

Blackrod Neighbourhood Plan

Summary of representations submitted to the independent examiner

Respondent	Summary of representation
Hollins Strategic Land	Makes a wide variety of comments with a focus on housing policies. The policies do not reflect the findings of the housing needs assessment in quantity and type of housing. There should not be a reliance on windfall sites being developed (i.e. sites that are not identified in the plan). A sustainability impact should have been carried out. Policies should be flexible about the location of new development, design, and vistas and views. Economic growth could be focussed around the transport hub of Blackrod Station.
Jones Homes	A site on the A6 Blackrod bypass is a sustainable and deliverable location for housing, should be removed from the Green Belt and identified for housing. The housing requirement should be a minimum number. There should be greater flexibility on policies on housing mix, design and planning contributions. The local occupancy policy is inappropriate. The policy on the site allocated for housing development does not allow it to meet the overall housing needs of Blackrod and overestimates the number of homes that could be provided.
Coal Authority	There are risks from recorded coal mining legacy in the area including on the site allocated for housing; this should be referred to in the Plan.
Savills (on behalf of Leigh Pemberton Estate)	A site at Manchester Road is a sustainable location for new housing development. It should be removed from the green belt and identified for housing. There should be a more flexible approach to design and to planning contributions.
United Utilities	Highlights UU's responsibilities and requirements on new development, including the need to dispose of surface water in the most sustainable way.
Savills (on behalf of Legal and General Property Partners (Industrial Fund) Ltd and Legal and General Partners (Industrial) Nominees Ltd	Blackrod Industrial Estate on Station Road would be a suitable site for housing development to meet the shortfall of housing land in Bolton. The Neighbourhood Plan should be delayed until the emerging Bolton Local Plan is developed. The policies allow limited flexibility for identified employment sites to change to other uses. The policy supporting the improvement of the Industrial estate is unnecessary because it is suitable for other uses.

National Grid	Identifies the need to take into account a high pressure gas transmission pipeline that runs through Blackrod. Gives general advice about considerations that need to be taken into account on the electricity and gas distribution network.
Historic England	No additional comments on the Plan.
Homes England	No comment on the Neighbourhood Plan.
Horwich Town Council	Note the matter without comment.
Natural England	No specific comment.
Sport England	The Neighbourhood Plan should reflect national planning policy on sport, and sport England's guidance.
Branislav Kobylan	Does not agree that communities should have power to produce neighbourhood plans.