

PLANNING COMMITTEE
Schedule of Supplementary Information

23rd June 2022

**Members are advised of the enclosed information that was either
received or requested after the production of the planning applications report**

**Bolton
Council**

89159/12

Ward	Location
HOBL	REEBOK STADIUM AND BOLTON ARENA, BURNDEN WAY, HORWICH, BOLTON, BL6 6JW

The required education contribution is £26,280.36 towards secondary provision.

12412/21

Ward	Location
BMET	LAND OFF INVERBEG DRIVE, BOLTON, BL2 6NA

Sport England has maintained their objection to the proposed development unless a Grampian condition requiring the replacement facilities at Radcliffe Moor Road/Bury New Road to be implemented prior to commencement of any development is imposed on any approval. They also continue to raise concern that the replacement facilities have not yet been approved by Bury Council. They therefore do not consider that the amended suggested wording for the Grampian condition (paras. 25-29 of the Officer's Report) alleviates their concerns.

The Football Foundation has also raised concerns about the proposed wording of the condition, stating it does not meet Sport England's Playing Fields Policy, which requires a ready replacement facility prior to commencement of development. They state they are concerned over the deliverability of the new sporting provision unless prepared and operational in advance of the loss of the existing playing field, and comment that there have been many instances nationally where replacement provision has not been delivered due to unforeseen circumstances or poor practices, which has resulted in a permanent loss of playing fields, and in some cases leading to clubs ceasing to exist.

Also, further to the writing of the Officer's Report, the application before Bury Council (ref. 67658) for the replacement pitches, clubhouse, ancillary structures and parking at land to the west of Radcliffe Moor Road/Bury Bury New, Radcliffe is now not being heard before Bury's Planning Committee of the 28th June. The application has been deferred to Bury's July Committee to allow further information to be submitted with regards to the proposed drainage scheme (to ensure there are no downstream effects, and therefore a technical matter).

In response to these matters, the applicant has provided the following:

In summary, the issue between [the applicant/Club] and the Football Foundation (FF) [and Sport England] is one of the timing of the replacement pitches being available for play. It is not about the principle of the development, or the fact that the proposals result in a significant benefit, in the sense that the replacement pitches are provided to a significantly higher standard than the existing.

This proposal has been driven by the Club, who approached the Council some while ago on their own to discuss this as a matter of principle. It is only more recently that

Westchurch and Bolton at Home and agreed to deliver the scheme. This will provide the Club with much needed new pitches, whilst also delivering affordable housing for which there is a significant and demonstrable need.

We have requested that a transitional arrangement is agreed. This in effect reflects the situation that exists at the moment. The Club currently rely on off-site pitches and this will continue to be the case until the new pitches are provided. The transitional provision we have proposed require the pitches to be built, but allow for the 1 year bedding in period to take place whilst they continue to use alternative pitches. The fact that they already use off-site pitches appears to be a fact completely overlooked by the FF (and Sport England [SE]).

The condition that [officer's] have set out in [their] report is our preferred approach. Indeed, as set out in the letter from Bolton at Home [summarised below], any alternative to that will put at jeopardy the delivery of the housing by Bolton at Home. We believe this condition provides for an unequivocal and enforceable requirement to provide the replacement pitch provision in a timely manner. It assures that the works to provide the pitch are substantially completed in advance of the loss of the existing pitches, and that it is only the bedding in period that represents the transitional period.

There is no risk to the club that the replacement pitches will not be provided. Indeed, the contractual arrangement between the Club and Westchurch / Bolton at Home secures this. The Club will own the receptor site, the value of land value of the existing site will be placed in an ESCROW account held by a solicitor for the Club. That money will be drawn down as works to provide the replacement pitches is completed. This means that the Club is always in funds and controls the land required. They could in theory step in and deliver the works at any time. They are not in a vulnerable position. This will ensure the pitches are delivered in a timely manner. If members consider it necessary, we are content to enter into a s106 agreement to replicate this provision in a way that is enforceable by the Council.

We have set out in our submission why we consider this approach to be reasonable. It is enforceable through the condition and will ensure that the Club is not left in a situation where it is homeless, and without the land and financial resource to deliver the mitigation. This is the concern that underpins the comments from the FF, but in reality has been fully addressed.

As an aside, [the applicant] note that there is no requirement to refer the application to the SoS as this scheme does not meet the referral requirements set out in Town and Country Planning (Consultation) (England) Direction 2021, which only apply to educational playing fields. This is not the case here. The site does not represent playing fields in the context of those regulations. Furthermore the current objection is from the FF who are not Sport England [SE], and as correctly reported in [the Officer's] report, SE did not in their most recent response object.

To be clear, whilst we have set out in very clear terms our preferred approach and the reasoning for that, the alternative is simply a condition as originally suggested by SE. This achieves nothing more than that put forward by officers in their recommendation, but is less flexible in dealing with the practicalities in this instance.

With regards to the delay in Bury Council determining the replacement facility application the applicant has stated that officers at Bury do not have any objection to the principal of the

proposed development and that the conditions suggested by officers at Bolton mean that the existing pitches at Inverbeg Drive are protected and cannot be lost without the permission for the replacement pitches being secured and implemented. One scheme can therefore not progress without the other.

As mentioned above, Bolton at Home have written to officers to express their concern that if the Sport England-style Grampian condition was attached (para. 23 of the Officer's Report) this would mean that there could not be a start on site (Inverbeg) until approximately October 2023, with a competition then approximately 2.5 years later (April 2026). This would be outside the Homes England Affordable Homes 2021-26 Programme that the funding would be secured from, and therefore this would mean that Bolton at Homes would not be able to secure the grant funding within this milestone.

Despite the Sport England and the Football Foundation's concerns, Officers still consider, for the reasons within paras. 26-28 of the Officer's Report and for the expanded reasons given by the applicant and Bolton at Home, that the suggested wording of condition 2 is acceptable in this particular circumstance and would ensure the replacement facility is provided whilst avoiding unnecessary delay in the delivery of much needed affordable housing. Should Members not consider the wording to be sufficient then Officers would advise that the Sport England suggested condition (as cited within para. 23 of the Officer's Report) is imposed rather than Members refusing the application on a matter that could be resolved via a condition.

12666/21 AND 12667/21	
Ward	Location
SMIT	THE OLD SCHOOL HOUSE, NEW COLLIERS ROW, COLLIERS ROW ROAD, BOLTON, BL1 7PJ

See over



Visualisation of the proposed extension as viewed from the east

13467/22

Ward	Location
HARP	ROYAL BOLTON HOSPITAL, MINERVA ROAD, FARNWORTH, BOLTON, BL4 0JR

The Provost at the University of Bolton has provided a covering letter which draws members' attention to a summary of key information relating to the BCMS project. A copy of which is attached below for your information.

The key aspects of the application are fully assessed within the Officer's report.



The University of Bolton

21st June 2022

Dear Councillor,

Please find attached a summary of necessary information regarding this month's planning application from Bolton College of Medical Sciences, which we hope will be a useful reference for you in advance of the 23 June planning meeting.

As the brief information sheet shows (attached), the only proposed change to the scheme already approved is an updated set of improvements to the car parking provision, as more clarity around the hospital's long term regeneration plans has since emerged.

The document demonstrates how parking provision has been considered and answered for every stage of this development, which is progressing thanks in no small part to the £20m in Levelling Up Funding already secured. This makes Bolton the recipient of the largest award for any skills and employment project in the UK.

Please direct any enquiries to Mark O'Reilly who is directing the project. mark@justaskscarlett.com / 07891542527

Kind regards

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What is the Bolton College of Medical Sciences?

The Bolton College of Medical Sciences (BCMS) is a proposed state-of-the-art vocational/professional skills and training facility. It will transform the way people are trained and employed in the healthcare sector across Greater Manchester, focusing on practical skills-based learning in a live hospital environment.

In addition to providing further and higher education, it will also offer career development opportunities for the existing healthcare workforce. BCMS is the first development of its kind in the UK, positioning Bolton as a leader in the health and clinical service sector. The project is of critical importance to the future healthcare strategy of Greater Manchester as a whole.

The BCMS development will comprise a teaching and learning space, a café and associated staff and service space, and a dedicated surface car park. It is a collaborative project between the University of Bolton, Bolton College, Bolton NHS Foundation Trust and Bolton Council.

Where will BCMS be located?

BCMS will be located on the Royal Bolton Hospital site in Farnworth, on brownfield land currently used as a surface car park for the hospital. Displaced car parking spaces will be provided elsewhere within the hospital site before construction on BCMS begins. The BCMS development will have its own dedicated car park.

BCMS was previously granted planning permission in 2019. What has changed in the new proposal?

The current application follows a similar scheme, which was granted planning permission by Bolton Council in June 2019. That proposal included a dedicated multi-storey car park. The new application proposes to replace the multi-storey car park with surface parking. Apart from that, the current proposals remain broadly the same as approved previously.

Why have the parking plans changed?

The project is grant funded, and significant inflationary cost increases in addition to changes in the way staff pay for parking across the hospital site, have meant that the multi-storey car park is no longer viable. However, we have worked extensively to provide an acceptable and workable parking solution for the scheme. The proposals have the support of the Local Highway Authority.

Furthermore, greater clarity has emerged on the hospital's broader regeneration plans following its recent bid for £500m in funding from the Government's Hospital Improvement programme. The emerging hospital estate strategy will see a number of existing buildings demolished and new car parking provision installed – making the necessary amount of surface parking viable for the BCMS development.

Will hospital car parking spaces be lost?

No. The new scheme sees more net spaces, at every stage of development and operation, than were previously proposed under the extant permission.

How will the parking be delivered and disruption minimised?

The construction of the BCMS building will result in 140 existing hospital staff car parking spaces being displaced. Before construction even begins on the BCMS building, the first stage of a phased car parking improvement programme will see 281 new spaces provided elsewhere on site, by utilising and extending a number of existing car parks within the hospital site.

Overall, a net additional 250 spaces will be provided across the hospital site upon completion of the BCMS works.

Who can use the 250 new car parking spaces?

Of the 250 new car parking spaces created, 170 will be for BCMS users (staff, students and visitors) and will be located within the dedicated BCMS car park. The remaining 80 will be for additional hospital staff car parking.

Is there provision for disabled parking bays and more sustainable transport options?

Yes. There will be 10 disabled parking bays. There will also be provision for electric vehicles, with 18 EV charging points – a significant increase from the original proposal. The University of Bolton is in discussion with the local bus operator regarding additional services to the building location. The site is also adjacent to a national cycle route and as part of the NHS campus masterplan, there are discussions regarding the enhancement of this route.

How will local residents be affected?

There is enough distance between the proposed BCMS site and nearby residential properties to remove the prospect of any adverse impact. There were no objections relating to this when the original application was approved and the position/impact of the proposed BCMS building remains the same under the current proposals.

The Planning Officer has provided us with draft conditions. One of the draft conditions requires a financial contribution towards reviewing traffic regulation orders on nearby residential roads, not within the hospital site itself – to seek to alleviate pressure for parking on residential streets. This review would be undertaken by the Local Highway Authority. We will be accepting this condition and will make the required financial contribution to enable this review to take place.

All contractors, as well as BCMS learners and staff, will be fully briefed with regard to vehicle movements on and off-site and parking provision. Furthermore, during construction, a zero-tolerance policy for off-site parking by contractors and BCMS users will be in force.

Finally, adding additional (free) net parking provision for BCMS users and NHS staff will free up additional parking spaces across the site for future use by visitors and/or patients.

Will BCMS increase traffic across the wider hospital site?

Over 90% of BCMS learners, users and staff are employed by the hospital, only a small number of BCMS users will not be employed at the hospital, and might add to parking requirements.

Furthermore, following on from the Covid-19 period and following the approval of application 05811/19, working and travel patterns have changed significantly. There are significantly fewer vehicle trips to and from the hospital as staff and others work from home, more courses are being run remotely and more flexible working arrangements are in place. These operational changes are

The Bolton College of Medical Sciences
Updated planning application - FAQs

likely to remain in place, as people and employers have now become accustomed to new ways of working and learning and both the health and education sector are embedding remote and virtual provision into operational strategy.

How will concerns raised about litter be addressed?

Residents in the local areas surrounding Minerva Road have raised the concern about additional visitors, such as BCMS learners, walking to and from local shops and contributing to a litter problem. The BCMS development has addressed this risk in two ways.

First, new and additional waste bins will be provided as part of the BCMS landscaping scheme.

Secondly, provision of onsite catering and a café/shop on the ground floor of BCMS will significantly reduce the numbers of staff and students going to surrounding shops to purchase food and drink, and consequent littering.

If, in addition to the above, the installation of a number of litter bins between local shops and the BCMS site is seen as a conditional requirement, this can be supported, proportionately.

What are the benefits of BCMS to Bolton?

The BCMS scheme will contribute in excess of £150m over its economic lifetime and create up to 20,000 new jobs and apprenticeships. It will significantly improve job prospects for young people in the area and provide opportunities for existing healthcare staff to upskill. There will also be significant job creation during the construction phase of BCMS. The £20m Levelling Up Funding already secured makes Bolton the recipient of the largest award for any skills and employment project in the UK.

When will BCMS be complete?

Subject to planning permission, work will commence on the BCMS construction in July 2022 with the project due to complete by July 2024.