of constituents from Little Hulton who have expressed their concerns to me about Bolton Council's Preferred Options for the Cutacre site as set out in Bolton Council's Core Strategy Preferred Options document. My constituents who live on the Kenyon Estate in Little Hulton face the Eastern area of the site. The agreed restoration plan for the site following the current opencast mining saw the site becoming a country park. However, Bolton Council's Preferred Option for the site states that if agreed, a large proportion of the land could be changed from Green Belt to employment land. This will mean that the country park will be replaced to make way for a large scale industrial estate. My constituents tell me they were appalled to learn that Bolton Council has set out a Preferred Option for the Cutacre site which would lift around 70/80% of the site out of Green Belt status, thus enabling it to be developed into a large employment site. As the local Member of Parliament for Worsley, I am very concerned that given the scale of this issue I have not been consulted on the Preferred	See Cutacre response.

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				<p>Options for Cutacre. I am equally concerned that local residents living close to the site in Little Hulton have also not been informed or consulted, despite the impact it will have on their lives. I understand that hundreds of letters were sent out to residents in Over Hulton but there has been no consultation with my constituents who are actually closer to the proposed industrial site which is currently designated Green Belt land. I summarise my constituents' objections to be recorded by Bolton Council as follows: ¿ The Preferred Options will mean less Green Belt land near to their homes; this will mean a significant loss of amenity and loss of open space. ¿ My constituents are worried about the likely increase of traffic and congestion on local roads to the industrial park. This growth would occur firstly from personnel working on site ¿ the Core Strategy Preferred Options document states that around 8,000 people will be employed on site, which could generate many thousands of extra vehicle journeys to and from the site on a daily basis. In addition to this, the Preferred Options also states that the type of industry for the site is manufacturing and distribution. This would result in large volumes of heavy goods vehicles travelling to and from the site. My constituents believe that the infrastructure around the site simply will not be able to cope with such a large increase in traffic. Congestion is already an issue in all our local roads and particularly the A6. An increase in traffic like this would have a serious detrimental effect on quality of life for local people. ¿ My constituents also have concerns about pollution that might be generated from the industrial premises that would be built in the future and from the increase in traffic. There are particular</p>	

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				<p>concerns about the health implications of developing Cutacre, for example increased levels of asthma due to pollution. Residents had been looking forward to a reduction in pollution when the opencast mining site was restored to a country park, as agreed at the Public Inquiry. ¿ My constituents would like to see the land next to the Kenyon Estate in Little Hulton protected and not developed. As a large part of the Cutacre site is Green Belt land, this is the last open space between Salford, Bolton and Wigan. If the Preferred Options for the site are agreed, this would change to being a more or less continuously built-up area. My constituents feel that the Council's proposal to change from Green Belt land to industrial uses for the site has been made with little consideration for the quality of life for local people. ¿ Concerns have also been expressed about how little of the currently designated Site of Biological Importance would be left for wildlife.</p>	
09/00439		B Culver	Ch 6 - The Areas of Bolton	<p>I realise that I am probably wasting my time sending this as Bolton Council are NOT noted for their willingness to abide by the wishes of the general public, eg. the refurbishment of the Market Hall which since its redevelopment is completely soulless and has lost its wonderful atmosphere. Developing the Cutacre site as an industrial park would be to the detriment of many people who, like myself, have breathing difficulties, not only through the emissions from the would-be factories, warehouses etc. but also the increase in traffic due to workers cars, motor bikes, also heavy lorries & vans. There is also the aesthetic aspect of the site. Far better to have grass and open spaces with its abundance of wildlife than to be surrounded by an industrial concrete</p>	See Cutacre response.

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				jungle.We already have the Edgefold Ind. Est., the Lester Rd. Ind. Est., the Highfield Rd. Ind Est., Oakhill Ind. Est., Wardley Ind. Est. & Wingates Ind. Est. all within easy reach not to mention several others most of which will contain unused/empty units. Please leave us this one area of Greenfield space, we were not happy about the open cast mining but have tolerated the process due to the promise that the area would be restored and a country park developed when the mining came to an end.	
09/00440		R Eckersley	Ch 6 - The Areas of Bolton	I would like to register my objections to the proposed changes to the current planning consent and restoration plan at the Cutacre site. We the local community, have had no communications whatsoever about their proposed development on the Cutacre site. The only communication that we the local community have has, is a letter sent BMBC at the beginning of August giving us only 3 weeks to respond to any concerns or objection. I am led to believe that only 800 copies have been sent out and that this letter was only sent out after a forum meeting with local Councillors, where they reluctantly agreed to inform local residents of the proposed development. I am sure that the residents near to Cutacre site should have been allowed more than 3 weeks to respond to this development and that BMBC has been negligent in the procedure that it has adopted. On the BMBC's web site it states, and I quote 'the Council has committed itself to a range of objectives to help improve the environment and quality of life of the residents. Around half the borough is green space and it is important that it is protected for future generations'. I therefore hope	See Cutacre response.

Unique ID	Ref	Name Organisation	Chapter	Summary of Comments	Council Response
				<p>that the planning committee will the Council's own pledge into consideration when considering the application. The Government's Planning Policy Guideline 2 (PPG') states that 4 of the 5 purposes of including land in Green Belts are; 1 To check unrestricted sprawl of large built-up areas. The construction of this development would merge Over Hulton with Little Hulton, Atherton and Tyldesley into one large urban sprawl. You should also bear in mind the proposed closure of the Exide factory alongside the A6, a result of poor economic climate therefore why do we need more industrial units. 2 To prevent neighbouring towns from merging together. Again Over Hulton, Little Hulton, Atherton and Tyldsley would merge into one. 3 To assist safeguarding the countryside from encroachment 259 acres of countryside would disappear under the proposal, including wildlife and farmland etc; i.e. the Council should not permit development which would have an adverse effect of legally protected species. 4 To assist in urban regeneration by encouraging the recycling of derelict and urban land. At the moment UK coal has made the land totally derelict, and as promised by them, it should be restored back to its original condition. PPG2 also states that, once defined, Green Belts have a role to provide the following objectives; 1 To provide opportunities for access to the open countryside for the urban population If the development is built and we lose 259 acres of green belt with a loss of al the associated wildlife and public rights of way, this will not be achieved. 2 Provide opportunities for outdoor recreation near to urban areas. Again, if this development is built this will not be achieved. 3 Retain</p>	

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				<p>attractive landscapes and enhance landscapes near to where people live. The loss of 259 acres of open countryside to be replaced by unsightly industrial units would not in anyway shape or form enhance the once open fields, wildlife and countryside. 4 Improve damaged and derelict land and towns. You only need to look around Bolton as it stands today, to identify hundred of damaged and derelict sites, that your time and effort would be better employed by developing such sites, 5. Secure Nature Conservation interest. If the industrial development is built 259 acres of prime wildlife habitat would be lost forever it therefore does not conform to the Habitats Regulations and the Wildlife and Countryside Act 1981 and Conservation (Natural Habitats &c.) Regulations 1994. 6 Retain land in agricultural, forestry and related uses. Before UK Coal started mining here, this land was home to numerous livestock and agricultural farms, which will not be retained if the proposed development is allowed to go ahead. PPG2 states; 2.1 'The essential characteristic of green belts if their permanence' their protection must be maintained as far as can be seen ahead. 2.6 Once the general extent of a green belt has been approved, it should be altered only in exceptional circumstances. 2.9 Wherever practicable a green belt should be several miles wide, so as to appreciate open zone all around the built up area concerned. 3.4 The construction of new buildings inside a green belt is inappropriate, unless it is for the following reasons - Agricultural & Forestry - Essential Facilities for outdoor sports and recreation - Limited extension, alteration or replacement of existing buildings - Limited in filling in existing villages - Limited in filling or re-development of</p>	

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				<p>major existing development sites. PPG2 also goes on to say in a green belt area, minerals can be worked only where they are found. Their extraction is only a temporary activity. Mineral extraction need not be an inappropriate development. It need not conflict with the purpose of including land in green belts, provided that 'HIGH ENVIRONMENTAL STANDARDS ARE MAINTAINED AND THE SITE IS WELL RESTORED. MINERAL AND LOCAL PLANNING AUTHORITIES SHOULD ENSURE THAT PLANNING CONDITIONS FOR MINERAL WORKING SITES WITHIN GREEN BELTS ACIEVE SUITABLE ENVIRONMENTAL STANDARDS AND RESTORATION' The PPG2 is set out by the Government. If this development is allowed to be constructed, both UK Coal and BMBC Planning would be clearly in breach of these Government Guidelines. When UK Coal planned to extract coal from the Cutacre site, there was very little opposition because they claimed the site would be restored back to the way it was, even a country park was mentioned. I am sure if residents knew then that there was a possibility that after extraction the site would be turned into a huge industrial estate with the loss of acres and acres of green belt, public rights of way and numerous species of wildlife which included Great Crested Newts and Bats, there would have been a public outcry as this contravenes EC Directive 92/43/EEC known as the Habitats Directive. I am extremely suspicious of the fact that in August I along with anyone else who wished to, viewed a Harworth Estates web site that showed all its shareholders what they could expect by 2011. This included an aerial photograph of the Cutacre site, superimposed onto the aerial photographed were</p>	

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				<p>industrial units showing the magnitude of what the development will eventually look like. The photograph was on the UK Coals 2008 Annual Report, and it seems that they think it is a done deal. The report is still there but mysteriously the photograph has been removed. One of my neighbours had the forethought to print off a copy before it was removed. If the development is above board why was the photograph removed? On the letter sent by the BMBC to local residents there was no planning application reference number, have plans been submitted? UK Coal in their report, are giving their shareholders the impression they have. If plans have been submitted what is the reference number? I feel that three of our local councillors have let the residents down by having failed to inform us of the proposed development which they have know about for quite some time. If both UK Coal and BMBC Planning play by the rules that our Government have set out, rules that we all have to abide by, they this development should never be built. Please accept these reasons as my objections and grave concerns about the proposed development. I sincerely hope this objection will be heard as I am passionate about over environment and feel that the proposed changes to the current planning consent will be detrimental to the district.</p>	
09/00441		Atherton Forum	Ch 6 - The Areas of Bolton	<p>Re: proposal to build an industrial estate instead of a country park at Cutacre site (Over Hulton/Westhoughton/Atherton) I am writing to you on behalf of Atherton Forum Committee to express our concerns regarding the above proposal. Members of Atherton Forum Committee only became aware of this</p>	See Cutacre response.

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				<p>issue today (29th September 2009) Atherton Forum Committee are unable to raise this issue with Atherton Forum members until Tuesday 6th October 2009 Many of our members, who have a legitimate concern in this issue, have not been consulted (part of the land is within the Atherton area) We understand that the original proposal was to construct an area of 80% country park, 20% industrial estate and that the current proposal is to construct an area of almost 100% industrial estate. Construction of a country park would have many benefits, including health benefits for local people, specifically children. Atherton contains one of the highest areas of deprivation in the country (Hag Fold). Although other country park areas such as Pennington Flash and Haigh Hall are within travelling distance of Atherton by car, none are easily accessible via public transport or by pedestrians. A country park would have an immediate positive environmental impact providing habitats for local wildlife; and also a longer term positive impact, encouraging and enabling our children to take an interest in natural science and providing them with a safe and pleasant environment in which to learn to ride bicycles and take exercise. Construction of a large industrial estate would have many disadvantages; these include pollution from increased traffic and congestion, increased risk of accident due to increased traffic, increased risk of fatality due to the nature of the traffic arising (larger vehicles). Atherton Forum, as part of its constitution, aims to make Atherton safer, cleaner and greener and to encourage residents to live here and do so by choice. We understand that people need paid occupation and premises in which to work as well as</p>	

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				<p>areas for recreation. However, it is difficult to understand why such a large, concentrated area of industrial estate has been judged to be the best solution for providing future employment ; redevelopment of dispersed brown belt land/vacant industrial buildings would, in our view, better meet these needs in the longer term. Under the current proposals there would be a large negative impact on the residents of Atherton, linked to the increased level of traffic associated with the much larger than originally proposed industrial site. In addition to this the withdrawal of plans for a country park is extremely disappointing.</p>	
09/00442		B.A. Walmsley	Ch 6 - The Areas of Bolton	<p>I think the proposals to make the Cutacre site into an industrial development are disgusting. This is the only plot of Green Belt land in this area, and many people enjoy walking up there, myself included. I am concerned about the possible heavy traffic and pollution caused by the proposed development. I think that it is terrible how Bolton have used this underhand approach to try to develop this site without informing the people who will be affected.</p>	See Cutacre response.
09/00443		A and J Taylor	Ch 6 - The Areas of Bolton	<p>As residents of Over Hulton we wish to object, most strongly, to the proposal to convert the present green belt area into a brown belt, in order to facilitate an industrial site. We were promised that once the opencast mining was completed the area would be landscaped and turned into a country park. Once again Bolton Council and British Coal are ignoring the wishes of local residents, and we both feel totally appalled at the damage which will be caused to the environment. The photograph on the front page of BEN Friday 11th</p>	See Cutacre response.

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				September, 2009 says it all!!	
09/00444		T Clowes	Ch 6 - The Areas of Bolton	With regards to the development plans envisaged for the Cutacre sites at Over Hulton; after the mining work has ceased. Would the Bolton Councillors concerned, consider the vast amount of prime land available, being planned, shaped, and developed, into an attractive and useful golf course? Perhaps Lancashire businessmen and entrepreneurs would enthusiastically invest in such a project. The golf course itself would offer employment to grounds staff and amenities for keen golfers. The surrounding borders, with various trees and plants, may attract wildlife, and perhaps parents with children. A thoughtfully planned clubhouse could host wedding, birthday or anniversary parties.	See Cutacre response.
09/00445		G.F. Nightingale	Ch 6 - The Areas of Bolton	Have these people not heard about Global Warming? These proposals will be another nail in the coffin of our earth, please leave well along and let us enjoy our new open space.	See Cutacre response.
09/00446		J Ainscough	Ch 6 - The Areas of Bolton	I wish to register my strong objection to the proposed development of the Cutacre site. I have lived in this area for forty years and at the time the present work commenced I had reservations. Only the 'promise' of a return to its previous condition convinced me that it should go ahead. Now that 'so called promise' counts for nothing it seems. Will Bolton Council for once listen to its citizens?	See Cutacre response.
09/00447		L Livesey	Ch 6 - The Areas of Bolton	Paragraphs 6.41-6.52 I am very much opposed to the proposal to change the fields and farms surrounding the Cutacre site into an industrial estate. The Green Belt land is important for preserving wildlife, as a 'green lung' and as somewhere pleasant to walk with children	See Cutacre response.

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				and dogs. The proposals would effectively totally remove the Green Belt as the remaining bits would be nothing more than a pointless border around the business park. If this proposal went ahead, the traffic problems would be disastrous, Bolton would effectively join up with Salford and Tyldesley, and Over Hulton would be destroyed as a community. Bolton Council should stick up for the residents and protect the Green Belt and give us the country park we were promised. I do not believe there is any need for any new land for employment uses as so much of the existing industrial estates are unoccupied. If this huge development went ahead, the vacant sites will remain unoccupied, which will continue to make the town look like it is deprived and struggling. If new industrial land is genuinely needed, it should be spread across a number of different smaller sites to avoid overloading the roads. In particular, the industrial land should be in areas served by bus and train services from Bolton to make jobs available to local residents.	
09/00448		J Caine	Ch 6 - The Areas of Bolton	I object strongly to these proposals as it would mean loss of precious Green Belt land and would lead to a loss of quality of life for me and my family. I also would like to know who in Bolton Council took the decision to want industrial use for the land with no consultation with the people who vote for you. We don't want a fudge compromise either whereby you allow half the land to be developed. I'd like an urgent reply to my comments.	See Cutacre response.
09/00449		L.D. Charlton	Ch 6 - The Areas of Bolton	Re: Cutacre Proposals This is typical of Bolton Council to have an agreed plan on the above sites and then change the goal post; This is not in your vicinity but	See Cutacre response.

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				ours; The site is protected Green Belt area, what do you not understand about the word protected; You seem to want to build this industrial estate on our border with view of the return of revenue without even consulting the people who it would mostly affect; May I suggest that in your delusion of grandeur you choose another site for your industrial park, say between St Helens Road and Slack Fold Lane, more in your own back yard, rather than ours; Your underhandedness of these new proposals in creating a continuous built-up area is definitely not shared by the people of Little Hulton; Barbara Keeley MP will have myself and my husband's support to take the matter further.	
09/00450		E.G. Bootle	Ch 6 - The Areas of Bolton	I am writing to strongly object to the development of cutacre you will be destroying the quality of life for the residents of this area by allowing more traffic in already very over congested area we cannot get out of our drives as it is or open our windows because of the noise from both the motorway and Salford road, if this proposal is passed we will be forced to live in the middle of an industrial site were shift workers will coming and going all-night glowing lights blaring away and more you will be making us all prisoners in our own homes. I will be opening my curtains too see nothing but corrugated metal roof tops and no doubt a load of old scrap piles of industrial waste in their back yards. You will drastically reduce the value of my property I cannot believe that such a proposal has even been considered but from past experience I feel we are doomed in the hand of Bolton Council, because no matter how much residents protest Bolton council never considers the well being of its people and are	See Cutacre response.

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				just going through the motions. We all have the sword of Damocles hanging over our heads but we aint done yet and the fight will go on. I do not for one minute think this proposal will bring any benefit whatsoever to the people of Bolton only a blight on our ever decreasing boundaries.	
09/00451		M Burgess	Ch 6 - The Areas of Bolton	I am writing with regard to the proposed development at the Cutacre site, Over Hulton, to which we strongly object. Having only lived in Over Hulton for a relatively short period we feel very disappointed at the news that there may be development on this Greenbelt land on our doorstep.After spending over 30 years in Westhoughton I have watched the decline in greenfield sites there and now it is virtually unrecognisable from how it was when I was a child. At the recent meeting held at the Town Hall in Bolton we were all told that "Bolton Council has a good record for preserving Greenbelt land". In answer to this I would ask that planning/development officer to take a drive around Westhoughton and Chew Moor and still reach the same conclusion!We must ensure that we preserve what little Greenbelt sites we have in order to secure our children's futures. The overall environmental impact of this proposed industrial and retail site would be devastating to both the surrounding wildlife and people's health and well-being.Please don't let Over Hulton become another Westhoughton!	See Cutacre response.
09/00452		R Johnston	Ch 6 - The Areas of Bolton	I think this is a deplorable situation where you have gone back on your word. This is not an honourable way for a council to conduct its affairs. We the residents of this area agreed to accept a Country Park in all good faith and this is what we want for us and our children	See Cutacre response.

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				and we are prepared to accept nothing less and especially not another industrial park. We have enough of them already, so come on Bolton Council 'Shame on You' stop now and listen to the will of the people.	
09/00453		R and A Sloan	Ch 6 - The Areas of Bolton	<p>We are writing this email to register our vehement opposition to the Cutacre site as part of the emerging Local Development Framework Core Strategy. We have a number of concerns listed below: - Inspector's decision: that the Cutacre site, after the coal is reclaimed, would be restored to recreation use, i.e. a country park, was binding. How can we trust what local government says if we are told something has been passed in planning law and is binding, now may be over ruled in the near future? - Green Belt: the Cutacre proposal not only goes against the Core Strategy core policies, but it flies in the face of what is morally right. Bolton is the largest town in Europe and much of it is an urban concrete jungle, completely devoid of even a blade of grass. We need to protect green open spaces for children now and in the future. Trees are the 'lungs' of our local area. Creating jobs is not a reason to build on protected green belt land & develop elsewhere in Bolton where there are empty industrial units already and is more accessible to those who need it most. - Wildlife: The needs and protection of the newts and water voles should not be forgotten. Again, it was promised that these protected creatures would be returned to a restored environment & a country park. - Traffic congestion: If we are not able to have a pedestrian crossing at Four Lane Ends, as a twenty second delay at rush hour would cause total gridlock, then what will happen when the proposed eight</p>	See Cutacre response.

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				<p>thousand people travel to and from Cutacre each morning and evening? Where the M61 meets the M60 is already heavily congested by 6:45am, surely more traffic is just not sustainable? - Healthy Bolton: As part of its Core Strategy core policies, Bolton has a section entitles 'Healthy Bolton'. Surely creating green open spaces, like a country park, would bring the council closer to its goal of improving the health of some of its most vulnerable residents, in Middle Hulton, for example. In conclusion, we strongly urge you to reconsider the industrial development of the Cutacre site. All of the residents need a country park to enjoy with our families and preserve green open spaces for everyone's future.</p>	
09/00454		Facebook petition Facebook petition 1325 members	Ch 6 - The Areas of Bolton	<p>I am writing to inform you about the huge numbers of local residents that are in direct opposition to the proposed Core Strategy and specifically its impact on the Cutacre site. We currently have 1,325 members of a Facebook site, who have joined to show their dissatisfaction with the proposed changes that see the site earmarked for extensive industrial development. This, after permission to excavate the land was only given to UK Coal on the proviso it would be returned to its former use and further developed to become in effect a Country Park. The basis upon which these 1,325 people object to the plans are: - Lack of information, communication and transparency within the planning process and late notification of the consultation period - Massive overcrowding on local roads and the M61 corridor - The plethora of empty industrial sites across the Bolton district which would provide more suitable areas for job creation, but which</p>	See Cutacre response.

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				appear to have been un-investigated - Destroying an area of natural beauty, affecting wildlife - Huge increases in HGVs and lorries off Junctions 4 & 5 of the M61 - Poorer health due to higher levels of pollution from the building of and output from the industrial units and traffic. The site can be viewed at: http://www.facebook.com/home.php#/group.php?gid=126421988776&ref=ts I would be grateful if you could add these 1,325 people's objections to the Cutacre plans to the LDF consultation objections document.	
09/00455		A Turner	Ch 6 - The Areas of Bolton	I wish to object in the strongest terms possible against turning the Cutacre site from Greenbelt into an industrial site. The traffic on this road is already horrendous and any increase is just pure insanity on your part. It strengthens my belief that you are a totally incompetent bunch of councillors ever known in Bolton. I have no doubt that should this insane idea which is typical of you be passed' it will in the near future' be your own demise and result in your loss of jobs. This petition along with hundreds of others will also be sent to Gordon Brown.	See Cutacre response.
09/00456		J.A. Yates	Ch 6 - The Areas of Bolton	I am writing to you concerning the Core Strategy regarding the Cutacre site. I have only just received your letter as my house at Salford Rd, Over Hulton, Bolton has had builders in to renovate the house. I feel that as I did not even receive your letter until last week, you can not justifiably refuse my objections. The houses on Salford Rd have already been blighted by building the M61 behind them. The sheer volume of traffic and the consequent noise now suffered by the residents reduces their quality of life. I consider that further development and further noise must lead to a	See Cutacre response.

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				violation of their human rights.	
09/00457		Alastair Skelton Steven Abbott Associates	Ch 6 - The Areas of Bolton	<p>Land at Cutacre/Salford Road, Hulton I refer to the above and in particular to the most recent public consultation exercise undertaken in respect of the potential strategic employment allocation at Cutacre contained in the Council's LDF Core Strategy Preferred Options. I am writing on behalf of our client who owns the area shown edged red on the attached plan. That area forms part of a wider area which is allocated for employment development by the adopted Bolton Unitary Development Plan. More significantly the sites benefits from an outline planning permission (80987/08) granted on 12 December 2008. We note from the 'proposals maps' found at pages 134 and 135 of the Preferred Options document that our client's site is indicated as part of the wider Cutacre Employment Development Site. In contrast the adjoining CMP factory site and adjoining potential employment development land (some of which is subject to planning permission for a waste treatment facility) is excluded from the Cutacre Employment Development Site, and appears to be shown as an existing or potential employment development site (see extract attached). We are conscious of the highly controversial nature of the Cutacre Employment Development Site proposals and a significant level of local opposition. That wider allocation also relies on a significant release of statutory Green Belt which can only be secured by the demonstration of exceptional circumstances through the LDF process. The ultimate allocation of the Cutacre Employment Development Site is, therefore, uncertain. No such uncertainty exists in respect of our client's site</p>	See Cutacre response.

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				which is within the defined urban area, is currently allocated for employment in the adopted Bolton UDP and which benefits from an extant planning permission. In those circumstances it is clearly erroneous for the proposals map to include it as part of proposed employment allocation. We would ask, therefore, that the drafting error on the proposals map is corrected to exclude our client's site from the Cutacre Employment Development Site. Your confirmation that the necessary correction will be made would be appreciated. I look forward to hearing from you.	
09/00458		J Jackson	Ch 6 - The Areas of Bolton	For all the reasons mentioned below I do not want the development on the Cutacre site to be approved, green belt land should be preserved for future generations to enjoy. Restoration of Cutacre following the coal extraction is a 'condition' of the original plan not just a promise. The proposed development does not meet any of the 'exceptional circumstances' laid down by Government to change its classification. It is a bio-diverse area of special scientific interest protected by European Law, the habitat of Great Crested Newt would be lost. Farms would be lost. Traffic chaos in an already congested area. An increase in noise pollution and air pollution. There is approx 2 million square feet of working space available around Bolton, which, if used would spread jobs evenly across the Borough. Please do not let this proposed development go ahead.	See Cutacre response.
09/00459		A Lilley	Ch 6 - The Areas of Bolton	I am writing to state my objection to your proposal of using Cutacre site as an Industrial Park. This idea is totally intolerable and would lead to the following problems: 1)Increased traffic (current levels are already beyond capacity) which could lead to a greater number	See Cutacre response.

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				<p>of fatalities on the roads. 2) Increased pollution (from car emissions) 3) Increased Noise pollution 4) Possibility of increased crime in the area 5) Reduction of property value 6) Depletion of wildlife and their habitat 7) Eradication of sites of biological importance 8) Increase in obesity / ill health as people are unable to access outdoor pursuits to the extent they were previously 9) Strain on existing motorway networks due to introduction of extensive amounts of traffic These are but to name a few. As a resident of Salford road, I gave permission to the coal board to carry out open cast mining on the proviso that the land would be returned to its former state with the creation of a country park. The original proposal from the coal board should NOT be permitted to be retracted. I acknowledge the need for the creation of housing & industrial sites for the future, but not to the extent you estimate. These resources should be located / generated in other areas which would not impinge upon green belt land. (Perhaps as per Proposal 2 of your Core Strategy document) The idea of using green belt land is ludicrous and is not acceptable under any circumstances. There are currently various empty industrial estates throughout Bolton Borough and surrounding areas which could be utilised to meet your needs. I sincerely hope my objection is noted and would greatly appreciate a reply from yourself regarding this matter.</p>	
09/00460		Ben and Rachel Taylor and Clarke	Ch 6 - The Areas of Bolton	<p>Dear Councillors, I would like to put forward my objections regarding the Cutacre site in Over Hulton. As a resident who grew up overlooking the area, and who now lives on Plodder Lane surrounded by</p>	See Cutacre response.

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				<p>greenbelt land, I would strongly object to the development of an industrial site as I feel it would be a huge loss to the area for current and future generations. Bolton must hold on to its greenbelt land as it is one of the few remaining draws to the area, what with high crime rates and relatively poor schools in comparison to other authorities. Not only were we under the impression that the area was in fact greenbelt land, but we were assured that following the coal extraction, the area would be restored. Obviously, people have been left feeling hugely let down and misled and if the proposed change is passed, inevitably people will feel unable to trust the assurances of the authority again. Is this really what you want? Moreover, the pollution generated by such a development would be unacceptable, as would the traffic congestion caused by a build of this proposed size. In fact, an application for a pedestrian crossing in the area was rejected due to the disruption that the already busy traffic would see. How on earth can anyone argue that a development of this nature can be supported by the transport links in the area? Any positive effects of the proposed development seem to be somewhat hollow. A promise of 8000 jobs for local people has been promoted, however when this has been investigated further it appears that this is a huge exaggeration, and many of the jobs will go to people from outside of the area. My question to you would be: why are we developing a new site on an area which is desirable, green and much loved, when there is approximately 2 million square feet of empty working space available around Bolton? Empty, boarded up space which is not only a waste, but sends a bleak message to those who</p>	

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				live in and visit Bolton. You must listen to those who live in the area; we are against the development.	
09/00461		W Henniker	Ch 6 - The Areas of Bolton	My personal view is that the rush for money for the short term will spoil everything in the long term. People need quality of life and in no way will an industrial estate enhance anybody's life who lives in the area. Then we touch on broken promises made before the opencast started, people went along with it because they could see something good coming from the end of the mining such as country walks and so on.	See Cutacre response.
09/00462		David Richards	Ch 6 - The Areas of Bolton	As a resident of Over Hulton I am most concerned at any proposal to change the green belt status of the Cutacre Site. I expect the Councillors to uphold all the conditions of the original planning consent, and to resist the easy option of including a change of use in order to meet the Governments Core Strategic Plan for the borough. I would also draw Councillors attention to recent press reports concerning UK Coal plc Health & Safety record. THE HEALTH & SAFETY EXECUTIVE HAVE ISSUED SUMMONS AGAINST UK COAL PLC IN RESPECT OF FOUR FATALITIES WHICH HAVE OCCURED IN THEIR DEEP MINING OPERATIONS IN NORTH YORKSHIRE IN THE LAST FOUR YEARS. A RECENT INCIDENT HAS CLOSED MINING OPERATIONS FOR AT LEAST TWO WEEKS. In my opinion such a poor Health & Safety record should be given full consideration by the Councillors.	See Cutacre response.
09/00463		P Christey	Ch 6 - The Areas of Bolton	As a local resident we are virtually opposite the proposed site at Cutacre. Now in the beginning this was green belt land that the council managed to get permission even with residents opposing this to mine	See Cutacre response.

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				<p>the area with the PROMISE that at the end this would be turned back into greenbelt land again with a park and local walking area....similar to Moses Gate Country Park I presume. I along with others accepted this temporary inconvenience with the thought on the future and the peace and quiet walks we would take.....how is it now possible that once you have received our blessing for this you can turn around and say "oh by the way, you are not getting your park now, its going to be ten times worse as its going to be a retail park!!!!!!". This is scandalous!! In no other walk of life can there be an agreement that is reversed upon like this.....the original agreement should have been put in writing and rubber stamped. How can it be possible to trick local people into this agreement whilst you all probably knew what the plan was going to be all along.... These plans don't happen overnight.....I doubt there was ever going to be a park there at all....was there!! Was this just a scam to get residents to accept the mining! We are outraged that this is happening...how many retail parks can there be in a local area...we have Middlebrook only a few miles away.... People do not spend money they haven't got...I wont spend money at Cutacre just because it is there...I purchase items that I require when I require them, not because they are on my doorstep I am planning on adding an extension and have to apply for planning permission IN WRITING which is then accepted by yourselves and rubber stamped.....WHY WASN'T WAS DONE IN THE BEGINNING ON THE ACCEPTANCE OF THE PARK so that it could not be turned around.....probably as I said ...there was never a park was there!! Why bother asking residents there view when you have already</p>	

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				made your minds up on these decisions!!!	

Main Points from Cutacre Consultation and how they have been addressed in the Core Strategy Publication Document

(The points raised are in standard type and the way that they have been addressed is in italics. More details of the reasons that Cutacre is being identified as a broad location for employment development are contained in the Background Documents, especially Background Document 9 which specifically considers Cutacre)

- Inadequate consultation has taken place

Consultation procedures have followed the Statement of Community Involvement, and this is explained in the Statement of Consultation

- There is not a case for this site to be used for industrial development

There is a need for new land for employment in Bolton, and Cutacre represents the optimum location for some of this land because it is of sufficient size to promote green transport, is attractive to investors, and close to areas of deprivation

- Would having one greenbelt site turned into an industrial estate really solve Bolton's economic growth issues?

The development of Cutacre for employment purposes is part of an overall strategy which also includes promoting employment in Bolton town centre, Horwich Loco Works, and renewal areas

- Proposal goes against the Council's own policies in the Environment Strategy 2006-2011

Development of Cutacre would need to adhere to the Core Strategy's development management policies on sustainable development

- Goes against PPG2

There are exceptional circumstances that warrant a change to Green Belt boundaries, and the effects on the Green Belt primary purposes will be minimised

- Concerns over loss or reduction in size of SBI

Detailed biodiversity issues and the boundaries of the site will be considered in the Allocations Development Plan Document

- Goes against NERC act for biodiversity duty

The Council will carry out its duty to have regard to the purpose of conserving biodiversity when it considers the Allocations Development Plan Document and any planning application at Cutacre

- The area is home to Great Crested Newts

Detailed biodiversity issues and the boundaries of the site will be considered in the Allocations Development Plan Document

- Concerns over loss of wildlife in general if an industrial park is constructed

Detailed biodiversity issues and the boundaries of the site will be considered in the Allocations Development Plan Document

- Loss of rights of way

The Council will follow its statutory responsibilities on the existing rights of way in the Allocations Development Plan Document and any planning application at Cutacre

- Loss of space for walking, cycling, horse riding and dog walking

The proposed open areas around the development site will give opportunities for these pursuits, but boundaries will only be set in the Allocation Development Plan Document

- Irretrievable loss of Green Belt

There are exceptional circumstances that warrant a change to Green Belt boundaries, and the effects on the Green Belt primary purposes will be minimised

- Loss of Green Belt's strategic nature preventing urban sprawl and countryside encroachment

There are exceptional circumstances that warrant a change to Green Belt boundaries, and the effects on the Green Belt primary purposes will be minimised

- Loss of farm land / agricultural land (and reduced food security)

The quality of the agricultural land in this location does not warrant protection from development

- Loss of farms, which also provide employment

The quality of the agricultural land in this location does not warrant protection from development

- Loss of education value for generations of local children

There will be some educational value in the land whatever its use

- Concerns about increase in traffic along A6 and M61, already viewed by residents to be above capacity

Work on transport modelling will show how traffic and road congestion as a result of development will be minimised

- Concerns over additional air pollution caused by increase in traffic

Work on transport modelling will show how traffic and road congestion as a result of development will be minimised

- Concerns over increased CO2 emissions

Work on transport modelling will show how traffic and road congestion as a result of development will be minimised

- Goes against RSS policy DP5 'manage travel demand'

The development is of sufficient size to provide green transport links, and this will be considered at Allocations Development Plan Document and planning application stage

- Concerns over lack of public transport to area

The development is of sufficient size to provide green transport links, and this will be considered at Allocations Development Plan Document and planning application stage

- Jobs will be more accessible to people in Wigan and Salford, rather than unemployed people in Bolton

The development is of sufficient size to provide green transport links, and this will be considered at Allocations Development Plan Document and planning application stage

- Access for large commercial vehicles through Atherton is not good

Work on transport modelling will show how traffic and road congestion as a result of development will be minimised

- There are already lots of vacant industrial units across Bolton, due to the recession, these should be used first

There are insufficient smaller sites within the existing urban area

- It is better overall to have a greater number of smaller sites spread throughout the borough

There are insufficient smaller sites within the existing urban area and it would be unsustainable to identify a larger number of peripheral small sites

- Upset about the reduction in size in the proposed Country Park

The area is of sufficient size to provide a Country Park as well as employment development links, and the size and location of them will be determined in the Allocations Development Plan Document

- Rehabilitating the site to a country park would provide jobs in the green sector – this is preferential to an industrial park

The area is of sufficient size to provide a Country Park as well as employment development links, and the size and location of them will be determined in the Allocations Development Plan Document

- Local residents would rather have a Country park for the multi-purpose recreational and health benefits that it could offer (including tackling obesity)

The area is of sufficient size to provide a Country Park as well as employment development links, and the size and location of them will be determined in the Allocations Development Plan Document

- Concerns over not remediating the land surrounding the tip and coal extraction.

The approved restoration scheme must be implemented unless an alternative of equivalent or better standard is approved by the Council

- Negative impact on views

Any development would need to take account of the Core Strategy's development management policies, which include consideration of landscape

- Noise pollution will increase

Work on transport modelling will show how traffic and road congestion as a result of development will be minimised

- Negative impact on house prices

This is not a planning issue

- Negative impact on general amenity of area, and community cohesion

Core Strategy development management policies take into account the impact on general amenity and cohesion

- Concerns over timescale and deliverability of suggested industrial estate

The owners of the site are willing to develop it

- Brownfield sites would make a more sustainable location for industrial use

There are insufficient brownfield sites to accommodate employment land requirements up to 2026

- Concerns over the stated target of 8000 jobs needed – does this take into account recent job losses (such as the Exide plant?)

The employment estimates contained in the Preferred Options were based on standard ratios of estimating job generation from expected floorspace, and are not directly affected by the recent economic changes

- No evidence of demand for industrial units

Proposed employment at Cutacre is over a fifteen year period and is not solely dependent on current levels of land

- Low levels of unemployment in Over Hulton; felt that it is better to put industrial units where there are higher levels of unemployment in Bolton

There are higher than average levels of unemployment in areas close to Cutacre, and green transport links would make it accessible to a wider area

- Suggestions that development goes at Wingates industrial estate, or Horwich Loco Works, or Middlebrook

The Core Strategy identifies Horwich Loco Works as a location for new employment development, but the other two locations are now mostly developed

- We feel that this money would be better spent on rejuvenating inner city industrial areas where the North West in particular is full of empty factories, industrial units and offices.

There are insufficient smaller sites within the existing urban area to accommodate demand over fifteen year period.

- Reuse the Exide/chloride plant first

The Core Strategy policies do encourage the re-use of appropriate industrial buildings and sites, but there is a requirement for more new employment land

- “The development will virtually join Over Hulton to Little Hulton”

The Core Strategy’s approach of a broad location for development does not define where the boundary of development would be; this will be done in the Allocations Development Plan Document. But the smaller size of Cutacre, when compared to the Core Strategy Preferred Option, means that the gap will be wider than indicated then.

- “What does not appear to have been considered, is how isolated the area is from the expected work force. The main beneficiaries of this development would be living in the Salford or Tyldesley areas.”

The development is of sufficient size to provide green transport links, and this will be considered at Allocations Development Plan Document and planning application stage

- Loss of local identity

Core Strategy development management policies encourage the retention of local identity.

- The Four Lane ends junction is already at capacity (supported by minutes from meeting with environmental services)

Work on transport modelling will show how traffic and road congestion as a result of development will be minimised

- Loss of hedgerows

Any development would need to take account of the Core Strategy’s development management policies, which include consideration of landscape

- Loss of landscape features

Any development would need to take account of the Core Strategy’s development management policies, which include consideration of landscape

- Impact on traffic... which is a direct route to Royal Bolton Hospital

Work on transport modelling will show how traffic and road congestion as a result of development will be minimised

- Potential for increase in crime in the area

Any development would need to take account of the Core Strategy’s development management policies, which include consideration of minimising crime

- Employment estimates are out of date due to economic changes

The employment estimates contained in the Preferred Options were based on standard ratios of estimating job generation from expected floorspace, and are not directly affected by the recent economic changes

- Impact on sewer network

There are no known major constraints on sewer capacity in this vicinity

- “The sound already produced from the traffic on the A6 and M61 is terrible, a sound barrier is needed between the M61 and our properties, what on earth is it going to be like with the extra traffic for 8000 new jobs?” (you state in your core strategy document there is no congestion see chapter 9 paragraph 16)

Work on transport modelling will show how traffic and road congestion as a result of development will be minimised

- “My main concerns are the impact that this development will have on my Grade II listed property which is located in a conservation area close to the site”

Any development would need to take account of the Core Strategy’s development management policies, which include consideration of heritage

- Metal box works closed down in Westhoughton employing at its best 1700 people

The employment estimates contained in the Preferred Options were based on standard ratios of estimating job generation from expected floorspace, and are not directly affected by the recent economic changes

Summary of Issues Raised at Cutacre Public Meeting

- Concerns were expressed about how little of the designated Site of Biological Importance would be left for newts and water voles to come back to. European and British Law appears to be being thrown out.

Detailed biodiversity issues, including protected species, and the boundaries of the site will be considered in the Allocations Development Plan Document

- A question was raised about exactly when Councillors became aware of the proposal.

This is not an issue for the Core Strategy

- Several comments were made about who would benefit from Cutacre and who had originated the proposal. A question was raised as to whether the UK Coal proposals came forward at the same time as Peel bought up a significant share of UK Coal.

This is not an issue for the Core Strategy

- The current planning permission and restoration plan

The approved restoration scheme must be implemented unless an alternative of equivalent or better standard is approved by the Council

- A number of comments were made questioning how the appeal Inspector’s decision on Cutacre could be overruled, since it was assumed that restoration back to recreation was binding. The need for trust in the planning system was emphasised. It was also stated by one local resident that UK Coal has suggested that changes to the restoration scheme would be minimal.

The approved restoration scheme must be implemented unless an alternative of equivalent or better standard is approved by the Council

- It was argued that the Cutacre proposal goes against the Core Strategy core policies and it was questioned how a small part of the Green Belt could be taken out when this appears contrary to Bolton's own policies.

There are exceptional circumstances that warrant a change to Green Belt boundaries, and the effects on the Green Belt primary purposes will be minimised

- Various comments were made suggesting that the exceptional circumstances required to change the Green Belt had not been demonstrated and that the creation of jobs was not an exceptional circumstance.

There are exceptional circumstances that warrant a change to Green Belt boundaries, and the effects on the Green Belt primary purposes will be minimised

- Reference was made to a statement from Salford that when considering sites elsewhere in Greater Manchester there should be no net loss of Green Belt.

There are exceptional circumstances that warrant a change to Green Belt boundaries, and the effects on the Green Belt primary purposes will be minimised

- One comment suggested that the change to Green Belt was contrary to government policy on Green Belt and the use of previously developed land, including the Regional Spatial Strategy presumption against exceptional strategic change. It was also suggested that GONW and 4NW were concerned.

There are exceptional circumstances that warrant a change to Green Belt boundaries, and the effects on the Green Belt primary purposes will be minimised

- A number of questions were raised seeking clarification of Bolton's economic ambitions, the types of development that would be located at Cutacre and what feasibility studies have been done that show employers will develop the site.

Bolton's economic aspirations are contained in Bolton's Sustainable Community Strategy. The Core Strategy proposes a concentration on industrial and warehousing units at Cutacre. Bolton's Employment Land Study assesses the demand for new employment land.

- Several responses raised the current level of empty land and vacant industrial space in the area; Walkden and Horwich were cited, as was the Exide site on Salford Road. Also, resident surveys were quoted showing over 800,000 sq.ft. was available on the M61 corridor, another resident referred to over 200,000 sq.ft.

The Core Strategy policies do encourage the re-use of appropriate industrial buildings and sites, but there is a requirement for more new employment land and this is demonstrated in the Bolton Employment Land Study

- Concern was also expressed that, while there is a need for jobs, Cutacre would be very hard to get to from north and east of Bolton. Jobs were seen as more likely to go to people from Salford and Wigan. It was suggested that the Middlebrook problem would be replicated; unemployed people from Farnworth had been unable to take up opportunities there. Hulton has the lowest unemployment rate in the borough so it actually would make more sense to locate jobs where they are needed.

The development is of sufficient size to provide green transport links, and this will be considered at Allocations Development Plan Document and planning application stage

- It was also felt that jobs would tend to migrate rather than new jobs being created. Middlebrook and the Trafford Centre were argued to have killed off Bolton Town Centre.

New employment development does cater for relocation, but this is usually in higher quality modern premises, and it also provides opportunities for entirely new employment.

- One respondent felt that it was clearly not the case that Bolton would be in real distress without development at Cutacre.

Bolton's Employment Land Study identifies a requirement for new employment land, and the broad location at Cutacre is a significant element of Bolton providing this requirement

- Concerns were expressed about the implications for the local school, house prices and local community. It was also questioned exactly when development would actually take place. Cutacre is also only 250m from existing houses.

The boundaries of the site at Cutacre will be defined in the Allocations Development Plan Document

- Heavy traffic congestion was raised as a significant issue in the area; in particular the M61, M60 junction 13 and the A6 were mentioned.

Work on transport modelling will show how traffic and road congestion as a result of development will be minimised.

- One resident referred to the refusal of a pedestrian crossing on Newbrook Road/St. Helens Road as the delays there would have caused huge disruption and questioned what effects the Cutacre development would have.

Work on transport modelling will show how traffic and road congestion as a result of development will be minimised.

- Another stated that Wigan knew about the proposal in Jan 2009 and questioned the implications for traffic from a large scheme of 600 houses and employment in Wigan.

Work on transport modelling will show how traffic and road congestion as a result of development will be minimised.

- Questions were raised about why the proposed road from Atherleigh Way to Chequerbent had been abandoned (route A5225) and about the need for a rail link into the site, possibly from Atherton.

The proposed A5225 had been abandoned because central government withdrew its funding. A rail link to the site, either for transporting coal, or for future uses on the site, has proved to be undeliverable.

- A planning consultant acting on behalf of residents made the following comments. The Sustainable Community Strategy encourages growth in sensible areas for benefit to be realised, the required removal of Green Belt should only happen if there are no alternative options. The Preferred Options are an amalgam of options 2 and 4, option 3 has been ignored which would allow the needs for housing and economic development to be met on greenfield land outside the Green Belt. He suggested there was a role for the Lee Hall Colliery site which was on Route A5225 and had been identified in the 1995 UDP and 1972 Westhoughton Master Plan. Development there would support growth in the south east and south west of the

Borough on the M61 corridor. It is Protected Open Land and is the same as the Over Hulton land subject to reclamation. The owners of Lee Hall are also pushing for development. It is adjacent to a sustainable community, has good transport links including access to two railway stations and would be linked to the M61. It would assist in making up for the loss of employment in Westhoughton which had arisen from sites such as Metal Box. The Council say there is no alternative land. There are no problems providing access funded by developers and Harworth Estates high end value uses would support transport.

A broad location for employment at Cutacre would be a more sustainable location than Lee Hall, which would not provide sufficient employment land.

- Cutacre would be against PPG2 linking Over Hulton to Bolton. He argued there was lots of safeguarded land in suitable locations.

There are exceptional circumstances that warrant a change to Green Belt boundaries, and the effects on the Green Belt primary purposes will be minimised.

- Another comment suggested that if Cutacre was rejected at Council, there should be a reconsideration of how growth will be accommodated across Greater Manchester.

No response required at this stage.

- One resident cited Wigan's Preferred Options which is looking at Green Belt releases but has identified 7 key sites with employment spread across 6. These would make opportunities accessible across Wigan.

No response required.

- Concerns were expressed that access to green fields was being lost; Westhoughton was cited as already being devastated. Over Hulton was argued to have the least accessible open space as it lacks access to the moors and the Croal Irwell Country Park. Cutacre is the only open space. One suggestion was that expectations should be reduced and the obsession with growth. The Council should purchase the land and turn it into a country park.

The area is of sufficient size to provide a Country Park as well as employment development links, and the size and location of them will be determined in the Allocations Development Plan Document

- A question was raised about what views the Wigan Councillors had.

Wigan Council's response to the Core Strategy Preferred Options is available on the Council website.

- Worsley MP Barbara Keeley felt that people in Salford had not been consulted; they did not understand the scale of the proposal and the loss of Green Belt. They were unhappy at the loss of restoration to country park. Congestion was cited as a major issue particularly the A6 and motorway junction 13 onwards. She was happy to link up with Bolton's residents group.

There are exceptional circumstances that warrant a change to Green Belt boundaries, and the effects on the Green Belt primary purposes will be minimised. Work on transport modelling will show how traffic and road congestion as a result of development will be minimised

- Technical reasons were raised concerning the different ground compaction required to prepare for hard development compared with country park.

This is an issue for the developers to address, but there are no known ground condition constraints that would put a stop to the development.

- Concerns were raised about the health implications of Cutacre, increased levels of asthma and also obesity due to lack of recreational opportunities. It was suggested that if Hulton Park was to be developed, some 200 acres having been sold recently (out of 600), then Over Hulton will end up surrounded on both sides by industry and housing.

The area is of sufficient size to provide a Country Park as well as employment development links, and the size and location of them will be determined in the Allocations Development Plan Document.

