



**BOLTON COUNCIL DRAFT SUPPLEMENTARY PLANNING DOCUMENT
BUILDING BOLTON DESIGN GUIDANCE
CONSULTATION STATEMENT**

This statement sets out the formal consultation initiatives undertaken between Monday 24th July and Friday 25th August 2006 in accordance with the expectations of the Planning and Compulsory Purchase Act 2004 and associated Town and Country Planning (Local Development) (England) Regulations 2004. The methods of community involvement applied are in conformity with the draft Bolton Statement of Community Involvement. This statement provides details of the methods of consultation used, the submissions made, a response to these and whether an alteration to the draft SPD is considered to be appropriate.

1. Consultation Methods

The period of consultation ran from Monday 24th July to Friday 25th August 2006 and included the following initiatives.

- Hard copy sent to Statutory Consultees, all organisations likely to have an interest in the development of the area, all persons identified in a Land Registry search as having an interest and all known occupiers.(A full list is given in Appendix 1)
- Details of the consultation placed on the Buildings and Planning section of the Bolton Council website with the Draft Development Brief, Sustainability Appraisal and Statement of SPD Matters available to download.
- Hard copies of the document were available free from the Development and Regeneration reception on the 3rd floor of Bolton Town Hall.
- A formal advertisement was placed in the Bolton Evening News on Monday 24th July 2006
- A press release was issued to local press contacts.

2. Summary of Comments and Recommended Responses

11 responses were received in writing or by Email during the formal period of consultation. Of these Government Office North West and the North West Regional Development Agency stated that they had no comment to make. The issues raised by the respondents are set out below.

Respondent	Comment	Council Response	Alteration to Document
1. Steven Parker	Factual correction referring to opening date of Manchester, Bolton and Bury Canal	Council accepts correction	Para. 3.7.1 has been amended.
2. Steven Parker	Factual correction referring to Manchester, Bolton and Bury Canal.	Council accepts correction	Land Use Map 1847 has been amended.
3. Steven Parker	Proposal for the recreation of a canal feature on land between St	The area referred to is a tree planted margin next to St peters Way. It does	No change

	Peters Way and River Street	not correspond to the historic line of the canal, and the technical and financial case for the creation of a canal feature in this location has not been made.	
4. Steven Parker	Reference to UDP Policy O5 The Council will protect the line of the Manchester Bolton and Bury Canal	The UDP Proposals Map shows that this policy does not apply north of Burnden Viaduct where St. Peter's Way has been built over the canal.	No change
5. Steven Parker	Proposal for creation of a canal feature in the St Peters area.	The canal feature would not correspond with the historic alignment of the wharf in this area, and would present a number of significant technical difficulties, including conflict with the culverted river	No change
6. Steven Parker	A canal terminus/marina should be provided for a future restored Manchester Bolton and Bury Canal in the Churchwharf area.	The river is utilised as a relief for the drainage network in the town centre in times of storms so raising the river level to create a marina or canal could cause risk of flooding within the town centre. Creating a marina with no connection to the river will be extremely costly and such a requirement could prevent the redevelopment of the area.	No change
7. Alan Hegarty Woodthorpe Homes	Para. 2.2.5 Support for Building Boltons emphasis on innovative modern design to complement the towns existing architectural character	The existing recommendations emphasise this, but require additional illustration, particularly using photographs of contemporary examples.	The commentary on inclusion of modern design for the Character Areas has been clarified, emphasising openness to new design concepts.
8. Alan Hegarty Woodthorpe	Para. 2.4.2. Support for Building Boltons emphasis on the creation of	Recommendations on public realm specification and maintenance fall	No change

Homes	high quality public realm, and recommendations on maximising the use of these spaces and achieving high standards of maintenance.	within the Public Realm Implementation Framework 2007 - 2012, currently being prepared.	
9. Alan Hegarty Woodthorpe Homes	Para 2.11.7. Comment on the need for street trader management arrangements that will encourage these activities	An Events Mapping exercise is planned for later in the year that will examine strategic public space usage eg for street traders.	No change
10. Alan Hegarty Woodthorpe Homes	Para 4.12 Comment on the need for close working between developers and the Council on the design of proposals	The Implementation Plan in Chapter 5 will expand on the role of the design Panel	Additional information has been added in Ch. 5 on the role of the design panel in enabling Developer / Council working.
11. Alan Hegarty Woodthorpe Homes	Comment on the need for coordinated signage, and avoidance of street clutter	Recommendations on public realm specification and maintenance fall within the Public Realm Implementation Framework 2007 - 2012, currently being prepared.	No change
12. Alan Hegarty Woodthorpe Homes	Comment on the need for good public realm design	Recommendations on public realm specification and maintenance fall within the Public Realm Implementation Framework 2007 - 2012, currently being prepared.	No change
13. Alan Hegarty Woodthorpe Homes	Comment on the need for good public realm design, street furniture and creation of gateways	Recommendations on public realm specification and maintenance fall within the Public Realm Implementation Framework 2007 - 2012, currently being prepared.	No change
14. Alan Hegarty Woodthorpe Homes	Comment on the need for public art to be regarded as part of the creation of the public realm	Recommendations on public realm specification and maintenance fall within the Public Realm Implementation Framework 2007 -	No change

		2012, currently being prepared. Public art will be included within the documents remit.	
15. Alan Hegarty Woodthorpe Homes	Comment on need for shared surfacing and pedestrianisation, specifically in relation to Black Horse Street and Ashburner St Market	Recommendations on public realm specification and maintenance fall within the Public Realm Implementation Framework 2007 - 2012, currently being prepared. Proposals for specific areas of public realm will be developed thorough area masterplans and discussions with developers.	No change
16. Jerry Spencer	Document is too large – a summary version is needed to increase its effectiveness as a reference document.	The Council agrees that the main document needs to be accessible as possible to the main end users (DC and developers / architects)	Main document has been reduced in scale through the omission of Chapter Two (this will be available as a separate document on the Councils website and as a hard copy). An Executive Summary of the main document will also be produced.
17. Jerry Spencer	Document format – 2 columns would create a more readable layout, and portrait format would suit the mapping information better	The draft is in a basic Word format. The published document will use a 3 column format. The use of portrait format was considered, but landscape is considered to offer the best frame for text and illustrations as well as maps.	No change
18. Jerry Spencer	Additional recommendations needed on traffic / pedestrian circulation patterns	Analysis of pedestrian movement patterns will form part of the Public Realm Implementation Framework 2007 – 2012, currently in preparation. This will draw on vehicle circulation guidance in the Local Transport Plan.	No change

19. Jerry Spencer	Paras. 4.5.2., 4.5.3. Comment on need for clear scale contrasts in specific contexts.	The comments are designed to reflect the prevailing pattern of scale contrasts in the area. The special contexts argument is relevant, however.	The argument for organic scale relationships in St Peters has been retained, but augmented with comments on special case scenarios, eg at junctions with major streets.
20. Jerry Spencer	Para. 4.7.2. Turning areas too tight on plan drawings. 'Set Piece' view drawings are too prescriptive.	Highways have reviewed the document. The drawings are schematic and not meant to illustrate actual site plans.	No change
21. Jerry Spencer	Para. 4.7.2. 'Set Piece' view drawings are too prescriptive.	Agreed - the set piece view drawings are too prescriptive. The principle will be retained but illustrated with a different emphasis.	Set Piece drawings have been amended to allow for greater design flexibility.
22. Jerry Spencer	Para. 4.9.2. St Helena / Churchwharf elevation drawing no. 3 does not support the complementary streetscape objective	Agreed – Drawing 3 confuses the issue. The principle will be retained but illustrated with a different emphasis.	Drawings have been amended or omitted.
23. Jerry Spencer	Para. 4.11.2. Little Bolton elevational drawing fails to illustrate design hierarchy.	Agreed – Drawing does not succeed in illustrating the principle of contextual design or scale hierarchy.	Drawings have been amended or omitted.
24. Jerry Spencer	Para. 4.13.2. Spatial relationships drawing could contribute more if used earlier in the document.	The drawing forms part of the argument for the Cultural / transport / university quarter rather than the town centre as a whole. However, it is not well used in the present layout: the public realm section for this quarter will be redrafted to make a more coherent argument based on the spatial relationships plan.	Section has been redrafted to make better use of the concept drawing.
25. Rosemary Olle GMPTE	The importance of integrating public transport into public realm design	Agreed – the omission of illustrative material in section 3.6 means this	Transport Strategy has been illustrated in section 3.6 in the final

	needs to be emphasised. Transport Strategy Plan is mislabelled next to a listed buildings pan.	subject is not properly covered.	document and reference inserted to the importance of integrating transport design in the accompanying text.
26. Rosemary Olle GMPTE	Public realm works on Bradshawgate and Great Moor Street should not be detrimental to key bus routes. Any rationalisation of transport facilities should either retain or enhance existing facilities.	Agreed – the omission of illustrative material in section 3.6 means this subject is not properly covered.	Transport Strategy has been illustrated in section 3.6 in the final document and reference inserted to the importance of integrating transport design in the accompanying text.
27. Graham Bee. The Emerson Group	Section on history and growth of the town is informative but lengthy	Boltons local distinctiveness has evolved over time, and it is considered necessary to map this in some detail. The content of the historic review in Chapter 3 will, however, be reviewed.	Historic review has been retained and rationalised.
28. Graham Bee. The Emerson Group	Larger investors should have been consulted on the local distinctiveness issues described in chapter 2.	The consultation workshops did include sessions with local business interests. The collaborative group nature of the exercises meant they were not considered ideal fora for discussions between the larger property investment businesses, with competing interests in the town. Larger investors have been consulted through the draft SPD process.	No change.
29. Graham Bee. The Emerson Group	The relationship between the SPD and detailed development briefs needs to be explained.	Agreed. The relationship between the SPD and other planning documents will be made clear in Chapter One and the Implementation Plan in Chapter Five	Information has been added in the introductory and concluding chapters about the relationship of the SPD to other LDF documents, and the use of the document in a Development Control context.
30. Graham Bee. The Emerson	More flexibility should be shown in the design recommendations in	The document is intended to be used in a pro active context, ie at the pre	There has been no change to the balance of design recommendations,

Group	Chapter Four.	application stage, rather than as a reactive document further on in the planning application process (though it can be used in this way as well). Flexibility will therefore emerge as part of the negotiation process.	but the negotiation enabling role of the document will be made clearer in Chapters one and Four.
31. Dave Arstall. GONW	Para 3.4.1 Additional UDP policies are referred to but not included in Chapter Five	Agreed. Additional UDP information needed in Chapter Five	Policies will be listed in an appendix.
32. Dave Arstall. GONW	Section 3.4 – UDP map missing	Agreed. Map was omitted from draft.	UDP map has been included in final document.
33. Dave Arstall. GONW	Reference should be made to ODPM 2005 guidance 'Planning for Town Centres: Guidance on Design and Implementation Tools'	Agreed. Building Bolton is intended to reflect best practice.	SPD has been reviewed in light of ODPM recommendations.
34. Dave Arstall. GONW	Reference should be made to requirement for planning applications to include a design and access statement.	Agreed. Building Bolton is intended to reflect best practice.	Chapter Four (Implementation Plan) has been updated to include planning application requirements as part of the description of the Design Review team process.
35. Kevin Leaver. Warner Estate Holdings	Para 4.9.1. Emphasis needed here on linkages between St Helena and the Market Hall	Agreed. The emphasis on linkages supports the permeability and diversity objectives of the SPD.	Text and illustration amendments have been made to the St Helena and Civic Core sections of Chapter Three.
36. Kevin Leaver. Warner Estate Holdings	Para 4.9.1. Emphasis needed here on linkages between St Helena and the Market Hall	Agreed. The emphasis on linkages supports the permeability and diversity objectives of the SPD.	Text and illustration amendments have been made to the St Helena and Civic Core sections of Chapter Three.
37. Jill Stephenson Network Rail	GMPTTE support the development of a Transport Interchange and would expect to be involved from the outset.	Agreed. The illustrations of the interchange in section 4.12 are intended to illustrate design principles rather than anticipate the final form of the facility prior to discussion with development partners.	Illustrations of Interchange proposals in section 4.12 have been simplified.

38. Dawn Hewitt. Environment Agency	Para 4.2.2iii, 4.2.2vi. Flood Risk Assessment required for development along the river corridor.	Agreed. Statutory obligations should be included in the SPD.	Reference to the need for FRA and need for liaison with the EA has been added to the river corridor character areas.
39. Dawn Hewitt. Environment Agency	Shiffnall Street / Brightmet Street. Reference needed to the possibility of opening up culverted sections of the river.	The Council would like to present this as one option in a range of treatments which retain the public access function of the landscape strip alongside St Peters Way	Text and illustrative references have been made to the possibility of reopening the culverted river alongside St Peters Way.
40. Dawn Hewitt. Environment Agency	Section 4.8. St Helena / Churchwharf. Sustainable options need to be explored, in consultation with the EA, for the maximisation of the environmental, landscape and economic needs of the town centre in relation to the development of the river corridors.	Agreed. Seeking design flexibility in the river corridor areas is regarded as a key part of the distinctiveness in these parts of the town centre, to the point of creating deliberate contrast with the surrounding townscape.	The river corridor sections of the SPD have been reviewed and revised to reflect as flexible a design agenda as possible for the river corridors, within an urban context.
41. Dawn Hewitt. Environment Agency	4.9.4. Design recommendations do not reflect the full range of design options. Consult the River Restoration Centre.	Given the urban context of the site and the technical constraints associated with the river corridor, the comments address the most likely design scenarios. However, additional information and guidance could be included in this section.	Illustrations of good practice examples of urban river restoration have been added.
42. Dawn Hewitt. Environment Agency	The SPD should direct developers to consider the full range of biodiversity / landscape techniques, including eg green roof systems.	The SPD is not intended to provide detailed guidance on sustainability issues: this is being developed by the Environment Team in Development and Regeneration, who are currently producing a Sustainable Design and Construction SPD. However, the SPD should recommend developers	Chapter Four (Implementation Plan) has been amended to reflect good design practice, including references to the Sustainable Design and Construction SPD being produced by the Environment Team.

		consider the full range of sustainable design options.	
43. Dawn Hewitt. Environment Agency	Design recommendations in the river valley sites should reflect the EAs preference for wide open landscape corridors with maximised ecological benefits.	The SPD will strongly characterise the river corridor sites as distinctive areas within the town centre, where design solutions will be welcomed which contrast with the surrounding environment. However, the design recommendations need to reflect the urban character of the site, and the technical and land ownership constraints which are likely to result in more engineered solutions within a narrower environmental corridor.	The review of the river corridor sections in Chapter Three has been amended to reflect EA design objectives as far as practicable.
44. Dawn Hewitt. Environment Agency	The SPD should draw attention to byelaws and regulations requiring consultation with the EA on issues such as culverting and maintenance of the river channel.	Agreed. Statutory obligations should be included in the SPD.	Reference to statutory obligations has been included in all sections of the SPD affecting the river corridor.
45. Dawn Hewitt. Environment Agency	Reference should be made to existing reports on 'River Croal Enhancement Options' and the 'Bolton Biodiversity Action Plan 2001'	Agreed. Current guidance should be cross referenced in the SPD.	The mentioned reports will be referenced in the SPD appendix
46. Dawn Hewitt. Environment Agency	Developers should consider at an early stage soil contamination uses related to former industrial uses.	Agreed. Building Bolton is intended to reflect best practice.	The appendices will set out good design practice, including recommendations on assessment of soil contamination issues at the earliest stage of the development process.
47. David Hardman. United	The SPD should reflect best practice in asset conservation,	The SPD is not intended to provide detailed guidance on sustainability	Chapter Four (Implementation Plan) has been amended to include

Utilities.	including both energy and water efficiency.	issues: this is being developed by the Environment Team in Development and Regeneration. However, the SPD should recommend developers consider the full range of sustainable design options.	recommendations on the assessment of efficiency measures at the start of the building design process.
48. David Hardman. United Utilities.	New developments should separate surface water from foul where possible, and retain porous surfaces to absorb surface water runoff.	Agreed. Building Bolton is intended to reflect best practice.	Water runoff recommendations are included in the Sustainable design and construction SPD referred to in Chapter Four.
49. David Hardman. United Utilities.	Building or planting is restricted close to services: this should be checked at the earliest possible stage.	Agreed. Building Bolton is intended to reflect best practice.	Services easement recommendations will be included in the general guidance in the appendices.
50. Mark Edwards. Highways Division, BMBC	Blue and green Character Maps don't work well visually.	Agreed. Map graphics should be as clear as possible.	Map graphics have been revised to improve colour contrast in final version.
51. Mark Edwards. Highways Division, BMBC	Transport infrastructure design issues and building design issues are treated as separate entities.	Agreed. The connection between the two needs to be made clearer at the strategic and detailed level. The Public Realm Implementation Framework 2007 – 2012 will provide a detailed vision and strategy for the public realm and will be a complementary document to the SPD.	The Transport Plan and its design implications have been made clearer. The town centre wide analysis in Chapter Two has been better illustrated to make clear the importance of transport infrastructure design and its linkages to good urban design. The Character Areas in Chapter Three have been revised so that links to public realm issues are made clearer.
52. Mark Edwards. Highways Division, BMBC	Streetscape styles and materials should be defined.	The Public Realm Implementation Framework 2007 – 2012 will provide a detailed vision and strategy for the	No change.

		public realm and will be a complementary document to the SPD.	
Sustainability Appraisal Report, July 2006. The SPD was assessed using an appraisal toolkit which considered 3 options for production of design guidance: 1) Do nothing 2) Provide general design recommendations 3) Provide detailed design recommendations. The appraisal concluded that 2) was the preferred option, and made some recommendations for improvements to the SPD which are listed below. The SA report was available for public viewing on the Development Control website as part of the SPD consultation process between Monday 24 th July and Friday 25 th August 2006.			
1. SA report Section 5.3	The SPD should cross refer to existing Conservation Area statements and the emerging Sustainable Design and Construction Guidance.	Agreed. Existing cross references are inadequate.	In Chapter Three, references to both the Conservation Area and Sustainable Design guides have been included in the summary of good design practice.
2. SA report Section 5.3	The principle of sustainable development should be further developed in Chapter One. The effects of design on climate change, biodiversity and flooding should be mentioned.	Agreed. Existing references are inadequate.	In Chapter Three, references to both the Conservation Area and Sustainable Design guides have been included in the summary of good design practice.
3. SA report Section 5.3	The SPD should refer to the affordable housing policy	Agreed. Existing references are inadequate.	References have been included in Chapter Three to the affordable housing policy.
4. SA report Section 5.3	Further explanation of the monitoring and review arrangements should be included.	Agreed. Existing references are inadequate.	The description of the monitoring and review process will be included in the appendices.

Appendix 1

Consultation List

Consultation letters and copies of the SPD documents were sent to the following organisations, businesses and individuals.

Statutory Consultees

North West Regional Assembly

Environment Agency

Highways Agency

English Nature

English Heritage North West

Region

Network Rail

Strategic Rail Authority

North West Regional

Development Agency

British Waterways

The RSPB

GONW

United Utilities Properties Limited

United Utilities - Service Delivery

National Grid

Department for Communities and

Local Government

British Telecommunications PLC

Mobile Operators Association

Transport

Railtrack PLC

GMPTE

Developers, Architects, Urban Designers

B&E Boys Ltd

Bluemantle Ltd
Bolton Estates
Broadway Malyan
Building Design Partnership (Manchester)
CB Richard Ellis Ltd
Charles Topham & Co
Drivers Jonas
DTZ Pidea Consulting
Emerson Group
Jones Lang Lascelles
Regeneris
King Sturge Manchester
Peel Holdings Limited
Persimmon Homes (North West) Ltd
Redrow Homes
Taylor Woodrow Developments Limited
Turley Associates
William Hargreaves Ltd
Morbaine Ltd
Redrow Homes
Morris Homes (North) Ltd
Bovis Homes Limited
Arlington Property Investors
Grapevine Developments
Urban Splash
Conlon Construction Ltd
Moylan Homes
David Harrison Development Consultancy
Reid Architecture
EDAW PLC

AFL Architects
Ask Property Development
Planit EDC Ltd
Space
Woodthorpe Homes
Donaldsons
Sedgwick Associates
Sentinel Developments
Keppie Massie
Hermes
Nightingale Associates
Satnam Planning Services Ltd
Fish Associates Architects and Designers
Jerry Spencer Urban Designer and Town
Planner
Willie Miller Urban Design and Planning
Kevin Murray Associates
Gordon Moon Properties
Bradshaw, Gass & Hope
Wilson Bowden Developments
Warner Estate Holdings
van Heyningen and Haward

Education

Bolton Community College
Bolton College
University of Bolton

Bolton Vision Partnership - Under Carol James

Bolton Information Network Partnership
Bolton Environment Forum
Bolton Town Centre Company

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

Minority Groups

Asian/Afro Caribbean Advisory Centre
Bolton Council of Mosques
Bolton Hindu Forum

Others

Bolton Chamber of Commerce
Bolton & District Civic Trust
North West Tourist Board
Church Commissioners
Commission for Architecture and the Built Environment
The Georgian Group

The Victorian Society
The Twentieth Century Society