

Local Plan

Bolton's Allocations Plan
Adopted December 2014

Shaping the future of Bolton

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Introduction

- i. The council adopted Bolton's Core Strategy in March 2011. The Core Strategy is the vision for what Bolton should look like in the future up to 2026 and contains strategic policies to deliver this. The Allocations Plan sets out how this will be implemented on a Proposals Map for the Borough, and contains some policies to be used in conjunction with the Map. The Allocations Plan must be in conformity with the Core Strategy.
- ii. Adopted in its final form in December 2014, the Allocations Plan became part of Bolton's Development Plan, and replaced all the remaining elements of the Unitary Development Plan. The Development Plan now consists of:
 - The Core Strategy
 - The Allocations Plan
 - The Greater Manchester Waste Plan (adopted in April 2012)
 - The Greater Manchester Minerals Plan (adopted in April 2013)
- iii. This is the Adopted Allocations Plan in its final form. The council consulted on a Draft Allocations Plan from November 2011 to January 2012. It carried out further targeted consultation on possible changes to the Draft Plan from September to December 2012. The Published Plan was subjected to formal representations. Following that the council submitted the Plan to the Government. A Planning Inspector held an examination on the soundness of the Plan, and the council have now adopted it in its final form.
- iv. The Allocations Plan is structured around the six themes of the adopted Core Strategy. For each theme there is a section on:
 - Any allocations of land on the Proposals Map
 - Any relevant written policies
- v. An Explanatory Statement provides further background information. It links the Allocations Plan to the Core Strategy and sets it in the context of the National Planning Policy Framework and other relevant policy. The Statement also provides information on the reasons that some saved policies in the current Unitary Development Plan have not been replaced by Allocations Plan policies.
- vi. Representations were invited on the allocations of land on the Proposals Map and the written policies and their reasoned justifications. The Core Strategy was already adopted and so it was not possible to change it at that stage or to make representations on it.
- vii. The Allocations Plan shares its spatial vision and objectives with the Core Strategy; these are contained in Chapter 3 of the Core Strategy. The spatial vision refers to four different types of locations in Bolton;
 - Bolton town centre
 - Renewal areas
 - The M61 corridor
 - Outer areas
- viii. Bolton town centre, renewal areas and outer areas are delineated on the Proposals Map. Between them, Bolton town centre, the renewal areas and the outer areas cover the

whole of the Borough. Some parts of the outer areas are also in the M61 corridor, but this is only indicated on the Core Strategy key diagram and is not delineated on the Proposals Map.

Presumption in favour of sustainable development

- ix. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
- x. Planning applications that accord with the policies in the Development Plan will be approved without delay, unless material considerations indicate otherwise.
- xi. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:
 - Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
 - Specific policies in that Framework indicate that development should be restricted.

Monitoring and review

- xii. The Authority Monitoring Report annually monitors progress on the preparation of planning documents set out in the Local Development Scheme and the effectiveness of planning policies in Bolton through updating a range of indicators. Comparison of these against all Local Plan targets, including those from the Allocations Plan, will give a clear indication of the implementation and effectiveness of each policy and proposal. As the Allocations Plan follows the strategic planning approach of Bolton's Core Strategy by setting out how its policies will be spatially implemented, its monitoring will be integrated with the monitoring of the Core Strategy policies, through the AMR.
- xiii. The AMR will report back on the indicators in the Allocations Plan that are set out in the 'measuring delivery' table for each policy; an approach that is consistent and complimentary to the approach in the Core Strategy.
- xiv. The monitoring of site allocations will be done through the AMR, which will include a table monitoring the progress of each individual development site through the planning process and development to completion. Specifically in relation to housing allocations, progress will be compared against that assumed in the housing trajectory, which is also included in the AMR.
- xv. Should the delivery of the plan consistently fall below a range of the set targets, then consideration would have to be given to whether a plan review should take place. The AMR will consider this on an annual basis. Contingencies relating to non-delivery of key sites are set out in page 20 of the Core Strategy. The Association of Greater Manchester Authority's work to develop a strategy on future housing and employment land requirements to support growth is also very likely to trigger a future plan review.

1 Healthy Bolton

Allocations of land

- 1.1 The existing Farnworth Health Centre needs replacement, but the site is limited. A site on Albert Road in Farnworth is allocated on the Proposals Map for the potential location of a new health centre.
- 1.2 The National Health Service has plans for new health centres in five other areas. At Avondale (Halliwell), this will take place on the existing site. In Great Lever, Little Lever, Westhoughton and Horwich the eventual locations of the sites are not yet certain.
- 1.3 The Proposals Map shows the extent of Royal Bolton Hospital.

2 Achieving Bolton

Allocations of land

- 2.1 Since the publication of the Core Strategy in December 2009, the Government has abandoned the Building Schools for the Future (BSF) programme in Bolton. With the exception of Kearsley Academy, there is currently no funding identified for the renewal of these schools, or any other of the borough's secondary schools. The existing schools will be retained at all these sites and so there is no need to allocate them on the Proposals Map.
- 2.2 It is changes in localised birth rates, and increases in population through inward migration, rather than the construction of new dwellings, that impact on the number of intake places required at primary (and subsequently secondary) schools. The Core Strategy's approach is for new housing to be developed across the whole of the urban area of the borough and so there is unlikely to be increased pressure on spaces for education provision in one particular area due to the construction of new dwellings. The exception to this is for the strategic site at Horwich Loco Works where the Core Strategy states that any new or expanded education services must be provided to cater for the educational needs arising from the development. The whole of the Horwich Loco Works site has already been allocated through the Core Strategy for a mixed-use development.
- 2.3 The Core Strategy does not any identify specific locations for new or refurbished primary schools. However a new site is required for the rebuilding of Clarendon Primary School and this is shown on the Proposals Map.
- 2.4 The Core Strategy refers to the location of the University of Bolton, to the co-located Bolton College and Sixth Form College sites in Bolton town centre and Farnworth, and to Bolton College's site in Horwich. All of these sites are in current use, and so there is no need to show them on the Proposals Map. However on-going consolidation of the main Bolton College facilities within Bolton town centre may mean that in the medium term the Horwich campus will no longer be required. Redevelopment of the site would then be appropriate and it has been allocated for housing on the Proposals Map.

3 Prosperous Bolton

Employment Land

Allocations of land

- 3.1 Up to 145 hectares of employment sites for new development have either been allocated on the Proposals Map, or are in Bolton town centre, in line with Core Strategy Policy P1.1. These sites are listed in Appendix 1. The Proposals Map has a general Bolton town centre allocation, rather than allocating specific sites. However, in line with the Core Strategy, 25-35 hectares of land within Bolton town centre will be made available for employment use in the period up to 2026.
- 3.2 At Cutacre (Core Strategy Policy M3) the 80 hectare allocation refers to the net development area rather than the overall extent of the site. The allocation of the site necessitates changes to the Green Belt boundary in line with the Core Strategy. The site is in two parts separated by a strip of land that will remain open to provide a wildlife habitat. The position of a road linking the two parts is indicated on the Proposals Map, but its final position will be determined through the submission of a planning application. Some of the employment site is designated as a Site of Biological Importance (SBI), but the wildlife value of the SBI has been changed by opencast coal operations. The development of the site will need to take into account the loss of the wildlife value of much of the SBI but also the improvements that have taken place to some habitats as a result of opencast operations. Once alternative habitats have been established, then the SBI and surrounding areas will need to be re-designated to reflect the up-to-date situation.
- 3.3 23 existing employment areas have been allocated as protected employment land on the Proposals Map and will be safeguarded through Core Strategy Policy P1.2. These areas are listed in Appendix 2.
- 3.4 Land has been allocated on the Proposals Map for comprehensive mixed use regeneration. This consists of sites at Moses Gate, Halliwell Mills, Higher Swan Lane/Sunnyside, the former British Aerospace site, Lostock, the Greenwood, Horwich and at Crompton Way / Bolton Point.
- 3.5 A minimum size threshold of 0.4 hectares has been used for all employment sites.
- 3.6 With regard to Core Strategy Policy P1, employment uses are defined as B1, B2 and B8 uses.
- 3.7 Alternative non-B1/B2/B8 uses on allocated employment land, protected employment land and mixed-use sites will be permitted where:
- There would be no harm to the economic function of the locality or the benefits of the proposed development outweigh the harm; or
 - A marketing strategy satisfactorily demonstrates that there is no longer demand for B1/B2/B8 use; or
 - A viability assessment satisfactorily demonstrates that it is no longer appropriate for the site to be retained for B1/B2/B8 purposes.
- 3.8 All other relevant local and national policies will continue to apply.

Policies

- 3.9 The Core Strategy contains borough wide and area specific policies on employment. This Allocations Plan contains an additional comprehensive mixed use regeneration policy for six different areas of the Borough. In addition Core Strategy Policies M1 and M2 already allocate the former Horwich Loco Works as a comprehensive mixed use development site. The same notation on the Proposals Map applies to Core Strategy Policies M1 and M2 and to Policy P6AP.

Policy P6AP – Mixed Use Development

The council and its partners require proposals for sites within mixed use areas to be brought forward in the context of achieving a balanced mix of employment and housing uses over the whole area. This should achieve a comprehensive and viable development, appropriate mitigation and ensure the timely provision of infrastructure, services, open spaces and other facilities in a coordinated way.

The proposed mixed use areas are:

- Moses Gate
- Halliwell Mills
- Higher Swan Lane / Sunnyside
- Former British Aerospace site, Lostock
- The Greenwood, Chorley New Road, Horwich
- Crompton Way / Bolton Point

Development in these areas will be guided by the following principles in order to ensure they are economically, socially and environmentally suitable:

- Neighbouring uses should be compatible
- Opportunities for employment should be maximised
- Impact on the highway network must be acceptable
- Development must be well served by public transport, and make effective provision for cycling and walking
- Potential for sustainable energy sources must be maximised
- Provision for open space will be required to meet the appropriate council standards for residential development.
- Conserving and enhancing the historic environment

Key delivery items – Prosperous – Mixed uses (P6AP)				
Item	Cost and funding	Who	Delivery	Time frame
Redevelopment and regeneration of the areas for mixed uses	Private sector finance	Developers, landowners and employers	Existing planning consents, development briefs and site marketing	2026
Assessment of planning applications	Planning application fees	Bolton Council Planning Control	In line with Planning Control targets	On-going

Measuring delivery – Prosperous – Mixed uses (P6AP)
Core Strategy Objectives met: SO15
Indicators
Amount of employment land and net additional dwellings developed in the identified mixed use areas There is no specific target for this policy, but there are overall targets in the Core Strategy for employment land and housing development (Policies P1 and SC1)
Flexibility and phasing
The council will apply this policy flexibly by considering it as part of an assessment of the costs and benefits of a development

Retail and Leisure

Allocations of land

- 3.10 The table below shows the town, district and local centres which are allocated on the Proposals Map. These are all existing centres but the size of the following centres has increased: Bolton, Westhoughton, Little Lever, Daubhill and Kearsley. These allocations relate to Core Strategy Policy P2.

Town, district and local centres across the borough:

Sub-regional town centre	Bolton
Town centres	Farnworth Westhoughton Horwich Little Lever
District Centres	Chorley Old Road Astley Bridge Broughton Harwood
Local Centres	Deane Road Derby Centre Tonge Fold Daubhill and St Helens Road Halliwell Road Tonge Moor Road Blackrod Bromley Cross Kearsley

- 3.11 Bolton town centre's primary shopping area is identified on the Proposals Map as the civic and retail core. Bolton town centre's secondary shopping area is made up of the rest of the town centre.
- 3.12 For each of the town, district and local centres, the whole centre consists of the primary shopping area. The smaller centres do not have areas of predominantly leisure, business and other main town centre uses adjacent to the primary shopping area.
- 3.13 The Proposals Map identifies the Middlebrook retail area.

Policies

- 3.14 The Core Strategy contains borough wide and area specific policies on retail and leisure development.

Sustainable waste management and minerals

- 3.15 The Allocations Plan does not contain any policies on waste management or minerals. These issues are covered in the Greater Manchester Waste and Greater Manchester Minerals Plans.

Transport

Allocations of land

- 3.16 The Proposals Map shows the ten different areas of Bolton town centre, referred to in Core Strategy Policies TC1 – TC10. These include:
- Trinity Gateway area, which contains the proposed Bolton Interchange
 - The Knowledge Campus, which includes the construction of a new road from Moor Lane to Blackhorse Street
 - The Cultural Quarter, which includes the construction of a multi-storey car park.
 - Merchant's Quarter, which includes a proposed multi-storey car park at Brightmet Street and new road access from St Peter's Way
 - Church Wharf, which includes the retention or replacement of Bow Street multi-storey car park.
- 3.17 The Proposals Map shows the former Bolton to Bury railway as a proposed strategic cycle route. It also shows other proposed cycle routes that are not along existing roads in order to protect them from any adverse development and to help to implement Core Strategy Policy P5. The Proposals Map shows the strategic route network.

Policies

- 3.18 The Core Strategy contains Borough wide and area specific policies on transport. The Allocations Plan contains two specific additional policies on the strategic route network, and on rights of way. The council has prepared the Allocations Plan in the light of modelling that shows the possible transport implications of proposed development in the context of the expected overall growth in road traffic.
- 3.19 Core Strategy Policy P5 gives priority to public transport users over other motorised vehicle users, and Policy LO1 states that the council and its partners will improve rail links from Bolton to surrounding areas, especially Manchester city centre. One way of achieving these objectives is through the provision and extension of rail based park and ride schemes. Transport for Greater Manchester identifies extension of the car park at Horwich Parkway as a scheme that it will deliver.

Policy P7AP – Strategic Route Network

The council and its partners will safeguard the Strategic Route Network along which major traffic flows will be directed and will support the development of public transport and improvements for cyclists in appropriate locations on this network.

- 3.20 The Strategic Route Network, shown on the Proposals Map, comprises roads that carry the highest volumes of traffic and provide the major connections within the Borough. Some development sites, including strategic ones such as Cutacre and the former Horwich Loco Works, require direct connections onto this Network. By safeguarding these routes from inappropriate developments that would increase congestion or reduce road safety, the council can ensure that the network provides for the efficient distribution of goods and the movement of people. By directing through traffic onto the network the council can reduce the problems associated with traffic passing through environmentally sensitive areas and thereby safeguard residential amenity, promote highway safety and conserve environmental assets.

Key delivery items – Prosperous – Strategic route network (P7AP)				
Item	Cost and funding	Who	Delivery	Time frame
Assessment of planning applications	Planning application fees	Bolton Council Planning Control	In line with Planning Control targets	On-going
Strategic Route Network	Local transport plan funding	Bolton Council as local highway authority	Improvement and maintenance of the Strategic Route Network	On-going

Measuring delivery – Prosperous – Strategic Route Network (P7AP)
Core Strategy Objectives met: SO6
Indicators (and targets)
Indicators and targets Policy P9AP are the same as for Core Strategy Policy P5
Flexibility and phasing
The council will apply this policy flexibly by considering it as part of an assessment of the costs and benefits of a development

Policy P8AP – Public rights of way

The council and its partners will permit development proposals affecting public rights of way, provided that the integrity of the right of way is retained.

- 3.21 The council gives priority to the retention and maintenance of the existing linked network of routes. Where developments are proposed that affect existing rights of way, their retention must be incorporated into the proposals and legal agreements will be sought in appropriate cases. This will help make developments more attractive in encouraging alternative modes of travel to the site whilst helping to promote informal recreation opportunities.

Key delivery items – Prosperous – Public rights of way (P8AP)				
Item	Cost and funding	Who	Delivery	Time frame
Assessment of planning applications	Planning application fees	Bolton Council Planning Control	In line with Planning Control targets	On-going

Measuring delivery – Prosperous – Public rights of way (P8AP)
Core Strategy Objectives met: SO1, SO6, SO11
Indicators (and targets)
Number of rights of way lost to development (zero)
Flexibility and phasing
The council will apply this policy flexibly by considering it as part of an assessment of the costs and benefits of a development

4 Safe Bolton

- 4.1 The Core Strategy adequately covers the safety aspect of spatial planning in Bolton, and the Allocations Plan does not contain any safety related changes to the Proposals Map or additional policies.

5 Cleaner and Greener Bolton

Strategic Cleaner and Greener

Allocations of land

Biodiversity and Geodiversity

5.1 The Proposals Map shows Sites of Special Scientific Interest, Sites of Biological Importance and Local Nature Reserves. Proposed new Local Nature Reserves are shown on the Proposals Map at:

- Hall Lee Brook, Westhoughton
- Bridge Street, Horwich
- Brownstones Quarry, Smithills
- Middlebrook Valley, Deane
- Leverhulme Park / Tonge Cemetery
- Upper Bradshaw Valley
- Ousel Nest Quarry, Bromley Cross
- Eagley Valley

Recreational open space and green infrastructure

5.2 The Proposals Map shows open recreational sites of more than 0.4 hectares to make it consistent with other allocations of land, but policy CG1 continues to apply to sites of less than 0.4 hectares. The Proposals Map shows West Pennine Moors and Croal Irwell Valley boundaries.

5.3 A network of green corridors is shown on the Proposals Map, and where there are specific sites within the green corridors that need protecting from development, these are also shown.

Flood risk

5.4 The Proposals Map shows the most recent Environment Agency information for Flood Zone 3, which is the area most prone to flooding.

Protected open land

5.5 The location and extent of Protected Open Land is shown on the Proposals Map.

Green Belt

5.6 One change is proposed to the Green Belt compared to the adopted Proposals Map. This is at Cutacre and reflects the Core Strategy policy that a strategic employment site is required in this location.

5.7 The Proposals Map shows village infill areas in the Green Belt at Scot Lane End and Hart Common.

Conserving and enhancing the historic environment

5.8 Core Strategy Policy CG3 sets out the strategic approach for the historic environment and is based on evidence including the Historic Environment Assessment supported by English Heritage. In addition the area based policies of the Core Strategy set out the plan’s approach to development in each area. This includes the requirement to conserve and enhance the character of the existing physical environment. In doing so it makes specific mention of the key features of the historic environment including conservation areas, historic parks and key listed buildings. The Allocations Plan Policies Map shows conservation areas. It also identifies some sites for development that include listed buildings, could have an effect on their setting, or are in conservation areas. Planning applications for development of these sites would need to conserve and enhance the historic environment in accordance with Core Strategy Policy CG3, relevant area based policies and national policy, as set out in the National Planning Policy Framework.

Policies

5.9 The Allocations Plan contains a policy on school playing facilities to expand on what the Core Strategy states in Policy CG1. In addition, policies are needed for areas of land on the Proposals Map for Protected Open Land and Green Belt.

Policy CG5AP – School playing fields

The Council will only permit development proposals that would result in the loss of school playing fields if:

1. An assessment has been undertaken which has clearly shown that the playing field is surplus to educational and community requirements; or
2. The loss of playing field resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
3. The development is for alternative sports and recreational provision, the need for which clearly outweighs the loss.

5.10 School playing fields are an important component of open space in the Borough, and they are sometimes used by the wider community. This policy sets out the circumstances that would need to be met before development of school playing fields could take place. The playing fields to which this policy applies are not shown on the Proposals Map.

Key delivery items – Cleaner Greener – School Playing Fields (CG5AP)				
Item	Cost and funding	Who	Delivery	Time frame
Assessment of planning applications	Planning application fees	Bolton Council Planning Control	In line with Planning Control targets	On-going

Measuring Delivery – Cleaner Greener – School Playing Fields (CG5AP)
Core Strategy Objectives met: SO1
Indicators (and targets)

Number of planning applications on school playing fields approved contrary to the policy (0)
Flexibility and phasing
The council will apply this policy flexibly by considering it as part of an assessment of the costs and benefits of a development

Policy CG6AP – Other Protected Open Land

The Council will permit development proposals within the defined areas of Protected Open Land shown on the Proposals Map, provided that they fall within one or more of the following categories:

1. The development represents limited infilling within an established housing or industrial area, is in scale with it and would not adversely affect its character or surroundings; or
2. It forms part of, and is required for, the maintenance of an existing source of employment; or
3. The development requires a location outside the urban area, but is inappropriate within the Green Belt, and providing it maintains the character and appearance of the countryside; or
4. The development would be appropriate within the Green Belt.

Where new buildings are permitted they should be sited to form a group with existing buildings wherever possible. In cases where this is not possible, buildings, car parking areas and any other new structures should be sited where they will be well screened and unobtrusive in the landscape. All buildings and extensions should be of a high standard of design, using materials that are compatible with the landscape.

- 5.11 The Core Strategy’s overall approach is to concentrate development in the existing urban area and to constrain most forms of development on Protected Open Land.
- 5.12 The urban area is defined as that which is not Protected Open Land or Green Belt. Countryside that is not Green Belt is designated as Protected Open Land and it is a general principle of national policy that its character and appearance should be protected from inappropriate development. This also supports the council’s efforts to achieve urban regeneration. Some of this land could be appropriate for development in the future, but not during the plan period up to 2026 and not without a further review of the Core Strategy.
- 5.13 The categories set out in policy CG6AP provide the framework to assess the appropriateness of development on Protected Open Land and reflect the varied nature and current uses of these areas of land. While some development may be acceptable it should generally be small scale to maintain the open character of these areas. Category 1 provides criteria to assess proposals within established housing or industrial areas. Limited infilling that reflects the scale of development of these areas may be acceptable as it is unlikely to have significant effects on the overall openness of the area, its nature and character. Category 3 refers to uses that cannot be located in the urban area, either because they require too much space or because they are not appropriate close to housing; such uses would generally be recreational in nature. Development in this category would include commercial developments which require a non-urban location but where the scale of buildings would make it unacceptable in Green Belt. Particular regard will be paid to the impact of the development on the character of the landscape, the visual

intrusion of light sources, the setting of listed buildings or other buildings of historic interest, and any intrinsic nature conservation interest of the proposed site.

Key delivery items – Cleaner Greener – Protected Open Land (CG6AP)				
Item	Cost and funding	Who	Delivery	Time frame
Assessment of planning applications	Planning application fees	Bolton Council Planning Control	In line with Planning Control targets	On-going

Measuring Delivery – Cleaner Greener – Protected Open Land (CG6AP)
Core Strategy Objectives met: SO15
Indicators (and targets)
Number of planning applications on Protected Open Land approved contrary to the policy (0)
Flexibility and phasing
The council will apply this policy flexibly by considering it as part of an assessment of the costs and benefits of a development

Policy CG7AP – Green Belt

The council will not permit inappropriate development in the Green Belt. Inappropriate development includes any development which does not maintain the openness of land or which conflicts with the purposes of including land within the Green Belt, and the erection of new buildings except for:

1. Agriculture and forestry;
2. Provision of appropriate facilities for outdoor sport and outdoor recreation, and for cemeteries which preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
3. The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
4. The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
5. Limited infilling in villages at Hart Common and Scot Lane End as shown on the Proposals Map

Limited infilling or the partial or complete redevelopment of previously developed sites, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purposes of including land within it than the existing development

- 5.14 This policy reflects the National Planning Policy Framework. Villages that are subject to this policy are shown on the Proposals Map. The Core Strategy’s overall approach is to concentrate development in the existing urban area and to constrain most forms of development on the Green Belt. There is a proposed change to the boundary of the Green Belt at Cutacre; some land is being deleted from the Green Belt to allow

employment development in line with the Core Strategy; a smaller area of land within Bolton is being added to the Green Belt.

- 5.15 The key attribute of the Green Belt is the openness of land. It is this which Green Belt policy seeks to protect. Within the Green Belt there is a presumption against development except for a few limited forms including mineral extraction. Opportunities will be taken to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; and to improve damaged and derelict land. Minerals extraction, engineering operations and local transport infrastructure which can demonstrate a requirement for a Green Belt location need not be inappropriate development: they need not conflict with the purposes of including land in the Green Belt provided that high environmental standards are maintained. The re-use of buildings is not inappropriate provided that the buildings are of permanent and substantial construction.
- 5.16 Re-use or conversion of existing buildings can help secure the continued stewardship of land, especially by assisting farm diversification and can contribute to the objectives for the use of land in the Green Belt.
- 5.17 The council will permit development proposals which fail to meet the above criteria in CG7AP only in ‘very special circumstances.’ It is the responsibility of the applicant to prove that such circumstances exist.

Key delivery items – Cleaner Greener – Green Belt (CG7AP)				
Item	Cost and funding	Who	Delivery	Time frame
Assessment of planning applications	Planning application fees	Bolton Council Planning Control	In line with Planning Control targets	On-going

Measuring delivery – Cleaner Greener – Green Belt (CG7AP)
Core Strategy Objectives met; SO15
Indicators (and targets)
Number of planning applications on Green Belt approved contrary to the policy (0)
Flexibility and phasing
The council will apply this policy flexibly by considering it as part of an assessment of the costs and benefits of development

Sustainable Design and Construction

Allocations of land

- 5.18 Although no new allocations of land or sites have been identified to support the delivery of Core Strategy CG2, there are locations across the borough where development has the greatest potential for achieving higher levels of CO₂ reductions due the scale of new development planned or the proximity of existing high energy demand. Policy CG8AP

refers to these locations, which are shown on the Proposals Map and have been identified through other policy themes such as employment or housing. New development in these locations has opportunity to capitalise on economies of scale to realise the CO₂ savings offered by technologies such as combined heat and power systems, or ground source heat pumps.

5.19 The ‘Decentralised and Zero Carbon Energy Planning’ study was commissioned in response to the challenge of delivering decentralised energy infrastructure and zero carbon buildings, with the aim of realising the benefits of a coordinated response by the ten districts of Greater Manchester. Published in 2010, this study seeks to decouple growth in the economy from growth in CO₂ emissions, through the promotion of a strategic approach to achieving reductions in emissions, rather than on a piecemeal building-by-building basis.

5.20 The overall approach is described by strategic energy opportunity areas for investment represented spatially by broad areas and locations across the City Region where development is likely to take place. The framework for carbon reductions is based on three target energy profiles:

Target 1 Network expansion/development areas: locations where the proximity of new and existing buildings creates sufficient density to support district heating and cooling.

5.21 Mixed-use and high-density residential developments will be expected, where viable, to anchor the development of district heating networks. Development in areas with existing networks will be expected to connect to these networks.

Target 2 Electricity intense areas: locations where the predominant building type has all-electric services, or a high level or proportion of demand for electricity.

5.22 Commercial uses with a high proportion of emissions from electricity use that are not connected to decentralised energy networks will be expected, where viable, to mitigate a proportion of their emissions using low or zero carbon technologies.

Target 3 Micro-generation areas: locations where lower densities and a fragmented mix of uses tend to favour building-scale solutions.

5.23 Housing allocations are spread across most of the borough, and will be expected, where viable, to mitigate a proportion of their emissions using low or zero carbon technologies; the scale of development means that building-scale solutions will generally be most appropriate.

Policies

5.24 The Allocations Plan contains a policy on decentralised, renewable and low carbon energy development locations to expand on what the Core Strategy states in Policy CG2.

Policy CG8AP- Decentralised, renewable and low carbon energy development locations

The Council will support proposals for low carbon, decentralised and renewable energy which comply with national and local policies in the following sites and locations as indicated on the Proposals Map.

Target 1:

- Bolton town centre
- Horwich Loco Works
- Royal Bolton Hospital
- The Cutacre employment development area

Target 2:

Strategic business and employment areas:-

- Wingates Industrial Estate
- St Peter's Business Park
- Watermead
- Mill Hill Industrial Area
- Express Industrial Estate
- British Aerospace site
- The Cutacre employment development area

Target 3:

- Housing allocations

- 5.25 In identifying areas of best potential, this policy builds upon Core Strategy policy CG2, which seeks to facilitate the move towards zero carbon and securing energy supply, recognising that different character areas and development types will have different opportunities for achieving CO₂ reductions.
- 5.26 Identifying areas for development where there is good potential for decentralised energy generation provides the essential link needed between delivering local plan making and meeting national objectives for reducing reliance on fossil fuels.
- 5.27 The UK is committed to reducing its greenhouse gas emissions by at least 80% by 2050, relative to 1990 levels. Building use in the UK contributes about 50% of the UK's CO₂ emissions, therefore it is important that any new buildings are as energy efficient as possible, in order to help meet these ambitious targets. Changes to the Building Regulations will introduce tighter standards for CO₂ emissions; after 2016 it is envisaged that all new residential buildings will be zero carbon homes, for non-residential buildings a similar requirement is expected to be introduced in 2019.
- 5.28 Due to the scale of the allocation, the Cutacre employment development area is identified for both target 1 and target 2 typologies, as the ability to reduce CO₂ emissions through the use of low and zero carbon technology is dependent on the type of energy required by the specific development. For example, some industrial processes may require large amounts of heat and comparatively little electricity, whereas refrigerated storage may require significant amounts of electricity but very little heating.
- 5.29 The designation of target 3 for housing allocations does not preclude developers from coming forward with opportunities for micro-generation in other areas, nor does it prevent

more ambitious projects for the generation of low and zero carbon energy in these areas; however there is no need to identify these through policy or site allocations.

Key delivery items – Cleaner Greener – Decentralised, renewable and low carbon energy development locations (C8AP)				
Item	Cost and funding	Who	Delivery	Time frame
Assessment of planning applications	Planning application fees	Bolton Council Planning Control	In line with Planning Control targets	On-going

Measuring Delivery – Cleaner Greener – Decentralised, renewable and low carbon energy development locations (C8AP)
Core Strategy Objectives met: SO10
Indicators (and targets)
Carbon dioxide emissions within the scope of influence of local authorities
Flexibility and phasing
The council will apply this policy flexibly by considering it as part of an assessment of the costs and benefits of a development.

The Built Environment

Landscape character

- 5.30 The Proposals Map shows landscaped character areas.

Heritage and Design

- 5.31 The Proposals Map shows the location and extent of conservation areas, historic parks and gardens, and ancient monuments.

6 Strong and Confident Bolton

Housing

Allocations of Land

- 6.1 A number of new allocations for housing were identified through the Strategic Housing Land Availability Assessment and the Allocations Plan call for sites. Sites over a 0.4 ha size threshold were selected and assessed through a Sustainability Appraisal. Those sites considered appropriate for housing use are identified on the Allocations Plan Map and associated schedule of sites in Appendix 4.
- 6.2 The Core Strategy sets out a requirement of 694 dwellings per annum during 2008-2026. Since 2008 a total of 1,754 net new dwellings have been completed leaving the Allocations Plan to make provision for 10,738 for the period 2012-2026.
- 6.3 Specific sites over 0.4 ha in size have been identified for housing on the Proposals Map sufficient to accommodate 5,912 new dwellings.
- 6.4 In addition the strategic mixed use proposal for Horwich Loco Works which has already been allocated through the Core Strategy will provide around 1,600 units.
- 6.5 With the exception of Westbrook (the former Manchester Road college site) the Proposals Map does not identify any other specific sites within Bolton town centre. However it is anticipated that around 1,831 units can be delivered within Bolton town centre on sites of 0.4 ha and above.
- 6.6 Housing development will also continue to come forward on sites of less than 0.4 ha that are not identified on the Proposals Map. Evidence from the SHLAA suggests that a small site allowance of 90 dwellings is appropriate which would yield 1,260 units over the years from 2012 to 2026. At April 2012 there is an outstanding capacity of 856 from small sites with planning permission.
- 6.7 In addition Bolton has a legacy of windfall sites becoming available through the redevelopment of former built uses. It is anticipated that this will continue in line with the Core Strategy's approach to regeneration.
- 6.8 The Allocations Plan does identify areas for comprehensive mixed used development under Policy P1. Sites are identified at Moses Gate, Halliwell Mills, Higher Swan Lane/Sunnyside, the former British Aerospace site (Lostock) and The Greenwood (Chorley New Road, Horwich). Housing is a key component in driving the regeneration of these areas and will provide additional housing opportunities.

Cultural and community provision

- 6.9 The Core Strategy adequately covers the community cohesion aspect of spatial planning in Bolton, and the Allocations Plan does not contain any community cohesion related changes to the Proposals Map or additional policies.

Appendix 1: Allocated employment land

Site ref	Site name	Site size (ha)	Core Strategy Location			
			M61 Corridor	Renewal Areas	Outer Areas	Bolton Town Centre
1P1.1	Bolton town centre	25-35				*
2P1.1	Barrs Fold Close	0.47	*			
3P1.1	Horwich Loco Works	15-20	*			
5P1.1	Cutacre (net development area)	80	*			
6P1.1	The Linkway, Middlebrook	0.94	*			
7P1.1	St. Peters Business Park A	0.94		*		
8P1.1	Watermead	3.79		*		
9P1.1	Mill Street	0.53		*		
10P1.1	Mill Street/Mule Street	0.74		*		
11P1.1	Stone Hill Road	0.60		*		
12P1.1	Express Industrial Estate B	0.77		*		
13P1.1	Undershore Works	0.81		*		
	Total	129.59-144.59	96.41-101.41	8.18	0	25-35

Appendix 2: Protected employment land

Site Ref	Site name	Site size (ha)
1P1.2	Middlebrook Business Zone	12.24
2 P1.2	Lostock Industrial Estate (Mansell Way)	12.16 16.03
	Lostock Industrial Estate (Lynstock Way)	27.35 55.54
	Lostock Industrial Estate (Lostock Lane)	
	Lostock Industrial Estate (Total)	
3 P1.2	Wingates Industrial Estate	58.45
4 P1.2	The Valley	34.21
5 P1.2	Express Industrial Estate	17.28
6 P1.2	Europa Industrial Estate	12.41
7 P1.2	Lyon Industrial Estate	9.18
8 P1.2	Great Lever Employment Area	43.36
9 P1.2	Crescent Road and Manchester Road	5.29
10 P1.2	Bury Road/Brightmet Fold Lane	14.68
11 P1.2	Raikes Lane	10.91
12 P1.2	Tonge Bridge	3.27
13 P1.2	Thornbank Industrial Estate	3.79
14 P1.2	Edge Fold	7.09
15 P1.2	Station Road, Blackrod	11.38
16 P1.2	Crown Lane/Lodge Bank, Horwich	6.09
17 P1.2	Mill Hill	20.59
18 P1.2	Pearl Brook	1.06
19 P1.2	Bella Street/St. Helens Road	3.98
21 P1.2	Ox Hey Lane Industrial Estate	2.18
22 P1.2	Mayfield Avenue Employment Area	2.2
23 P1.2	Land bound by Manchester Road and St. Peter's Way	1.09
24 P1.2	Salford Road, Over Hulton	12.95
	Total	349.22

Appendix 3: Comprehensive development mixed use sites

Site Ref	Site name	Site size (ha)	Core Strategy Location			
			M61 Corridor	Renewal Areas	Outer Areas	Bolton Town Centre
1P6AP	Moses Gate	18.34		*		
2P6AP	Halliwell Mills	8.13		*		
3P6AP	Higher Swan Lane/Sunnyside	11.54		*		
5P6AP	The Greenwood	0.58			*	
6P6AP	British Aerospace	7.46	*			
7P6AP	Crompton Way/Bolton Point	13.41		*		
	Total	59.46	7.46	51.42	0.58	0

Appendix 4: Allocated Housing Land

Allocations Site Ref	Site Name	Size (Ha)	Yield	Land Type	Core Strategy Area
1SC	Westbrook	3.06	100	Brownfield	Town Centre
2SC	Chadwick Street Campus	3.02	120	Brownfield	Inner Bolton
3SC	Folds Road / Turton Street	1.54	97	Brownfield	Inner Bolton
4SC	Moss Rose Mill	1.34	72	Brownfield	Little Lever and Kearsley
5SC	Union Road / Yates Street	1.57	17	Brownfield	Inner Bolton
6SC	Firwood School	1.84	66	Brownfield	Inner Bolton
7SC	Tonge Mill	0.70	24	Brownfield	Inner Bolton
8SC	Arcadia—Waters Meeting Road	4.55	78	Brownfield	Inner Bolton
9SC	Rushlake Drive	0.70	46	Greenfield	Inner Bolton
10SC	Eskrick Street	0.47	19	Greenfield	Inner Bolton
11SC	Nuffield House	3.66	92	Brownfield	Inner Bolton
12SC	Wordsworth Mill	0.70	25	Brownfield	Inner Bolton
13SC	Brownlow Folds Mill	1.06	24	Brownfield	Inner Bolton
14SC	Tennyson Mill/Brownlow Fold Mill	0.98	45	Brownfield	Inner Bolton
15SC	Former Wolfenden School	0.62	25	Brownfield	Inner Bolton
16SC	Gilnow Mill	1.62	99	Brownfield	Inner Bolton
17SC	Gilnow Gardens	1.58	51	Greenfield	Inner Bolton
18SC	Dinsdale Drive	0.77	35	Brownfield	Inner Bolton
19SC	Garnet Fold	3.90	117	Greenfield	Inner Bolton
20SC	Nixon Road South	1.06	48	Brownfield	Inner Bolton
21SC	Hayward School Site	2.28	94	Brownfield	Inner Bolton
22SC	St Paul's Mill	0.78	17	Brownfield	Inner Bolton
23SC	Back Minorca Street	0.56	23	Greenfield	Inner Bolton
24SC	Derby Street / Rothwell Mill	4.39	165	Brownfield	Inner Bolton
25SC	Mather Street Mill	0.55	46	Brownfield	Inner Bolton
26SC	Greenland Road	0.45	20	Brownfield	Inner Bolton
27SC	Hartford Tannery	1.96	88	Brownfield	Inner Bolton

28SC	T Sutcliffe and Co Ltd, Weston Street	0.68	36	Brownfield	Inner Bolton
29SC	Astley Lane	2.89	65	Brownfield	Inner Bolton
30SC	Temple Road	3.70	87	Brownfield	Inner Bolton
31SC	Dealey Road	1.01	45	Greenfield	West Bolton
32SC	Heaton Grange	1.77	48	Greenfield	West Bolton
33SC	Moorside and the Marklands	0.40	12	Brownfield	West Bolton
34SC	Garthmere	0.77	15	Greenfield	West Bolton
35SC	Moss Lea Site	0.80	36	Greenfield	North Bolton
36SC	Brook Saw Mills	0.50	22	Brownfield	North Bolton
37SC	Longsight CP School	1.76	79	Brownfield	North Bolton
38SC	86 Chapeltown Road	0.65	14	Brownfield	North Bolton
39SC	Darwen Road	0.41	18	Brownfield	North Bolton
40SC	Hollycroft Avenue	0.94	34	Brownfield	Brightmet
41SC	St. Osmonds Primary	0.91	41	Brownfield	Brightmet
42SC	Back Bury Road	0.49	22	Brownfield	Brightmet
43SC	Deepdale Road	0.49	22	Greenfield	Brightmet
44SC	St. Andrew's Primary Playing Field	0.63	55	Greenfield	Brightmet
45SC	St. Andrew's Primary School Site	0.60	30	Brownfield	Brightmet
46SC	Wasdale Avenue	0.38	19	Greenfield	Brightmet
47SC	Brightmet Hall IV	1.79	80	Brownfield	Brightmet
48SC	St Catherine's - Woodlands Close	0.70	32	Greenfield	Brightmet
49SC	Earls Farm	2.34	53	Greenfield	Brightmet
50SC	Radcliffe Road 6	0.49	22	Greenfield	Little Lever and Kearsley
51SC	Riversdale Mill	0.59	16	Brownfield	Little Lever and Kearsley
52SC	Park Road	0.72	39	Greenfield	Little Lever and Kearsley
53SC	Victory Road	0.48	26	Greenfield	Little Lever and Kearsley
54SC	Lever Gardens	0.79	43	Brownfield	Little Lever and Kearsley
55SC	Tarmac	2.24	101	Brownfield	Little Lever and Kearsley
56SC	Creams Paper Mill	1.48	96	Brownfield	Little Lever and

					Kearsley
57SC	Holcombe Close	0.52	23	Greenfield	Little Lever and Kearsley
58SC	Gorses Road	0.85	38	Greenfield	Little Lever and Kearsley
59SC	Suffolk Close	0.43	16	Greenfield	Little Lever and Kearsley
60SC	Long Lane /Radcliffe Road	1.00	27	Brownfield	Little Lever and Kearsley
61SC	Minerva Road	0.71	32	Brownfield	Farnworth
62SC	Redgate Way	1.57	70	Brownfield	Farnworth
63SC	Carr Drive	1.11	50	Brownfield	Farnworth
64SC	Redgate Way - 014A	0.72	32	Greenfield	Farnworth
65SC	Highfield Road	0.37	13	Greenfield	Farnworth
66SC	Dean Close	1.17	25	Greenfield	Farnworth
67SC	Blindsill Road	2.53	94	Greenfield	Farnworth
68SC	Century Motors	0.64	24	Brownfield	Farnworth
69SC	Century Lodge	0.70	32	Greenfield	Farnworth
70SC	Manor Garage	0.61	33	Brownfield	Farnworth
71SC	The Hollies	0.45	24	Brownfield	Farnworth
72SC	Old Hall Street	0.42	64	Brownfield	Farnworth
73SC	Bent Street Works	0.69	41	Brownfield	Farnworth
74SC	Harrowby Mill	0.86	23	Brownfield	Farnworth
75SC	Clare Court	1.50	79	Brownfield	Farnworth
76SC	Part Street	1.67	90	Greenfield	Westhoughton
77SC	James Street	0.76	31	Brownfield	Westhoughton
78SC	Leigh Common	1.19	43	Greenfield	Westhoughton
79SC	Armor Holdings	1.69	86	Brownfield	Westhoughton
80SC	Roscoe's Farm	3.78	170	Greenfield	Westhoughton
81SC	Edges Farm	0.56	15	Brownfield	Westhoughton
82SC	Lostock Hall Farm	0.95	26	Brownfield	Horwich and Blackrod
83SC	Land at Lostock Lane	7.83	316	Brownfield	Horwich and Blackrod
84SC	Ox Hey Lane	0.98	26	Brownfield	Horwich and Blackrod
85SC	Swallowfield Hotel and	1.69	67	Brownfield	Horwich and

	Brazley Site				Blackrod
86SC	Mount Street	2.23	71	Greenfield	Horwich and Blackrod
87SC	Chortex Mill and Meadows	4.17	169	Brownfield	Horwich and Blackrod
88SC	Berne Avenue	0.46	17	Greenfield	Horwich and Blackrod
89SC	Crown Lane	0.45	16	Greenfield	Horwich and Blackrod
90SC	Manchester Road	0.55	30	Greenfield	Horwich and Blackrod
91SC	Century Mill	1.36	61	Brownfield	Farnworth
92SC	Farnworth Industrial Estate	1.04	52	Brownfield	Farnworth
93SC	Devonshire Road	1.68	60	Greenfield	Inner Bolton
94SC	Oldham's County Primary	0.79	32	Brownfield	North Bolton
95SC	Horwich College	1.88	76	Brownfield	Horwich and Blackrod
96SC	Singleton Avenue	1.17	53	Greenfield	Horwich and Blackrod
97SC	The Woodlands	0.61	27	Brownfield	Inner Bolton
98SC	Campbell Street	0.85	35	Brownfield	Farnworth
99SC	Romer Street Works and Health Centre	0.76	30	Brownfield	Inner Bolton
100SC	Beehive Mills	3.62	200	Brownfield	Inner Bolton
101SC	Galebrook Nursing Home	0.55	3	Brownfield	North Bolton
102SC	Lark Hill	0.41	28	Brownfield	Farnworth

Appendix 5: Replacement of Saved UDP Policies

UDP saved policy number	UDP saved policy title	Proposed Replacement Allocations Plan Policy
R2	Protected Open Land	CG6AP
R3	Diversification in the Countryside	Not replaced
G1	Green Belt	CG7AP
G2	Control of Development in the Green Belt	CG7AP
G3	Re-use of Buildings in the Green Belt	CG7AP
G4	Infilling in the Green Belt	CG7AP
G5	Infilling at major development sites in the Green Belt	CG7AP
G6	Wallsuches Bleachworks, Horwich: A major developed site in the Green Belt	Not replaced
N8	Trees in Conservation Areas and TPO	Not replaced
EM5	Derelict Land & Buildings	Not replaced
EM9	Hazardous Installations	Not replaced
D4	Advertisements	Not replaced
O6	Development at Waterside Locations	Not replaced
O7	Public Rights of Way	P10AP
A14	Park and Ride Facilities	Not replaced
A15	Protection of Former Railway Lines	Not replaced
A18	The Road Network	P9AP
A19	Road Schemes and Improvements	Not replaced
E6	Improvement of Existing Industrial Areas and Premises	Not replaced
TC3	Evening Economy Zone	Not replaced
TC4	Protection of Core Shopping Areas	Not replaced