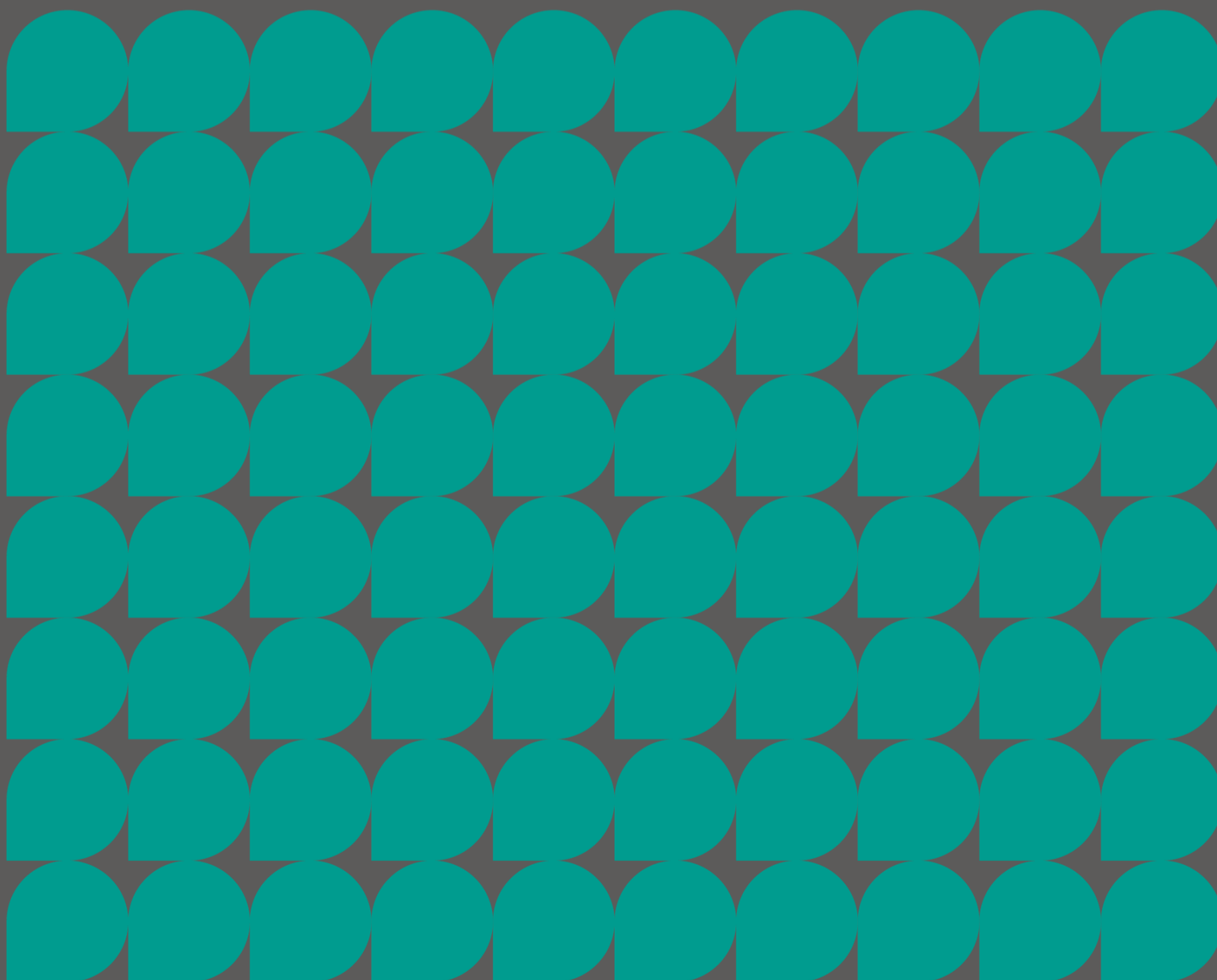


# Places for Everyone

Bolton Omission Sites Issues Summary

February 2022



# Omission Sites – Bolton

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

## PfE 2021 Omission Sites - Bolton

Row	Site	Summary of main issues raised to PfE2021	Summary response to main issues raised to PfE2021	Respondent name(s)
1	Land at Templecombe Drive	<p>5.0ha site in the Sharples area of north Bolton. The site is in the Green Belt and falls within an area of land included within the Green Belt Assessment's parcel BT05.</p> <p>An additional Green Belt assessment is submitted which concludes that the manner which the site meets the purposes of the Green Belt has been reduced by urbanising development.</p> <p>It is said that Bolton is required to release Green Belt sites for housing due to recent under delivery of housing, an overreliance on brownfield sites in the supply and the need to review Green Belt to meet longer term housing requirements.</p> <p>There are no major constraints identified on the site in terms of access or flooding and the site is deliverable.</p>	<p>As set out in Appendix 5 of the Site Selection Topic Paper <a href="#">03.04.01</a> this site (site ref: 1453214397226) was submitted as part of the call for sites exercise but was not considered to meet Area of Search criteria. It was therefore not considered beyond stage one of the site selection methodology and not considered as a reasonable alternative site.</p> <p>Sufficient land has been identified to meet the housing needs in the borough and so no change is necessary (see Housing Topic Paper <a href="#">06.01.03</a>).</p>	SRH Properties Ltd
2	Land to the West of Belmont Road, Horrocks Fold	<p>The site extends to 40 ha and is in the Green Belt. An indicative masterplan shows the site is able to accommodate up to 500 dwellings. The site is located to the north west of Astley Bridge.</p> <p>It is said there are concerns of Bolton's over reliance on brownfield land, town centre and small sites to meet housing requirement over the plan period, and that there are exceptional circumstances to release Green Belt in Bolton to meet minimum housing requirements.</p> <p>The site is said to be available and deliverable.</p>	<p>As set out in Appendix 5 of the Site Selection Topic Paper <a href="#">03.04.01</a> this site (site ref: 1453214397226) was submitted as part of the call for sites exercise but was not considered to meet Area of Search criteria. It was therefore not considered beyond stage one of the site selection methodology and not considered as a reasonable alternative site.</p> <p>Sufficient land has been identified to meet the housing needs in the borough and so no change is necessary (see Housing Topic Paper <a href="#">06.01.03</a>).</p>	BDW Trading Ltd and Jones Homes (North West) Ltd

Row	Site	Summary of main issues raised to PfE2021	Summary response to main issues raised to PfE2021	Respondent name(s)
3	Land North of Harwood Lee, Bolton	<p>Proposed urban extension on the northern edge of Harwood Lee, to deliver up to 285 dwellings in a 9.5ha site.</p> <p>It is said that due to Bolton's recent under delivery of housing, and a lack of suitable sites for development, there are exceptional circumstances to alter the Green Belt to meet housing needs.</p> <p>A Green Belt assessment is submitted which says that the site does not perform a function in terms of preventing settlements merging, preventing urban sprawl, or preventing encroachment on the countryside, nor does it have a role in preserving the historic setting of any settlements or landscape features.</p> <p>No major constraints in terms of ecology or arboriculture are identified and the site is deliverable.</p>	<p>As set out in Appendix 5 of the Site Selection Topic Paper <a href="#">03.04.01</a> this site (site ref: 1472639605497) was submitted as part of the call for sites exercise but was not considered to meet Area of Search criteria. It was therefore not considered beyond stage one of the site selection methodology and not considered as a reasonable alternative site.</p> <p>Sufficient land has been identified to meet the housing needs in the borough and so no change is necessary (see Housing Topic Paper <a href="#">06.01.03</a>).</p>	Wainhomes (NW) Ltd
4	Land at Cox Green, Egerton	<p>1.5ha site in Green Belt, currently in agricultural use. Potential to deliver 24 dwellings. Appendix 4.2 of the GM Green Belt Assessment 2016 identifies the Cox Green site within parcel BT01.</p> <p>It is said that due to Bolton's recent under delivery of housing, and a lack of suitable sites for development, there is a need to release Green Belt sites to meet housing needs. The submitted Green Belt assessment concludes that releasing the site from the Green Belt would still enable the surrounding green belt to continue serving the five key purposes. The site makes a weak contribution towards the green belt but has the potential to make a strong contribution towards the delivery of housing in Bolton. The site is available and deliverable with no significant constraints.</p>	<p>As set out in Appendix 5 of the Site Selection Topic Paper <a href="#">03.04.01</a> this site (site ref: 200559455) was submitted as part of the call for sites exercise but was not considered to meet Area of Search criteria. It was therefore not considered beyond stage one of the site selection methodology and not considered as a reasonable alternative site.</p> <p>Sufficient land has been identified to meet the housing needs in the borough and so no change is necessary (see Housing Topic Paper <a href="#">06.01.03</a>).</p>	Seddon Homes Limited (& GLP Ltd)
5	Health Innovation Bolton	<p>The site is an area of land stretching from the A579 St Helens Road in the west to the Royal Bolton Hospital in the east. It abuts the existing urban area of Bolton which lies immediately to the north of the site and extends over the M61 at junction 4 to the A6 Salford Road. A Development Framework Document (DFD) has been prepared which sets out a vision for the creation of an innovation cluster. The DFD demonstrates that HIB can deliver over 50 hectares of health, innovation and employment development, and over 50 ha of residential, together with social and green infrastructure.</p> <p>The requested modifications are listed below:</p> <ul style="list-style-type: none"> <li>- Modify Policy JP-Strat 8 to state: "In addition, the following will also be supported: ...The development of land at <u>and in the area to the west and south west of Royal Bolton Hospital</u>, including a health</li> </ul>	<p>The site has not been submitted as part of the call for sites previously.</p> <p>A parcel of land on the site at The Hollins (site ref: 1452616435128) was submitted previously but was not considered to meet Area of Search criteria.</p> <p>However PfE Policy JP-Strat 8 states that development of Land at Royal Bolton Hospital, including a health village will be supported. In response to the proposed modifications, Policy JP-Strat 8 is strategic nature, and as such more detailed policies to guide development of the site will be provided at a later date. The policy as drafted is considered to be appropriate to support the overall ambitions of the plan. With reference to Bolton's Local Plan, it is not considered necessary or appropriate to determine the scope of local</p>	Peel L&P Investments (North) Ltd

Row	Site	Summary of main issues raised to PfE2021	Summary response to main issues raised to PfE2021	Respondent name(s)
		<p>village, <u>as indicated as a broad opportunity area on [plan/figure reference]. Bolton BC will work with partners to develop the health innovation concept, and identify through Bolton's Part Two Local Plan development areas to accommodate the concept, including any necessary alterations to the Green Belt.</u></p> <p>- Modify Figure 4.6, or introduce additional plan, to identify the broad opportunity area, by reference to the DFD that is submitted alongside these representations.</p> <p>- Modify paragraph 4.57 to state: "There are two significant assets at the eastern end of this growth corridor" "... the Royal Bolton Hospital is a significant employer and the site of the Bolton College of Medical Sciences. The development of land at the hospital, <u>within the broad opportunity area shown at figure 4.6, will enable its evolution and provide additional opportunities for clustering, including new health technology related activities, wider educational, research and innovation activities, and a broad range of business space which would benefit from this location, alongside sufficient scale of new housing development to underpin the success of the cluster and create sustainable communities. The development of this concept and allocation of land for development, including the potential need for Green Belt release within the plan period are matters that will be dealt with through Bolton's Part Two Local Plan.</u></p>	<p>plans in the PfE plan. That will be a matter for individual districts to determine. This approach is considered consistent with NPPF, particularly paragraph 28 which confirms that it is for local planning authorities 'to set out more detailed policies for specific areas, neighbourhoods or types of development'.</p> <p>Sufficient land has been identified to meet the housing needs in the borough and so no change is necessary (see Housing Topic Paper <a href="#">[06.01.03]</a>).</p>	
6	Hulton Park	<p>Hulton Park is a significant site located within the M61 corridor and on the south east side of the Chequerbent Roundabout stretching from Newbrook Road in the east to the line of the former railway in the west. The land is within the Green Belt. The site principally comprises the Grade II Registered Park and Garden (RPG) of Hulton Park. A planning application was submitted to Bolton BC in 2017 for a championship-grade golf resort - designed to stage the Ryder Cup tournament and subject to an obligation to that effect - and associated cross-funding residential development at the site. The approved proposals are focused on a golf resort, incorporating championship golf course, hotel, clubhouse and academy, with up to 1,036 new homes set around the extensive restored historic parkland, alongside green infrastructure, community amenities and transport infrastructure.</p> <p>It is requested to modify the policy and supporting figures/Proposals Map as follows in relation to Hulton Park:</p>	<p>The site at Hulton Park was submitted as a 'call for site' and was therefore assessed against the site selection criteria as set out in the Site Selection Background Paper <a href="#">[03.04.01]</a> (Para 6.15). The site was identified in an Area of Search (BO-AS-5) as shown in Appendix 2a Site Selection Maps with Areas of Search <a href="#">[03.04.03]</a>. This shows an area of search as meeting Criterion 5.</p> <p>The site (site ref: 145373011186) has not been included previously as a proposed allocation, and was excluded for reasons set out on page 4 of Appendix 7 Summary of Planning Assessments <a href="#">[03.04.09]</a>. However PfE policy JP-Strat 8 states that the restoration of Hulton Park and the provision of a Ryder Cup standard golf course and associated leisure and tourism facilities will be supported.</p> <p>It is noted there is an extant permission on the site, but that this is subject to the award of the Ryder Cup tournament, and therefore there are uncertainties around delivery. There is an amended application on the site which has not yet been determined.</p>	Peel L&P Investments (North) Ltd

Row	Site	Summary of main issues raised to PfE2021	Summary response to main issues raised to PfE2021	Respondent name(s)
		<ul style="list-style-type: none"> <li>- Specifically identify the boundaries of Hulton Park in a plan within PfE (Figure 4.6 or otherwise), to be cross referenced within Policy JP-Strat 8;</li> <li>- Amend the Green Belt boundary to remove approved housing development land at Hulton Park (as identified at Appendix 1; the approved masterplan) from the Green Belt and allocate the land for housing / treat as a housing commitment; Or given the emerging revised proposals in the current planning application, subject to the timing of the determination of that application relative to adoption of PfE;</li> <li>- Amend Policy JP-Strat 8 to add further text: 'the Part Two Local Plan for Bolton will identify the extent and boundaries of Green Belt change at Hulton Park to reflect the grant of planning permission(s) associated with the restoration of the Park and its implementation'</li> <li>- Amend the wording of Policy JP-Strat 8 to state: 'In addition, the following will also be supported: <u>The restoration and long term management of Hulton Park, and, the provision of a Ryder Cup standard golf course and associated leisure and tourism facilities, or alternative means of delivering the restoration objectives, and value-generating 19 development necessary to make the restoration and long term management viable.</u></li> </ul>	<p>In terms of the proposed modifications to JP-Strat 8, the policy is strategic in nature and further detail will be provided at a later date. The policy as drafted is considered to be appropriate to support the overall ambitions of the plan. With reference to Bolton's Local Plan, it is not considered necessary or appropriate to determine the scope of local plans in the PfE plan. That will be a matter for individual districts to determine. This approach is considered consistent with NPPF, particularly paragraph 28 which confirms that it is for local planning authorities 'to set out more detailed policies for specific areas, neighbourhoods or types of development'.</p>	

Row	Site	Summary of main issues raised to PfE2021	Summary response to main issues raised to PfE2021	Respondent name(s)
7	Land south east of Junction 4 M61	<p>The site comprises a triangular shaped plot of land located immediately adjacent to junction 4 of the M61 motorway, 9ha in area. The land is in the Green Belt. It is stated that the site makes a limited contribution to Green Belt purposes.</p> <p>Exceptional circumstances are said to exist to justify releasing the site from the Green Belt to meet the specific locational demands of the growing logistics sector and support economic growth in Greater Manchester in accordance with the strategic objectives of PfE.</p> <p>Proposed modifications are to amend the Green Belt boundary to exclude land SW Junction 4 M61, allocate the site for employment development, or alternatively designate the site as Safeguarded Land to meet future development needs beyond the plan period.</p>	<p>The site was submitted as a 'call for site' and was therefore assessed against the site selection criteria as set out in the Site Selection Background Paper <a href="#">[03.04.01]</a> (Para 6.15). The site was identified in an Area of Search (BO-AS-11) as shown in Appendix 2a Site Selection Maps with Areas of Search <a href="#">[03.04.03]</a>. This shows an area of search as meeting Criterion 3 and 5.</p> <p>The site (site ref: 1453199195455) has not been included previously as a proposed allocation, and was excluded for reasons set out on page 4 of Appendix 7 Summary of Planning Assessments <a href="#">[03.04.09]</a>. Therefore, no change to the plan is considered necessary.</p>	Peel L&P Investments (North) Ltd

Row	Site	Summary of main issues raised to PfE2021	Summary response to main issues raised to PfE2021	Respondent name(s)
8	Land south west of Junction 4 M61	<p>The site comprises a small parcel of land, 2.7ha in area positioned between the M61 motorway to the north, the A6 Salford Road to the south and Watergate Lane to the east. Junction 4 of the M61 is located at the north-east corner of the site.</p> <p>Exceptional circumstances are said to exist to justify releasing the site from the Green Belt to meet the specific locational demands of the growing logistics sector and support economic growth in Greater Manchester in accordance with the strategic objectives of PfE. The site has clearly defined boundaries that will provide a long-term defensible boundary to the Green Belt in this location.</p> <p>Proposed modifications are to amend the Green Belt boundary to exclude land SW Junction 4 M61, allocate the site for employment development, or alternatively designate the site as Safeguarded Land to meet future development needs beyond the plan period.</p>	<p>The site was submitted as a 'call for site' and was therefore assessed against the site selection criteria as set out in the Site Selection Background Paper <a href="#">[03.04.01]</a> (Para 6.15). The site was identified in an Area of Search (BO-AS-11) as shown in Appendix 2a Site Selection Maps with Areas of Search <a href="#">[03.04.03]</a>. This shows an area of search as meeting Criterion 3 and 5.</p> <p>The site (site ref: 1453201433840) has not been included previously as a proposed allocation, and was excluded for reasons set out on page 4 of Appendix 7 Summary of Planning Assessments <a href="#">[03.04.09]</a>. Therefore, no change to the plan is considered necessary.</p>	Peel L&P Investments (North) Ltd

Row	Site	Summary of main issues raised to PfE2021	Summary response to main issues raised to PfE2021	Respondent name(s)
9	South Chequerbent	<p>The land south of Chequerbent adjoins the eastern edge of Westhoughton. The site is 104ha in area which comprises open agricultural fields. Most of the site is currently designated as other protected open land in the adopted Bolton development plan. A small area of land at the south-east corner of the site is currently designated as Green Belt.</p> <p>A large proportion of the site is subject to a current planning application by Peel as part of the Hulton Park application.</p> <p>The submitted masterplan illustrates how the Chequerbent site could deliver c. 1,700 dwellings, including 300 dwellings which are already permitted on the Lee Hall land at the north of the site (application ref. 94696/15), and extensive green space.</p> <p>It is said that in order to meet the strategic priorities for boosting competitiveness in the northern boroughs and ensuring Bolton has sufficient land to meet its housing development needs, the site should be allocated for residential development.</p>	<p>As set out in Appendix 5 of the Site Selection Topic Paper <a href="#">03.04.01</a> this site (site ref: 1453731805946) was submitted as part of the call for sites exercise but was not considered to meet Area of Search criteria. It was therefore not considered beyond stage one of the site selection methodology and not considered as a reasonable alternative site.</p> <p>Sufficient land has been identified to meet the housing needs in the borough and so no change is necessary (see Housing Topic Paper <a href="#">06.01.03</a>).</p>	Peel L&P Investments (North) Ltd



Row	Site	Summary of main issues raised to PfE2021	Summary response to main issues raised to PfE2021	Respondent name(s)
10	Horwich Golf Club/ Knowles Farm	<p>The site is 18.3 ha in size, comprising land used partly as a private members golf course, with the north and eastern corners used as agricultural grazing land. It is located on the edge of Horwich approximately 1.5km to the east of Horwich town centre.</p> <p>The site is not currently in the Green Belt but is designated as Other Protected Open Land.</p> <p>The submission provides a response to the previous assessment of the site against Green Belt purposes, and it is said that exceptional circumstances do not exist to justify adding the land to the Green Belt. It is requested that the proposed modification to the Green Belt boundary: Horwich Golf Club/ Knowles Farm Policy GBA2 should be deleted.</p> <p>Additionally, that the site is allocated for housing development to reflect it now has planning consent.</p>	<p>As set out in Appendix 5 of the Site Selection Topic Paper <a href="#">03.04.01</a> this site (site ref: 1453197655450) was submitted as part of the call for sites exercise but was not considered to meet Area of Search criteria. It was therefore not considered beyond stage one of the site selection methodology and not considered as a reasonable alternative site.</p> <p>The justification for this Green Belt addition is provided in Appendix 3, page 3 of the Green Belt Topic Paper <a href="#">[07.01.25]</a> and the evidence base in the Stage 2 GM Green Belt Study – Contribution Assessment of proposed 2020 GMSF Green Belt Additions <a href="#">[07.01.11]</a>.</p> <p>Planning permissions are not allocated but will contribute to the housing supply.</p> <p>Sufficient land has been identified to meet the housing needs in the borough and so no change is necessary (see Housing Topic Paper <a href="#">[06.01.03]</a>).</p>	Peel L&P Investments (North) Ltd

Row	Site	Summary of main issues raised to PfE2021	Summary response to main issues raised to PfE2021	Respondent name(s)
11	Beaumont Estate, Various Sites, Lostock, Bolton	<p>The submission consists of four sites in the Beaumont Estate which are summarised below.</p> <p>a) Land East of Old Kiln Lane – Site A is located to the northwest of Bolton, west of Doffcocker. It comprises 27.3 Ha of agricultural land, bound by Old Kiln Lane to the west and, the A58 to the south and Chorley Old Road to the east and north.- to provide up to 500 dwellings.</p> <p>b) Land north of Chorley New Road - Site B is located to the west of Bolton and north of Lostock, it measures approximately 36.4 Ha of agricultural land, with direct access to Old Kiln Lane to the north Chorley New Road to the south – to provide up to 650 dwellings.</p> <p>c) Land West of Beaumont Road - Site C is located south of Lostock and west of Deane. It is comprised of two parcels of agricultural land separated by Lock Lane, the northern parcel wraps around Rumworth Lodge Reservoir and measures 90 Ha, with the southern parcel measuring 15.5 Ha. The site benefits from direct access to the A58 along the southern and eastern boundaries – to provide up to 950 homes and 220,000 sq m logistics.</p> <p>d) Land South of Wigan Road - Site D is located to the south of the A58 Wigan Road and comprises 6.3 Ha of agricultural land which fronts directly onto Wigan Road and is bound by the Knutshaw brook to the south. – to provide up to 115 dwellings.</p> <p>The sites are all located in Green Belt. Green Belt assessments for each site have been submitted in the representation.</p>	<p>Various parcels of land within sites A,B and C have been previously submitted as a 'call for site' and were therefore assessed against the site selection criteria as set out in the Site Selection Background Paper [03.04.01] (Para 6.15). The site was identified in an Area of Search (BO-AS-1 and BO-AS-9) as shown in Appendix 2a Site Selection Maps with Areas of Search [03.04.03]. This shows an area of search as meeting Criterion 1.</p> <p>The sites (site ref: 399153318 and sub-references) have not been included previously as a proposed allocation, and was excluded for reasons set out in Appendix 7 Summary of Planning Assessments [03.04.09]. Therefore, no change to the plan is considered as necessary.</p> <p>It is stated that Site D, Land South of Wigan Road has not been submitted previously, however the site falls outside an area of search.</p> <p>Sufficient land has been identified to meet the housing needs in the borough and so no change is necessary (see Housing Topic Paper [06.01.03]).</p>	Highgrove Strategic Land Ltd

Row	Site	Summary of main issues raised to PfE2021	Summary response to main issues raised to PfE2021	Respondent name(s)
12	Land off Salford Road, Bolton	<p>The site lies between existing and proposed built development and the M61 off Junction 4. The site lies adjacent to a residential area to the east and industrial uses to the south, close to draft site allocations seeking to expand the industrial uses in the area closest to the motorway junction. The site, together with another smaller piece of land in separate ownership also promoted to the GMSF for industrial uses, form a narrow band of land between existing built development and the motorway.</p> <p>The portion of land is not considered to be of significant importance in Green Belt terms, with the land to the north of motorway being larger and more significant in the local and wider context. The motorway would clearly form a better defined long-term green belt boundary, potential for industrial or residential or commercial uses.</p> <p>It is requested to amend the green belt boundary to be removed from this area could also result in either direct allocation or safeguarded land for future development as required.</p>	<p>The site was submitted as a 'call for site' and was therefore assessed against the site selection criteria as set out in the Site Selection Background Paper <a href="#">[03.04.01]</a> (Para 6.15). The site was identified in an Area of Search (BO-AS-11) as shown in Appendix 2a Site Selection Maps with Areas of Search <a href="#">[03.04.03]</a>. This shows an area of search as meeting Criterion 3 and 5.</p> <p>The site (site ref: 1484560838285) has not been included previously as a proposed allocation, and was excluded for reasons set out on page 4 of Appendix 7 Summary of Planning Assessments <a href="#">[03.04.09]</a>. Therefore, no change to the plan is considered as necessary.</p>	Ruth Walton
13	Land at Bowlands Hey, Westhoughton	<p>The land at Bowlands Hey is situated adjacent to the western edge of the settlement boundary of the urban area of Westhoughton. The site is designated as Other Protected Open Land. It is said that Bolton does not have a sufficient supply of sites for residential development, and that additional sites will need to be released in OPOL sites to meet requirements.</p> <p>Bowlands Hey Phases 1 (129 dwellings) and 2 (167 dwellings) are currently under construction.</p> <p>Proposed phases 3,4 (123 dwellings) and 5 (189 dwellings) are subject to live planning applications under consideration.</p> <p>It is suggested the site would contribute to a shortfall of suitable housing sites in Bolton.</p> <p>The site is said to be viable and deliverable with no major constraints.</p>	<p>As set out in Appendix 5 of the Site Selection Topic Paper <a href="#">03.04.01</a> land parcels on the site (site refs: 1452599507135 and 1453201014016) were submitted as part of the call for sites exercise but not considered to meet Area of Search criteria. It was therefore not considered beyond stage one of the site selection methodology and not considered as a reasonable alternative site.</p> <p>Sufficient land has been identified to meet the housing needs in the borough and so no change is necessary (see Housing Topic Paper <a href="#">[06.01.03]</a>).</p>	Bellway Homes Ltd

Row	Site	Summary of main issues raised to PfE2021	Summary response to main issues raised to PfE2021	Respondent name(s)
14	Land at Meadow Barn, Bradshaw	<p>The site is in the Green Belt. The site extends to c.12.2 hectares and currently comprises a residential dwelling known as Meadow Barn and its surrounding fields to the north and east.</p> <p>It is said that the proposed land supply in Bolton is insufficient to meet requirements with an over reliance on brownfield sites which require funding for development. As such there are exceptional circumstances to alter the Green Belt boundary for housing development.</p> <p>A Green Belt assessment was submitted with the supporting information. The site is said to be viable and deliverable.</p>	<p>As set out in Appendix 5 of the Site Selection Topic Paper <a href="#">03.04.01</a> this site (site ref: 1478793107212) was submitted as part of the call for sites exercise but was not considered to meet Area of Search criteria. It was therefore not considered beyond stage one of the site selection methodology and not considered as a reasonable alternative site.</p> <p>Sufficient land has been identified to meet the housing needs in the borough and so no change is necessary (see Housing Topic Paper <a href="#">06.01.03</a>).</p>	Oltec Group Ltd
15	Land north of Westhoughton	<p>Objection to extend the Green Belt over land at Ditchers Farm, Westhoughton, Bolton. Parcel GBA01 is currently designated as Other Protected Open Land, outside the Green Belt boundary.</p> <p>It is said that the justification of adding parcel GBA01 to the Green Belt in respect of the five requirements is limited and does not demonstrate exceptional circumstances.</p> <p>In terms of the merits of the site it is stated that there are no material issues to prevent sustainable development of the site, which is adjacent to a housing development currently under construction. The site is said to be within 800m of Westhoughton train station, and within walking distance of bus stops and would meet PfE objectives 2 and 5. It is requested that the GBA01 be deleted and the land considered for residential development during the PfE plan period.</p>	<p>As set out in Appendix 5 of the Site Selection Topic Paper <a href="#">03.04.01</a> this site (site ref: 1452277829303) was submitted as part of the call for sites exercise but was not considered to meet Area of Search criteria. It was therefore not considered beyond stage one of the site selection methodology and not considered as a reasonable alternative site.</p> <p>The justification for this Green Belt addition is provided in Appendix 3, page 3 of the Green Belt Topic Paper <a href="#">07.01.25</a> and the evidence base in the Stage 2 GM Green Belt Study – Contribution Assessment of proposed 2020 GMSF Green Belt Additions <a href="#">07.01.11</a> .</p> <p>Sufficient land has been identified to meet the housing needs in the borough and so no change is necessary (see Housing Topic Paper <a href="#">06.01.03</a>).</p>	Hollins Strategic Land LLP

Row	Site	Summary of main issues raised to PfE2021	Summary response to main issues raised to PfE2021	Respondent name(s)
16	North East of Bolton, behind St Helens Road	An alternative site is proposed, at a very large area of old and semi-derelict mills to the north east of Bolton behind St. Helens Road on the outskirts of the town centre and on into Great Lever. It is said this is historically an industrial area and would provide a lot of jobs if the land was re-used for modern industrial units. Landscaped, it would greatly improve this deprived area and would provide many much needed jobs there.	The omission site is proposed as an alternative development to allocation JPA 6: West of Wingates / M61 Junction 6. While there is no map submitted and therefore it is difficult to fully assess the proposed site, it is considered that the employment land and locations for development are supported by evidence and sufficient employment land has been identified in Bolton and the PfE. The details of the employment land needs and supply can be found in the Employment Topic Paper <a href="#">[05.01.04]</a> and justification for JPA6 in the West of Wingates M61 Junction 6 Allocation Topic paper <a href="#">[10.02.07]</a> .	Dorothy Heavey; Mrs D Roscoe
17	Chew Moor Lane, Westhoughton	The site is located on the north-eastern edge of Westhoughton, adjacent to Chew Moor Lane to the west, Bolton Road to the south and Lostock Sports Club and the M61 to the north. It is located approx. 1.5km north-east of Westhoughton town centre and 5.5km south-west of Bolton City Centre. The site is allocated as Green Belt. It comprises two field parcels separated by a farm access track equating to 9.4ha. The site could accommodate up to 265 dwellings. It is stated that the release of Green Belt land is required in Bolton due to under delivery of housing and over-reliance on brownfield sites. The site is said to be suitable and viable for development.	As set out in Appendix 5 of the Site Selection Topic Paper <a href="#">03.04.01</a> this site (site ref: 1452589500250) was submitted as part of the call for sites exercise but was not considered to meet Area of Search criteria. It was therefore not considered beyond stage one of the site selection methodology and not considered as a reasonable alternative site. Sufficient land has been identified to meet the housing needs in the borough and so no change is necessary (see Housing Topic Paper <a href="#">[06.01.03]</a> ).	Persimmon Homes North West

Row	Site	Summary of main issues raised to PfE2021	Summary response to main issues raised to PfE2021	Respondent name(s)
18	Land off Dixon Street	<p>Site located to the north of Westhoughton. Forms part of a small wedge of open land with development along the A6 to the south and east and the M61 to the north. The is not currently within designated Green Belt, although is Other Protected Open Land under policy CG6AP of Bolton's Allocations Plan. The land off Dixon Street covers approximately 0.95 hectares and is used for grazing horses.</p> <p>A Green Belt assessment was submitted with the representation which concluded the contribution of the site to the purposes of the Green Belt to be 'very weak'. It is considered that the requirement that "exceptional circumstances are fully evidenced and justified" has not been met and the PfE has failed to demonstrate that these areas of land are required in order to achieve the Green Belt objectives. Ask that the land not be included in the PfE as a Green Belt addition but a housing allocation instead to meet Bolton's housing supply shortages.</p>	<p>As set out in Appendix 5 of the Site Selection Topic Paper <a href="#">03.04.01</a> this site (site ref: 1452277829303) was submitted as part of the call for sites exercise but was not considered to meet Area of Search criteria. It was therefore not considered beyond stage one of the site selection methodology and not considered as a reasonable alternative site.</p> <p>The justification for this Green Belt addition is provided in Appendix 3, page 3 of the Green Belt Topic Paper <a href="#">[07.01.25]</a> and the evidence base in the Stage 2 GM Green Belt Study – Contribution Assessment of proposed 2020 GMSF Green Belt Additions <a href="#">[07.01.11]</a> .</p> <p>In addition, sufficient land has been identified to meet the housing needs in the borough and so no change is necessary (see Housing Topic Paper <a href="#">[06.01.03]</a>).</p>	Mr Francis Lee
19	Land off Slack Lane	<p>Site located to the north of Westhoughton. Forms part of a small wedge of open land with development along the A6 to the south and east and the M61 to the north. The is not currently within designated Green Belt, although is Other Protected Open Land under policy CG6AP of Bolton's Allocations Plan.</p> <p>A Green Belt assessment was submitted with the representation which concluded the contribution of the site to the purposes of the Green Belt to be 'very weak'. It is considered that the requirement that "exceptional circumstances are fully evidenced and justified" has not been met and the PfE has failed to demonstrate that these areas of land are required in order to achieve the Green Belt objectives. Ask that the land not be included in the PfE as a Green Belt addition but a housing allocation instead to meet Bolton's housing supply shortages.</p>	<p>As set out in Appendix 5 of the Site Selection Topic Paper <a href="#">03.04.01</a> this site (site ref: 1452277829303) was submitted as part of the call for sites exercise but was not considered to meet Area of Search criteria. It was therefore not considered beyond stage one of the site selection methodology and not considered as a reasonable alternative site.</p> <p>The justification for this Green Belt addition is provided in Appendix 3, page 3 of the Green Belt Topic Paper <a href="#">[07.01.25]</a> and the evidence base in the Stage 2 GM Green Belt Study – Contribution Assessment of proposed 2020 GMSF Green Belt Additions <a href="#">[07.01.11]</a> .</p> <p>In addition, sufficient land has been identified to meet the housing needs in the borough and so no change is necessary (see Housing Topic Paper <a href="#">[06.01.03]</a>).</p>	Mr Francis Lee

Row	Site	Summary of main issues raised to PfE2021	Summary response to main issues raised to PfE2021	Respondent name(s)
20	Former Bolton Open Golf Course, Longsight Lane, Bolton	<p>The site at the Former Bolton Open Golf Course comprises the car park of the former golf course, the driving range and nearby fairways and greens, which extends to 9.6ha. The site is in the Green Belt. The site could deliver up to 300 family homes.</p> <p>There are concerns that the Draft PfE will fail to meet the full housing needs of the City Region over the Plan Period, particularly in Bolton. The submission contains a Green Belt assessment of the site which concluded that the site makes a weak/moderate contribution to five purposes of the Green Belt. As such the assessment alongside the exceptional circumstances that exist in order to meet housing needs in Bolton justifies the site's identification as a residential allocation in PfE. The site is said to be deliverable.</p>	<p>The wider site for the Former Bolton Open Golf Course was submitted as a 'call for site' and was therefore assessed against the site selection criteria as set out in the Site Selection Background Paper <a href="#">[03.04.01]</a> (Para 6.15). The site was identified in an Area of Search (BO-AS-7) as shown in Appendix 2a Site Selection Maps with Areas of Search <a href="#">[03.04.03]</a>. This shows an area of search as meeting Criterion 1 and 5.</p> <p>The site (site ref: 1453806402439) has not been included previously as a proposed allocation, and was excluded for reasons set out on page 7 of Appendix 7 Summary of Planning Assessments <a href="#">[03.04.09]</a>. While the latest submission does not include the whole site boundary the reasons are still applicable. Therefore, no change to the plan is considered as necessary.</p>	Redrow Homes
21	Land at Chorley Old Road, Bolton	<p>3.4ha site with proposed capacity of 85 dwellings. Comprises two pieces of agricultural land in the Green Belt south of Chorley Old Road, to the north west edge of Bolton's built up area.</p> <p>Concerns over PfE approach to lowering the district housing target and focusing development in urban areas.</p> <p>The lower field adjacent to the A58 is a natural infill site rounding of the existing settlement limit. The northern parcel of land is an extension of the residential road of Delph Hill Close but would not extend past the current dwellings along Chorley Old Road. The site would not impact on neighbouring towns merging. The area has little special character of historic interest. The site is close to a number of bus routes and 3km from nearest train station. There are several potential points of access. There are no known technical constraints (such as ecology, flood risk, drainage, ground and heritage), and the site is deliverable.</p>	<p>As set out in Appendix 5 of the Site Selection Topic Paper <a href="#">03.04.01</a> this site (site ref: 1047728244) was submitted as part of the call for sites exercise but was not considered to meet Area of Search criteria. It was therefore not considered beyond stage one of the site selection methodology and not considered as a reasonable alternative site. In addition, sufficient land has been identified to meet the housing needs in the borough and so no change is necessary (see Housing Topic Paper <a href="#">[06.01.03]</a>).</p>	Crossway Commercial Estates

Row	Site	Summary of main issues raised to PfE2021	Summary response to main issues raised to PfE2021	Respondent name(s)
22	Land at Brookside Road, Bolton	<p>Site lying to the East of Brookside Road, Bolton as a suitable site for residential development with capacity to deliver circa 9 houses based on a gross site area of 1.25 hectares. The site is in the Green Belt. It is bounded by residential development to the west, commercial development to the north-west, and further woodland part of Bradshaw Brook to the east.</p> <p>It is stated that the release of Green Belt land is required as brownfield land is insufficient to meet development requirements. A Green Belt assessment is submitted with the representation. The site is said to be a poor performing Green Belt site in a sustainable location. The site is said to be deliverable with no major constraints.</p>	<p>As set out in Appendix 5 of the Site Selection Topic Paper <a href="#">03.04.01</a> this site (site ref: 267186367-1) was submitted as part of the call for sites exercise but was not considered to meet Area of Search criteria. It was therefore not considered beyond stage one of the site selection methodology and not considered as a reasonable alternative site. In addition, sufficient land has been identified to meet the housing needs in the borough and so no change is necessary (see Housing Topic Paper <a href="#">06.01.03</a>).</p>	Crossway Commercial Estates
23	Thicketford Road, Bolton	<p>The 4.45 ha site comprises agricultural land in the Green Belt. The site is situated on the northwest edge of Bolton. The parcel of land lies directly adjacent to Firwood Works/ Firwood Industrial Estate with agricultural land to the south and east. Residential development is located to the west. The site is also located next to Bradshaw Brook, to the east. The site is located on the edge of Bolton built up area, approx. 3.3km from the centre of Bolton.</p> <p>It is stated that the release of Green Belt land is required as brownfield land is insufficient to meet development requirements. A Green Belt assessment is submitted with the representation. The site is said to be a poor performing Green Belt site in a sustainable location. The site is said to be deliverable with no major constraints, however it is noted the eastern half of the site is within Flood Zone 2 and 3.</p>	<p>As set out in Appendix 5 of the Site Selection Topic Paper <a href="#">03.04.01</a> this site (site ref: 541917762) was submitted as part of the call for sites exercise but was not considered to meet Area of Search criteria. It was therefore not considered beyond stage one of the site selection methodology and not considered as a reasonable alternative site. In addition, sufficient land has been identified to meet the housing needs in the borough and so no change is necessary (see Housing Topic Paper <a href="#">06.01.03</a>).</p>	Crossway Commercial Estates



Row	Site	Summary of main issues raised to PfE2021	Summary response to main issues raised to PfE2021	Respondent name(s)
24	Land at Arthur Lane, Harwood	<p>The Site covers approximately 2.47 ha of agricultural land that is enclosed on all sides. The site is in the Green Belt. An indicative masterplan shows the site could deliver between 70 and 85 dwellings. Concerned that the North Bolton Strategic Opportunity Area ('the NBSOA'), which was originally included in the 2016 version of the GMSF, is not included in the Plan.</p> <p>A Green Belt assessment is included in the submission which is said to be make a weak contribution to the purposes of the Green Belt. Exceptional circumstances are said to exist to ensure sufficient housing sites are released to meet requirements, particularly in Bolton. The site is said to be deliverable.</p>	<p>As set out in Appendix 5 of the Site Selection Topic Paper <a href="#">03.04.01</a> this site (site ref: 1464257152763) was submitted as part of the call for sites exercise but was not considered to meet Area of Search criteria. It was therefore not considered beyond stage one of the site selection methodology and not considered as a reasonable alternative site.</p> <p>In addition, sufficient land has been identified to meet the housing needs in the borough and so no change is necessary (see Housing Topic Paper <a href="#">06.01.03</a>).</p>	Rowland Homes