

**CAPITAL&CENTRIC Farnworth.
Consultation Report.
February 2021.**



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1. Introduction

This report has been created by Font Communications on behalf of client CAPITAL&CENTRIC Limited (hereafter referred to as 'the applicant') to set out the pre-application consultation activities undertaken by the applicant and its professional team in support of plans to redevelop the former Farnworth market precinct and deliver a new mixed-used community in Farnworth town centre.

A detailed description of the proposed development is provided in the Planning Statement and Design and Access Statement. However, a summary is set out below.

The £50m plans will transform the former Farnworth market precinct, helping to drive forward Bolton Council's ambitious masterplan to regenerate and reboot Farnworth town centre. The applicant is proposing around 220 new residential dwellings and a 3,200 sq.m commercial area. A new public square is planned, which could create a new destination for events, culture, leisure, hospitality and community uses. The plans include a new linear park linking to Farnworth Central Park to bring green open space into the heart of the community and deliver wellbeing benefits for new and existing residents. A new flexible space for community uses and events is proposed, which could host vintage fairs, art galleries and pop ups, as well as new spaces to host a range of leisure occupiers, which could include café-bars, delis, a mini-cinema, gym and co-working spaces.

The applicant is committed to meaningfully engaging local residents and stakeholders and took an open and inclusive approach to consultation. The consultation was undertaken in February 2021 to help shape the proposals and included:

- Varied methods of engagement, including community contact points; information on the dedicated Farnworth consultation website; a newsletter including a questionnaire sent directly to local residents and businesses; a live Q&A webinar; and promotion of the consultation through social media channels
- A series of virtual meetings offered and held with key stakeholders and interested parties
- A proactive approach to engagement with the media

This report presents an overview of the views and feedback from the consultees that have been engaged in the process. All the comments received during the consultation have been logged and analysed and, where appropriate, taken into account in the development of the planning application. These comments have assisted in understanding the issues that are of most interest to consultees; especially those residing in the surrounding local community.

2. Methodology

2.1 National policy on consultation

Community involvement is an essential part of the planning process and helps to ensure that development is shaped by local views. The applicant recognises that community involvement is an integral and important component of planning and its approach to consultation with the local community reflects this.

While there is no legal requirement to undertake pre-application consultation on most planning applications, it is widely recognised that involving local communities leads to better development. Consultation provides the opportunity to glean information and ideas from a local community which can enrich a scheme. It also provides the opportunity to understand local concerns and aspirations.

The National Planning Policy Framework (NPPF), revised in February 2019, encourages applicants to undertake pre-application consultation. Paragraph 39 states: “Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality preapplication discussion enables better coordination between public and private resources and improved outcomes for the community.”

The NPPF also states that local planning authorities should encourage those applicants, who are not already required to do so by law, to engage with the local community before submitting their applications: “Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer” (Paragraph 40).

2.2 Bolton Council’s Statement of Community Involvement (SCI)

All local planning authorities are required by law to adopt a Statement of Community Involvement (SCI) setting out how consultation takes place on planning issues. Most SCIs also provide guidance to developers on how they should undertake pre-application consultation within the local community.

In designing the engagement strategy for the Farnworth consultation, the applicant has taken into account the recommendations and guidance in Bolton Council’s SCI. Adopted in 2020, it encourages developers to carry out pre-application consultations on major development proposals. The guidance includes suggested consultation methods e.g., circulate a leaflet or letter outlining the proposals within the vicinity; arrange a meeting with groups in the community; hold public exhibitions; hold interactive workshops to invite feedback from the community; and make details of the proposals available to the public. It also encourages developers to engage with the Council members for the site.

The approach to engagement was agreed with officers at Bolton Council ahead of launching the consultation.

2.3 Font Communications

Specialist consultants Font Communications were engaged to design and implement consultation on the plans and report back on the results. Font Communications is an independent communications consultancy specialising in consultation relating to planning applications.

3. Consultation methods

3.1 Overview of consultation

The consultation was launched on 1st February 2021 and closed on 15th February 2021.

Due to the limitations of consulting during the COVID-19 lockdown the applicant was not able to hold a public event or any face-to-face meetings. However, the team adapted the approach to include a variety of other online and offline methods to ensure a wide reach. These are outlined below.

The consultation approach, including the distribution area, was agreed with officers at Bolton Council and was shaped with the benefit of feedback from local councillors.

3.2 Identifying stakeholders

As part of the consultation, various local stakeholders in the vicinity of or with a likely interest in the proposal were identified.

The stakeholder list included:

- Councillors and officers at Bolton Council
- The relevant Member of Parliament for the Site, Yasmin Qureshi MP (Bolton South East)
- Other interest groups such as Farnworth Steering Group, local education and health providers, Farnworth Library, and local businesses

This was agreed with the input of Bolton Council planning authority to ensure that no relevant groups or key stakeholders had been missed.

3.3 Engagement with local planning authority

Various pre-application discussions were held with Bolton Council at an early stage and throughout the project's development to assist in gaining an understanding of key issues. Further detail can be found in the Planning Statement.

3.4 Newsletter

As part of the consultation, a newsletter was sent to a 0.5 mile radius of the site, including 4,765 homes and businesses within the local area. The newsletter introduced the project, provided details of the consultation, publicised the contact channels and included a tear off questionnaire which could be returned to the project team via Freepost. The newsletter can be viewed at Appendix 1. The distribution area for the newsletter can be viewed at Appendix 2.

3.5 Project website

Launched on 1st February 2021, the dedicated project website <https://farnworthreboot.co.uk/> was created to provide visitors with information about the scheme, the consultation, FAQs, and acts as a hub for further updates as the project develops. The website also included the questionnaire which people were able to complete online.

The website was promoted through the stakeholder letters, newsletter, press releases, and social media channels. It can be viewed at Appendix 3.

3.6 Questionnaires

A questionnaire was developed to seek feedback on the proposals. Consultees were able to either complete the questionnaire in hard copy (if they received a copy of the newsletter in the post) or on the project website. Interested parties outside of the distribution area for the newsletter could also request a hard

copy of the questionnaire by phone or email. An overview of responses to the questionnaire can be read in section 4 of this report.

3.7 Stakeholder letters and meetings

All identified stakeholders were written to upon the launch of the consultation, enclosing a copy of the newsletter and inviting them to sign up and attend the live Q&A webinar. An example copy of the letter can be viewed at Appendix 4.

Letters to stakeholders proactively offered the opportunity to have an online meeting with members of the project team (due to COVID-19 restrictions) to discuss the proposed development in further detail and address any questions directly.

Meetings were held with:

- Council Leader, Deputy Leader, and members representing Farnworth, Kearsley and Harper Green wards
- Farnworth Steering Group

Following her attendance at the live Q&A webinar, a meeting is also being arranged with Yasmin Qureshi, the local MP for the site, to discuss the submitted scheme.

3.8 Live Q&A

Recognising that a public or face-to-face event was not possible due to the COVID-19 lockdown, the applicant held a live Q&A webinar as part of the consultation which was attended by various members of the project team. This was advertised in the newsletter, via the press release and social media channels and took place on 8th February 2021. Attendees were able to submit their questions in advance or during the event via the chat function. A recording of the webinar was posted on the website following the event.

3.9 Community contact points

There are an established a set of community contact points for the scheme which were advertised during the consultation:

- Freephone Information Line: 0800 689 1095
- Email: info@farnworthreboot.co.uk
- Freepost address: Freepost HAVE YOUR SAY (no stamp required)

Contact with the team was recorded and responded to where a response was requested or appropriate. Where possible, those who contacted the project team were directed to further resources or encouraged to participate in the consultation.

3.10 Press releases and awareness raising

As part of the consultation strategy, the applicant took a proactive approach with local and regional media outlets in order to encourage participation in the consultation and inform a wider audience of the proposed development.

A press release was issued in December 2020 to announce that a deal had been reached with the local authority to redevelop the former Farnworth market precinct. A further consultation launch press release was issued to media outlets in February 2021 to provide an overview of the proposed development and information on how local residents, stakeholders and interested third parties could participate the consultation. These can be viewed at Appendix 5.

The releases were covered in the Manchester Evening News, The Bolton News, as well as publications in the property and business sector including Place North West, North West Business Desk and North West Insider, Business Live and regional culture press such as Manchester's Finest, I Love Manchester and Proper Manchester.

Wider awareness raising activity was also undertaken to provide information to local residents and stakeholders and encourage participation in the consultation, including:

- Engaging content posted across the applicant's social media channels – which have circa 15,000 followers. Paid for advertising was used to reach out to a wider audience. Example social media posts can be viewed in Appendix 6
- Interview was held with Bolton FM and the consultation was publicised by BBC Radio Manchester
- Newsletters were made available for pick up at Farnworth Library
- Bolton Council posted information on how to engage in the consultation process across its social channels and consultation page. The local authority also supported in utilising its wider owned and partner channels to help amplify the consultation across its networks:
 - Feature on <https://www.investinbolton.com> homepage and Farnworth page linking to website (now live)
 - Invest in Bolton e-newsletter to Farnworth subscribers (featured in two weekly newsletters)
 - Bolton Council and Visit Bolton banners linking to online consultation
 - Feature on Business Bolton website
 - Issued consultation collateral to Bolton College and Farnworth based schools
 - Issued consultation collateral to NHS Bolton staff

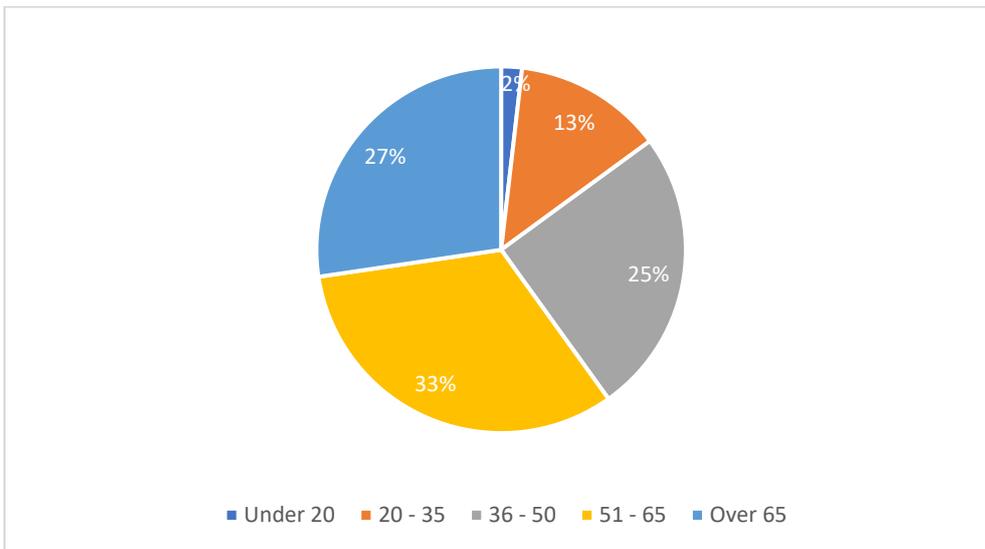
4. Feedback

This section of the report provides an overview of the comments that were made throughout the consultation. This encompasses feedback from the variety of methods and channels outlined in the previous section of the report, including views received via responses to the questionnaire and via calls and emails.

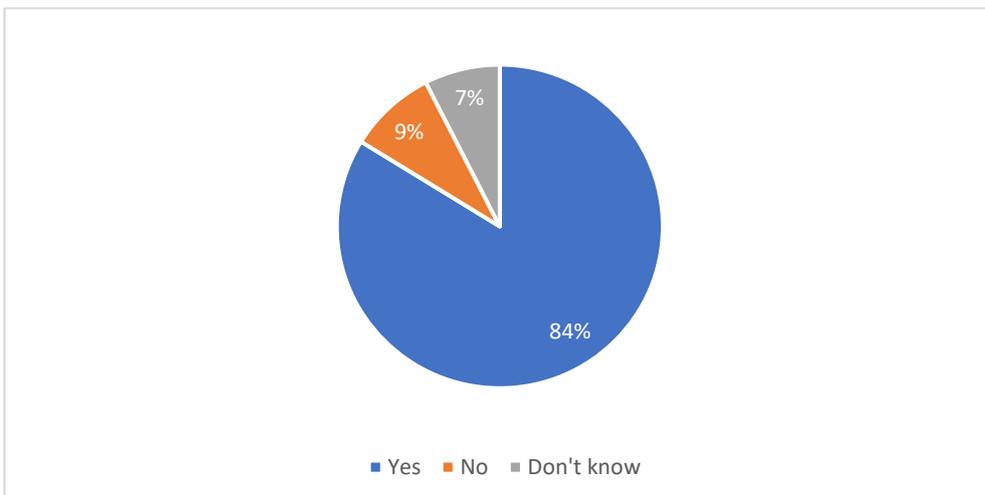
4.1 Newsletter questionnaire responses

333 questionnaires were completed (132 hard copies and 201 online via the website). A map of respondents' post codes has been created, which can be viewed at Appendix 7.

The questionnaire sought to understand the demographic of those who participated. The breakdown of ages of respondents (where stated) is shown below.



Question 1 - Are you pleased to see our plans to redevelop the former market precinct and create a new community in Farnworth town centre with up to 200 homes?



Question 2 What do you think about the plans to create a new public square and linear park?

A variety of comments were received in relation to this question:

- The majority of respondents expressed support for the proposals to create a new public square and linear park
- Support for regenerating the site and creating a new community hub in the town centre
- A large number of respondents commented on their support for delivering more green space, planting and landscaping in the town centre, as well as linking the scheme with Central Park
- Some respondents raised concerns about the potential for anti-social behaviour around the new public square
- Respondents noted the scheme's potential to boost town centre footfall and visitors
- A number of respondents highlighted the health and wellbeing benefits that the proposed linear park could have
- A number of respondents commented on the need for new investment in public space, and town centre hospitality, leisure and retail amenities
- A number of respondents commented on their desire to see the plans used as an opportunity to attract independent operators and host markets and events
- A small number of respondents questioned if the proposals represent value for money and are deliverable
- Respondents welcomed the creation of new town centre space that caters for families

Question 3 What do you think about the plans for a new flexible space for community uses and events?

A variety of comments were received in relation to this question:

- Respondents predominantly commented in support for the provision of a flexible space for events, pop ups and markets at the site
- A number of respondents expressed their desire to ensure that the flexible space is accessible to local community residents and groups
- Respondents commented on the need to ensure that potential paid for events are set at an accessible price point
- A number of respondents noted that the plans would strengthen the sense of community in the town centre
- Highlighted the job creation and economic growth benefits of hosting town centre events
- A number of respondents commented that the proposals could help improve the vibrancy of the town centre
- Noted concerns on the potential for events to attract anti-social behaviour
- Asked about the potential for delivering a youth focussed community facility as part of the scheme
- A number of respondents suggested that the site should provide units for independent operators and that rents should be set at a level that is accessible for local businesses
- A small number of respondents questioned if the proposals are viable and deliverable

Question 4 - What kind of amenities, such as café-bars, delis, a mini-cinema, gym and co-working spaces, would you like to see as part of the scheme?

A variety of comments were received in relation to this question:

- Support for delivering a range of high quality food and drink outlets, including café, bar, restaurant, deli, tap room, wine bar, butcher, baker, and ice cream parlour

- Support for including a retail offer and enhancing the current town centre retail offer. Example suggestions include florists, shoe shop, clothing shops, book shop, newsagent, and convenience store.
- Suggested the provision of new leisure facilities, such as cinema (indoor / outdoor), theatre, gym and bowling alley
- Support for hosting pop ups, markets, music and culture events
- Comments on the need to provide amenities that are appropriate and attractive for Farnworth's youth population
- Suggested the provision of creative, culture, co-working, multi-use sport amenities, and health and wellbeing classes such as Yoga and Zumba
- Questioned if the scheme could host a new local health centre
- A small number of respondents expressed concern that the scheme could draw trade away from existing retail and leisure operators in the town centre
- A number of respondents suggested that the site should provide units for independent operators and that rents should be set at a level that is accessible for local businesses
- Noted concerns on the potential for the delivery of new town centre amenities to attract anti-social behaviour
- Suggested the provision of a youth club

Question 5 Please use this space to add any other comments

A variety of comments and suggestions were received including:

- Support and demand for the regeneration and redevelopment of the site
- Explore opportunity for additional spaces at the site, such as a youth or community centre.
- Support for the provision of green spaces and open spaces with leisure activities
- Ensure the scheme appeals to a wide age range with its amenity offer
- Support for creating new jobs and apprenticeship opportunities through the construction of the scheme
- Support for enhancing cycle, pedestrian and public transport links
- Ensure adequate parking and explore potential for delivering free visitor parking
- Provision of affordable homes
- Ensure market housing is offered at a price point that is accessible to the local population
- Support for delivering owner occupier housing
- Highlighted the benefits of prioritising brownfield development
- Maximise opportunities to encourage wildlife and environmental sustainability of the area
- Explore opportunities for incorporating renewable energy infrastructure and electric vehicle charging points into the scheme
- A minority of respondents raised a variety of concerns, including: potential impact on the local area through the construction process; traffic impact; the need for housing; potential anti-social behaviour; scheme density; deliverability; cost of the scheme; potential increased pressure on local services and infrastructure caused by new town centre homes and residents; impact on existing town centre businesses; and use of public money to deliver the scheme

4.2 General enquiries

During the consultation period 12 enquiries were received via the community contact channels. These covered a variety of topics including: enquiries on the consultation process and scheme delivery; requests for further information on supply chain opportunities; interest in becoming a commercial occupier at the site; general questions around the shape of the scheme. All enquiries are being responded to individually.

5. Responses

All of the comments received during the consultation have been carefully considered and where appropriate taken into account in the development of the planning application. This section of the report sets out sample comments and how the applicant has responded to the issues raised during the consultation.

Topic	Sample comments	Response
Regeneration	<ul style="list-style-type: none"> • I am so pleased regarding the regeneration of Farnworth as it is much overdue. The plans look very exciting • I think this is a great idea, but it must be looked after to ensure it's kept clean, green, attractive and safe • I think it's a great idea to attract other people to visit and for the small businesses nearby to be supported • Hopefully looking at up and coming regenerated areas will give an insight into what Farnworth needs ie. Stockport regeneration • I think it's a fantastic idea, its exactly what the community needs 	<p>The scheme will breathe new life into a Brownfield site and transform the former Farnworth market precinct into a thriving new mixed-use community in the town centre.</p> <p>The redevelopment of the former market precinct is a key part of Bolton Council's town centre masterplan for Farnworth. The proposals will help drive forward the council's ambitious vision for rebooting the town centre.</p> <p>The transformation of Farnworth town centre is also being supported by government funding. In December 2020 Farnworth was awarded over £13m from the government's Future High Street fund, which aims to help renew and reshape town centres and high streets in a way that drives growth, improves resident and visitor experience, and makes them fit and sustainable to thrive into the future.</p> <p>Farnworth is also one of Mayor of Greater Manchester Andy Burnham's Town Centre Challenge areas, a scheme aimed at</p>

		<p>regenerating town centres to help them adapt to changing times, and build on their strengths.</p>
<p>Amenity offer</p>	<ul style="list-style-type: none"> • I would like the amenities to be diverse not just bars and drinking alcohol but perhaps an ice cream parlor, vegetarian restaurant, etc. I think a Co-working space would be a very good idea • Public toilets, small cinema, a youth club where teenagers can go and mix, perhaps a small skating ring would be good, no more nail bars or charity shops, could do with quality clothing and shop • Lots of different types of food outlets from late night cafes to good independently owned restaurants. Music venues for live music DJs as well as art exhibitions and installations. Friendly accepting of all type spaces where everyone can be themselves • Amenities that would attract people day and night including Cafe/Bars and a decent restaurant or two. • I’m not hung up about a full-time cinema but an occasional one at certain times of the year would be great (Christmas and school holiday times). • Local small shops, craft ale bar/ a gin bar would be good. A Tapas style or a Mexican restaurant that provided lunch and evening service would be fantastic. If we can get a “cafe” culture going, that would be fantastic. 	<p>The applicant has sought to engage with the local community, stakeholders and business on the range of amenities that the scheme could offer.</p> <p>The scheme has been shaped with this feedback in mind and the ambition to create a vibrant mixed community in the heart of the town centre that promotes healthy and active lifestyles.</p> <p>Responding to local feedback, a new flexible space for community uses and events is proposed, which will be brought forward to maximise local community access. New space is also proposed to host a range of potential leisure, hospitality and retail occupiers, which could include café-bars, delis, a mini-cinema, gym, co-working spaces and shops.</p> <p>Capital & Centric are experts in community curation and regeneration and will ensure that the mix of amenity and commercial offering will be correct for the Farnworth site and try to not compete with other parts of the town centre. The extensive public realm is intended to offer something new to the town centre that will help boost town</p>

	<ul style="list-style-type: none">• Cheap, good quality gym and pool access. Zumba classes. Painting pottery. Creative classes.• Fun fair for all ages, mini shopping centre, spaces for sport, such as table tennis, fresh groceries Market-farm products.• This is definitely required in Farnworth. Currently, there are few opportunities for the community to engage in social, local area events.• A deli serving healthy food would be a welcome addition. A flexible area which could be used as a theatre for local music/drama groups and a pop-up cinema and meeting/conference space would be very welcome.• Health promotion in Farnworth is very important so an affordable gym or exercise space would be good.• After having a business here for 15 years, I have witnessed nothing but decline here. I am very sceptical about how this will benefit my business.• Very much needed. Would be great to see live events and give Farnworth something to be proud of.• Co-working spaces would be useful, and this could perhaps be linked to a "pop-up" sized Library area, with internet computers, and occasional displays of books etc. from Farnworth Library• I like the public square idea and having a central hub.• The images look great and the artisan market and pop ups will be more than welcome	<p>centre footfall, spending, and attract more people into Farnworth from the surrounding boroughs and towns.</p> <p>Subject to this outline planning application being approved by the council, the applicant will continue to engage with Bolton Council, residents and stakeholders to shape the scheme's amenities offer as part of preparing a detailed planning application.</p>
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	<ul style="list-style-type: none"> • It would be good to have something in the planning for the younger generation • We need space for younger teens, some space for them to go and be safe, cinema and family space 	
Sustainability	<ul style="list-style-type: none"> • Landscaping to give a green feel to the area would be great. • I like the idea of linking Farnworth Park to the centre. We need more green spaces • Outdoor spaces will be more important in post-covid times. Need more green spaces incorporated into schemes. Places for bicycle • Please ensure your flats/homes have parking so it doesn't affect us on King Street • Electric charging points and solar panels on roofs and renewable energy • It must contain an adequate car park to cater for the amenities to avoid congestion • Wondering what parking and traffic management has been looked at • Not so sure about all the housing, as the cars will park and cause more traffic • This is much needed in Farnworth, a venue that is suitable for the community to use alongside services • What will be done about commuter traffic. As much as we're near the train station, there few and far between so that could be concerning for residents already 	<p>The applicant has sought to bring forward proposals for a truly sustainable development that encourages people to walk, cycle and use public transport.</p> <p>Benefiting from its highly sustainable location, the scheme will deliver new walking and cycling links in the town centre. The site is located within walking distance of the train station – connecting to Bolton and Manchester – as well as the refurbished bus station, providing a convenient and sustainable public transport option to travel across the city-region for commuters, visitors and residents.</p> <p>The scheme will also provide approximately 150 car parking spaces. A transport assessment has been undertaken and submitted as part of the application to set out the context and justification for this level of parking provision, and the impact on local transport infrastructure.</p> <p>The development will support the council's ambitions around decarbonisation and green infrastructure, delivering industry-leading construction and energy efficiency standards to futureproof the site,</p>

	<ul style="list-style-type: none"> • Excellent plans as long as it includes plenty of green spaces, including trees, not just boring trees, think about planters with large olive trees and trees which attract birds • The new development needs to create a safe and clean environment that is vibrant • My main concern is the 200 new homes, currently it's difficult to get a doctor's appointments and the one train an hour we get through Farnworth station is packed • Flat surfaces easy to access for all children, disabled and elderly. Green areas to sit and chat, cycle way for bikes etc. • Central secure cycle shelters, public toilets, review of existing car parks, • A green walkway through to the park that would also be good and hopefully people would make more use of the park • Perhaps the walking routes under consideration could include the route to and from the railway station which could be made more attractive • If there's clear walkways and more pedestrian and cycling friendly paths. 	<p>as well as new landscaped open green spaces and new planting throughout the site.</p> <p>The new planting for the Farnworth scheme will not just be made of young plants. The applicant plans to deliver a mix of planting, with a variety of mature and younger plants. The potential for incorporating ivy into some of the new buildings is also being explored.</p> <p>The applicant is working with a specialist landscape consultant to help specify plant species, survey how different planting is affected by natural light, and analyse ground conditions. This work will support the applicant in selecting planting for the scheme that is sustainable and appropriate.</p> <p>A planning statement has been undertaken and submitted as part of the application, which sets out in detail how the scheme is an exemplar of sustainable development and how the impact on local services and infrastructure will be mitigated to help create a robust new town centre community.</p>
<p>Construction noise and disruption</p>	<ul style="list-style-type: none"> • I'm very concerned about how the construction will disrupt residents and what you plan to do to minimise that impact • Good, hope that disruption to local Business is minimised 	<p>In respect of potential disruption during the construction phase, a Construction Management Plan will be agreed with the council that</p>

		<p>ensures the applicant adheres to conditions around operating hours and noise levels.</p> <p>A Noise Assessment has been submitted in support of the application. This outlines the measures in place to minimise external noise for residents and visitors to acceptable levels using appropriate mitigation built into the proposed design. The developer will ensure that any potential negative impact on local businesses will be mitigated as much as possible.</p>
<p>Housing mix</p>	<ul style="list-style-type: none"> • Affordability is a massive point also, I am 24 and am looking to move out, I would love to stay in Farnworth which has always been my home and close to family so if the housing created is affordable I'm sure a lot of people will continue to stay - keeping that history and community feel • Will they be sold or rented, if rented, private or social? What type of house will they be? 1 bed? • Would prefer to see more of all the above including confirmed branded business occupants willing to confirm take-up, rather than 200 additional new homes • I agree it needs something new but certainly not homes, it will be interesting to see who these properties go to • You talk about 200 homes being built? Will these be affordable homes for young families with gardens or high rise apartment blocks? 	<p>The applicant is planning to deliver a housing mix that caters for the variety of local needs but is also able to attract people from further afield, support Bolton's growth ambitions and draw in city centre residents that are looking to relocate to desirable towns and suburban areas in Greater Manchester.</p> <p>A range of tenure types are currently planned for the scheme, with the final tenure mix to be shaped through continued engagement with the local authority and stakeholders, and responding to the market demand.</p> <p>The applicant's approach to residential scheme design often exceeds average national space standards by up to c.50%, and the Farnworth</p>

	<ul style="list-style-type: none"> • When you say 200 homes. That seems quite a lot for such a small space • Are the planned homes going to be private or housing associations? • Great idea, however I'm concerned the plans for housing won't be affordable for the locals as this is not mentioned anywhere, and seems to be trying to attract people from outside to move to Farnworth - creating worries of gentrification and locals not being able to afford to stay. • Will the housing be restricted to owner occupiers committed to creating a community or will you be allowing buy to let owners? 	<p>scheme is also being shaped to deliver above average space standards.</p> <p>The current aspiration is to bring forward levels of affordable housing in line with existing planning policy targets. Since the design is currently progressed only to outline stage there is further detailed work to be done in order to determine if this target can be delivered or even exceeded.</p>
Anti-social behaviour	<ul style="list-style-type: none"> • Good idea but my main concern would be security and anti-social behaviour • The open area under the building could attract anti-social behaviour • Sounds very exciting but there is a lot of anti-social behaviour currently around this area • Good providing adequate security and provision in place to prevent anti-social behaviour or loud music being a very local resident • Reduce betting shops, off licences and anti-social behaviour which has made us only go to Farnworth for essentials as it can be intimidating in the evening • An open area within Farnworth will only encourage anti-social behavior within the open plan are. This will require more policing and Bolton has had cut backs already to policing 	<p>The applicant has substantial experience of working in public and private sector partnerships to deliver schemes of this type that include innovative meanwhile uses and on-site events.</p> <p>The applicant will work closely with the council, community groups and neighbourhood police officers to shape future events and public realm uses, ensuring that they adhere with council licensing policy, prioritise community safety and minimise the potential for anti-social behaviour.</p>

<p>Deliverability and value for money</p>	<ul style="list-style-type: none">• I would be amazed if any of these wonderful sounding plans actually come to fruition.• Exceptional if plans are kept to and not reduced because of usual excuses i.e., lack of funding• Who will run it? Who will fund its upkeep?• I think it's a waste of money. The money should be spent on policing, doctors surgery, funding roads. We do not have the infrastructure to accommodate the public square.• I think it's a wonderful idea. The town needs it.• Excellent idea, it's about time money was invested in Farnworth	<p>The Farnworth market is challenging in terms of viability but the applicant is working to mitigate viability constraints by means of efficient design and innovation in the way that the scheme is funded. The applicant has a strong track record of project delivery and is committed to supporting the vision for Farnworth town centre's regeneration by creating a vibrant mixed-used town centre community.</p> <p>The council has been successful in securing over £13m from the government's Future High Street Fund, which will help support the project and wider regeneration of Farnworth town centre. An additional bid has also been submitted for the Brownfield Land Fund. The delivery of the scheme will be underpinned by private investment.</p>
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6. Conclusion and Next Steps

Throughout this report, the applicant has demonstrated that pre-application engagement and consultation has been inclusive and proportionate to the proposed development. The consultation has also responded to the potential challenges presented by COVID-19 restrictions.

The applicant has placed community and stakeholder involvement at the core of the pre-application programme. By using a variety of methods – including setting-up community contact points; creating the project website; distributing community newsletters and questionnaires; a live Q&A webinar; social media channels; and issuing press releases – the applicant has encouraged involvement and ran a continuous engagement campaign.

The consultation has helped to shape the proposals in a number of ways including:

- Delivery of a new public square, public realm, and new flexible space, providing a new destination for events, culture, leisure, hospitality and community uses
- Inclusion of new outdoor green space and design led linear park in response to the global pandemic, delivering wellbeing benefits
- New space to host a range of potential leisure and hospitality occupiers, including café-bars, delis, a mini-cinema, gym and co-working spaces, helping to transform the Farnworth town centre offer
- Delivery of much needed investment in Farnworth town centre, driving forward the council and Greater Manchester Mayor's vision for regenerating the town centre.
- Provision of high quality new homes in Bolton town centre, with a mix of tenure types to meet the variety of local need and attract new residents from across the city-region and beyond to support the council's growth ambitions

The channels used during the consultation period will continue to operate following submission of the planning application, to ensure interested parties and surrounding communities can keep up to date as the development progresses. This will include updates to the established website; maintenance of communication channels including email address and information line; and proactive measures to update and inform stakeholders following submission and consideration of the applications.

7. Appendices

Appendix 1

Newsletter 1

CAPITAL&CENTRIC

Freeport –
HAVE YOUR SAY.

ABOUT CAPITAL & CENTRIC.



HAVE YOUR SAY.

At Capital & Centric we can't hold a public face-to-face event but there are other ways you can join the conversation.

- Fill in the questionnaire attached to this newsletter and pop it in the post (its free!)
- Check out our website www.farnworthfreeport.co.uk where you can also list in the questionnaire
- Join us for a live online Q&A on the plans of 6pm on Monday 16th February 2021. Sign up on the website.
- Get in touch using the details on the back of this newsletter.

This consultation closes on Monday 16th February 2021 so please send us your comments before then. Your feedback will help shape the plans before we submit a planning application to Bolton Council by the spring.

We can CAPITAL&CENTRIC. We dream up ways to turn unused land and buildings into brilliant new places. We've a track record of taking on buildings that have been deemed for years and coming up with ideas to bring them back to life.

We have great architecture, offset design and everything we build is super energy efficient.

We create sustainable communities, regenerate unused land and buildings, create green buildings, get better and garden parties, hold pop-up & modification classes, make organic living and a whole bunch of other stuff...

It's not just about creating a great space. It's about collecting a healthy lifestyle, culture and community within it. We don't leave an area where we've been but back, that's when we really get to work.



GET IN TOUCH.

Got a question? Give us a shout. Write to us at 'Freeport HAVE YOUR SAY' (no stamp needed).
Call us on 0888 489 1095.
Email us at info@farnworthfreeport.co.uk.
Check out the website www.farnworthfreeport.co.uk.
Follow us on social @Capital&Centric.

CAPITAL&CENTRIC

JOIN THE CONVERSATION ON OUR PLANS FOR A NEW COMMUNITY IN FARNWORTH TOWN CENTRE.



We're creating a vibrant new community in Farnworth and want to know what you think.

Supporting Bolton Council's work to regenerate Farnworth town centre, we're planning for the new 'Me Into the former market precinct' and create a new destination for the city's youth and living point.

Located on King Street in the heart of the town centre, the site is a stone's throw from the train station with easy access into Bolton and Manchester, and near door to the refurbished bus station.

FARNWORTH / PUBLIC CONSULTATION

We want your feedback to help us work up the plans, so come and join the conversation! Just remember to get your comments in by Monday 16th February 2021 when the consultation closes.

Come and chat to us!

Join us for a live online Q&A on the plans of 6pm on Monday 16th February 2021. For more details and to sign up visit www.farnworthfreeport.co.uk.

CAPITAL&CENTRIC



WHAT ARE WE PLANNING?

We want to build a new mixed-use community on the former market precinct site where incredible places to live sit alongside a bustling new public square for art and markets, live events and more. Our vision includes a new linear park linking to Farnworth Central Park, bringing greenery into the heart of the community.

We'll be creating around 200 modern homes that include all the things you can expect from CAPITAL&CENTRIC: stylish design, super energy efficient, and designed for how people actually live.

We're also planning a new flexible space for community uses and events. With a village hall feel, it could host vintage fairs, art galleries or pop-up art bars. There it also be spaces which could be used for coffee bars, clubs, a microcinema, gym or co-working living area.

This consultation is about shaping the scheme together. We're open to ideas, so what do you want to see?

BRIGHT FUTURE FOR FARNWORTH TOWN CENTRE.

This is our first project in Bolton and we're highly excited to be part of transforming Farnworth town centre. We want to create something special and that the local community can be proud of.

We're looking to rebuild and modernise the traditional market town, creating a place that celebrates Farnworth's heritage and strong sense of community and that will draw visitors in.



THE SITE.

The site is the former market precinct which was in place for 50 years until becoming semi derelict in recent years.

It's located in a really sustainable location, a short walk from the train station with easy access into Bolton and Manchester, and on the doorstep of the refurbished bus station, making it an ideal location for commuters.

QUESTIONNAIRE.

Please complete this questionnaire, tear off the slip, fold it in half, include and glue together. Then just pop it in the post and send to 'Freeport HAVE YOUR SAY' - no need to add a stamp!

Need more space? You can write to us using the contact details on the back of the newsletter or fill in the questionnaire online at www.farnworthfreeport.co.uk. All consultation responses must be submitted by Monday 16th February 2021.

Q1. Are you pleased to see our plans to redevelop the former market precinct and create a new community in Farnworth town centre with up to 200 homes?

- Yes
- No
- Don't know

Q2. What do you think about the plans to create a new public square and linear park?

Q3. What do you think about the plans for a new flexible space for community uses and events?

Q4. What kind of amenities, such as coffee bars, shops, a mini-cinema, gym and co-working spaces, would you like to see as part of the scheme?

Please use this space to add any other comments.

ABOUT YOU.

Name _____

Address _____

Postcode _____

Email _____

Phone _____

Age UNDER 20 20-24 25-29 30-34 35-39 40-44 45+

This information is optional but will help us to analyse the information you have provided more effectively and enable us to keep you updated on the project in the future.

Would you like to be kept updated about the project? Yes No

How often would you like to be kept updated about the project? Once Twice

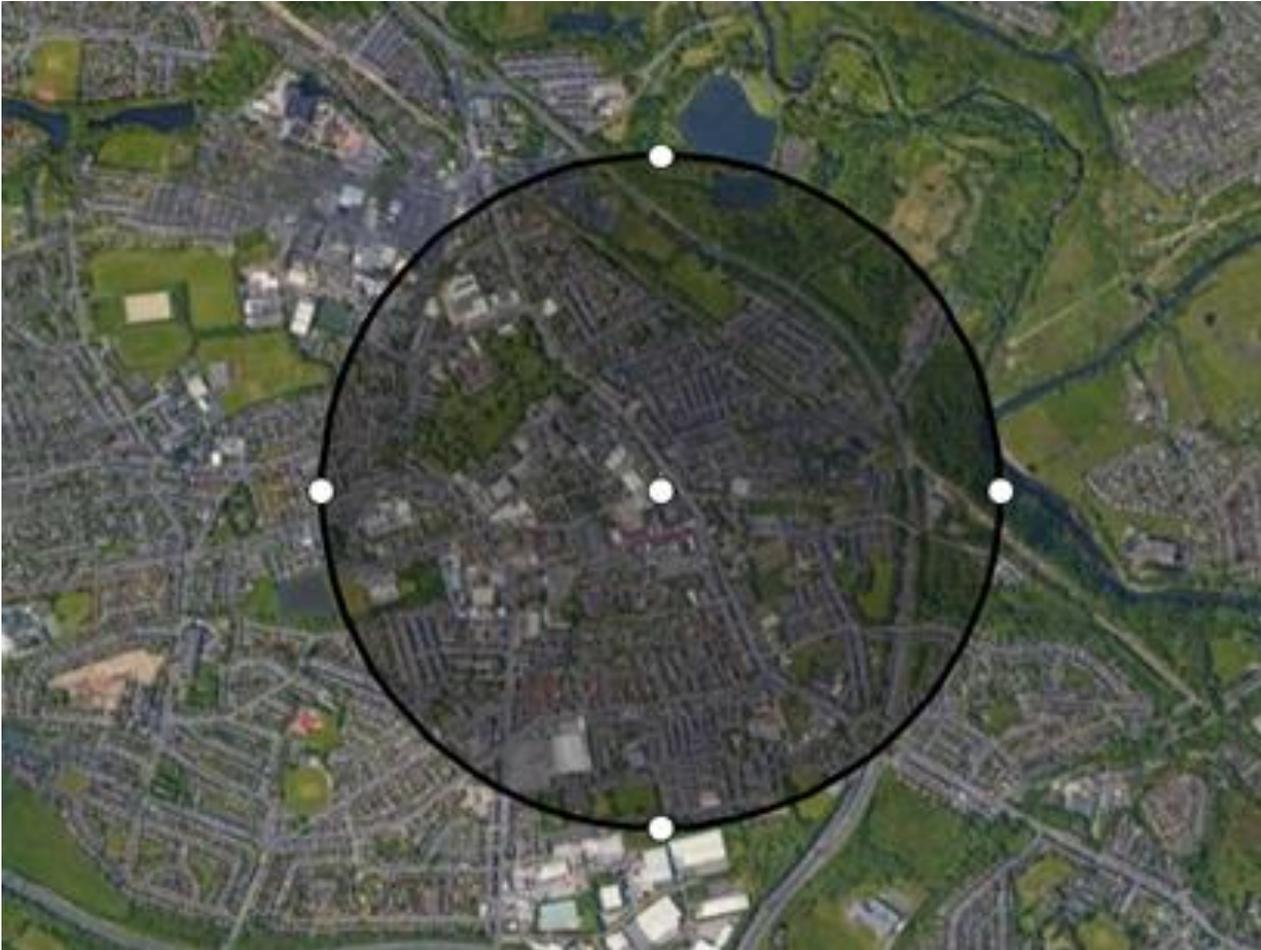
How often would you like to be kept updated about the project? Once Twice

How often would you like to be kept updated about the project? Once Twice

How often would you like to be kept updated about the project? Once Twice

Appendix 2

Distribution area





FARNWORTH

MENU

REINVENTING TOWN CENTRE LIVING.

We're creating a vibrant new community in Farnworth town centre and want to know what you think.

Supporting Bolton Council's work to regenerate Farnworth town centre, we're planning to breathe new life into the former market precinct and create a new destination to live, shop, work and hang out.

Located on King Street in the heart of the town centre, the site is a stone's throw from the train station with easy access into Bolton and Manchester, and next door to the refurbished bus-station.

WANT TO KNOW MORE?

Find out more about our plans for Farnworth town centre

[OUR PLANS](#)

LIVE ONLINE Q&A ON OUR PLANS.

Due to COVID-19 restrictions, we haven't been able to talk with the local community about our vision for Farnworth town centre so we hosted a live online Q&A on Monday 8th February 2021 to get people involved in helping us shape the future. To see what questions the local community threw our way, check out the video below.

MENU



THE SITE.

The site for our proposed new community is the former market precinct, w active for 50 years until becoming semi-derelict in recent years.

[MENU](#)

It is in a really sustainable location, a short walk from the train station with easy access into Bolton and Manchester, and on the doorstep of the refurbished bus-station, making it an ideal location for commuters.



A BRIGHT FUTURE FOR FARNWORTH TOWN CENTRE.

This is our first project in Farnworth and we're hugely excited to be part of modernising the town centre. We want to create something special and th community can be proud of.

[MENU](#)

We're looking to reboot and modernise the traditional market town, creating a place that celebrates Farnworth's heritage and strong sense of community and that will draw visitors in.

In December last year Farnworth was awarded over £13m from the government's Future High Street fund to help transform the high street. This will help deliver the town centre masterplan adopted by Bolton Council in 2019 which includes the plans to redevelop the market precinct.

OUR VISION.

We want to build a new mixed-use community on the former market precinct site where incredible places to live sit alongside a bustling new public square for artisan markets, live events and more. Our vision includes a new linear park linking to Farnworth Central Park, bringing greenery into the heart of the community.

We're proposing up to 200 modern homes that include all the things you can expect from CAPITAL&CENTRIC: stylish design; super energy efficient; and designed for how people actually live.

We're also planning a new flexible space for community uses and events. With a village hall feel, it could host vintage fairs, art galleries or pop up gin bars.

There'll also be spaces which could be used for café-bars, delis, a mini-cinema, gym or co-working hang outs.

FREQUENTLY ASKED QUESTIONS.

Here's a few of our frequently asked questions, if you have a question th answered here then feel free to get in touch with us via the contact page.

[MENU](#)

- What are Capital & Centric's plans for Farnworth town centre?

Our vision is to transform the former market precinct into a vibrant new mixed-use community.

We're proposing to create around 200 modern homes around a new public square and flexible space that is being designed to cultivate a village hall feel and bustling destination for artisan markets, live events, art galleries and pop-ups. The community will reinvent town centre living and have its own sustainable ecosystem, offering the amenities and services residents want and need to live, work, socialise and hang out. We're also planning a new linear park linking to Farnworth Central Park to bring green open space into the heart of the community and deliver health and wellbeing benefits for new and existing residents. We're looking to reboot and modernise the traditional market town, creating a place that celebrates Farnworth's heritage and strong sense of community and that will draw visitors in.

+ What's the history of the site?

+ What amenities will there be for residents and locals?

+ How does this fit in with the wider town centre regeneration plans?

FARNWORTH

MENU

LET US KNOW WHAT YOU THINK.

Thank you for submitting your feedback on the plans.

The consultation closed on Monday 15th February 2021.

We will review all of your feedback and use it to help shape the plans before submitting a planning application to Bolton Council by the end of the year.

A DEVELOPMENT BY
CAPITAL&CENTRIC

If there's anything else you'd like to know about our plans then just email us at info@farnworthreboot.co.uk or call 0800 689 1095.

You can also write to us at 'Freepost HAVE YOUR SAY' (no stamp needed!).

Want to know a little more about who we are and what we do? Visit our website

FARNWORTH

MENU

SO, WHO ARE CAPITAL & CENTRIC?

CAPITAL&CENTRIC is a Manchester-based property development and regeneration specialist. We've completed over 500,000 sq. ft. of development in the last 5 years and we're currently busy with over £450m of development projects across the commercial, residential, hotel and leisure sectors in a number of regional UK cities.

Placemaking is at the heart of our development philosophy, whether it's creating public spaces that encourage interaction, holding rooftop yoga classes, curating art exhibitions or throwing parties for our residents. We create sustainable communities and dream up ways to turn unloved land and buildings into brilliant new places. We love great architecture and offbeat design, and everything we build is super energy efficient.



HAVE A QUESTION?

Got a question about our Farnworth town centre plans or want to be kept in the loop? Scroll on down below and fill in your details.

MENU

GET IN TOUCH.

FIRST NAME*

LAST NAME*

EMAIL ADDRESS*

PHONE NO.*

HOW DID YOU HEAR ABOUT OUR PLANS TO REGENERATE THE FORMER MARKET PRECINCT IN FARNWORTH?

Appendix 4

Stakeholder Letter

Consultation launched on plans to transform Farnworth market precinct

Dear [stakeholder]

I'm writing to let you know that we are launching a consultation on £50m plans to create a thriving new mixed-use community in Farnworth town centre.

Our plans are being brought forward as part of our deal with Bolton Council to transform the former Farnworth market precinct, helping to drive the ambitious masterplan to regenerate and reboot Farnworth town centre.

Located on King Street in the heart of the town centre, the site is a short walk from the train station with easy access into Bolton and Manchester, and on the doorstep of the refurbished bus station, making it an ideal location for commuters.

We're looking to create around 200 modern homes around a new public square, which we hope can become a bustling new destination for artisan markets, live events and more. A new linear park linking to Farnworth Central Park is planned to bring green open space into the heart of the community and deliver wellbeing benefits for new and existing residents.

We're also planning a new flexible space for community uses and events. With a village hall feel, it could host vintage fairs, art galleries or pop up gin bars. There'll also be spaces which could be used for café-bars, delis, a mini-cinema, gym or co-working hang outs.

This is our first project in Farnworth and we want to deliver something really special that stands the test of time. We are committed to working with the local community to create a scheme that reboots and modernises the town centre, but also celebrates Farnworth's heritage.

Due to current COVID-19 restrictions we are not holding a public event, however, there are lots of ways that people can take part in the consultation and provide feedback:

- Join us for a live online Q&A on the plans at 6pm on Monday 8th February 2021. You can sign up here <https://www.eventbrite.co.uk/e/live-online-qa-on-farnworth-town-centre-plans-tickets-138690849063>
- A newsletter – attached – has been sent to neighbouring households and businesses in the area with a tear off questionnaire
- You can also complete the questionnaire and find out about the plans at www.farnworthreboot.co.uk
- Call us on 0800 689 1095
- Email info@farnworthreboot.co.uk
- Write to Freepost HAVE YOUR SAY
- Follow us on social @CapitalCentric

Our consultation closes on Monday 15th February 2021 and the feedback will help shape the plans before we submit a planning application to Bolton Council by the end of the year.

If you would like any further information or to set up an online meeting to discuss our plans in more detail please get in touch.

Best wishes

Tim Heatley, co-founder CAPITAL&CENTRIC

Appendix 5

Press release 1

December 14, 2020

**MANCTOPIA'S CAPITAL&CENTRIC TO DELIVER £50M COMMUNITY IN FARNWORTH
TOWN CENTRE**

Bolton Council has agreed a deal with social impact developer CAPITAL&CENTRIC – the stars of BBC2 documentary Manctopia – to redevelop the former market precinct in Farnworth town centre.

The plans will see the site transformed into a vibrant, mixed-use community based on the developer's neighbourhood housing concept. It will include over 200 modern homes centred around a new public square for artisan markets, live events and more.

The plans also include a new flexible space for community uses and events, with a village hall feel, which could host vintage fairs, art galleries, and [pop-up](#) gin bars. It will also see a linear park and spaces for café-bars, delis, a mini-cinema, gym and co-working.

Located on King Street in the heart of the town centre, the site is a short walk from the train station with easy access into Bolton and Manchester, and on the doorstep of the refurbished bus-station, making it an ideal location for commuters.

Tim Heatley, co-founder of CAPITAL&CENTRIC said: "This is about rebooting and modernising the market town. By creating 200 new homes around the square, we're bringing life, and spending power, back to the town centre, so it'll have its own ecosystem. We're looking to attract the region's best artists, makers and indie operators to set up home here. "If you jump on a train you can be in Manchester in less than 20 minutes, so we see this rivalling the city centre with the same quality homes but affordable to more people from young professionals to downsizers. All surrounded by an incredible public square, plenty of trees and loads of places to hang out."

Deputy Leader of Bolton Council, Cllr Martyn Cox, added: "It's great to see such exciting development plans for Farnworth town centre.

“Capital & Centric have a fantastic track record of not just creating buildings but communities for people to live, work and socialise in, which is what is needed to transform Farnworth town centre and make it more vibrant, attractive for visitors and fit for the future.”

Chair of the Farnworth steering group, Cllr Paul Sanders, said: “This is real progress and what we’ve been waiting for. The delivery of the key development proposals in the masterplan is vital for Farnworth and the plans proposed by Capital & Centric are welcomed. “Our ambition is to rejuvenate the town centre and bring in new community facilities for our residents. We are looking forward to sharing the plans with Farnworthians, Kearsleyites and our partners.”

Bolton Council has purchased the Market Precinct from St Modwen and entered into an agreement with CAPITAL&CENTRIC to progress the long-awaited redevelopment of this major site. CAPITAL&CENTRIC is planning to launch a public consultation on the plans, which are being designed by architects BDP, in the new year.

This is CAPITAL&CENTRIC’s first project in Bolton, following other town centre schemes in Stockport and Rochdale being announced earlier this year. The developer is famed for its high quality and bold designs and focus on creating a positive social impact.

Farnworth reached the second phase of the Government’s Future High Streets Fund, a multi-million pound pot of cash set up to make high streets fit for the future. The council submitted a business case in June 2020 and is waiting to hear whether the £19m bid has been successful. The additional funds would help in the delivery of a number of key development projects identified in the Farnworth town centre masterplan. Farnworth is also one of Mayor of Greater Manchester Andy Burnham’s Town Centre challenge areas.

All press enquiries to:

Salma Nakhuda, Media Team, Bolton Council 01204 331015

Rebecca Eatwell, Font Communications 07827 353113 rebecca@fontcomms.com

For more information www.investinbolton.com

About CAPITAL&CENTRIC

Social impact developer CAPITAL&CENTRIC is one of the UK’s most creative and active developers.

Font Comms.

Co-founded by Tim Heatley and Adam Higgins, it currently has five projects totaling £500m under construction which employ over 650 people.

It spends on average £2 million a week on regeneration.

Projects include: DUCIE STREET WAREHOUSE (co living and co working in Manchester), CRUSADER (a Grade II listed mill conversion sold to owner occupiers in Manchester), PHOENIX (new build owner occupier community), KAMPUS (a large mixed-use build-to-rent scheme within Manchester City Centre – a joint venture with HBD), TALBOT MILL (restoration of two mill buildings), 275 bed LEONARDO [HOTEL](#) in Manchester Piccadilly East and LITTLEWOODS FILM STUDIOS, Liverpool (a film and television hub at the iconic former Littlewoods building).

www.capitalandcentric.com

You can follow CAPITAL&CENTRIC on [Twitter](#) [Instagram](#) and [Facebook](#)

PRESS RELEASE.

For immediate release

CAPITAL&CENTRIC launches consultation on plans to transform Farnworth market precinct

Social impact developer CAPITAL&CENTRIC has launched a public consultation on £50m plans to transform the former Farnworth market precinct into a vibrant new town centre community.

The consultation launch follows the recently agreed deal between Bolton Council and the stars of BBC2 documentary Manctopia to regenerate the site and drive forward a key part of the local authority's masterplan for rejuvenating the town centre.

Farnworthians, Kearsleyites and Boltonians are being asked what they think about the proposals for around 200 modern homes around a new public square and flexible indoor community space with a village hall feel. The vision is to create a new bustling destination for artisan markets, live events, art galleries and pop-ups for foodies. New images of how the site could look have been released by the social impact developer to help residents provide their feedback on the scheme.

A new linear park linking to Farnworth Central Park – bringing green open space right to the doorstep of the new community – is planned. Locals are also being asked what sort of amenities they would like to see included as part of the market precinct reboot, with the developer throwing a number of ideas into the mix such as café-bars, delis, a mini-cinema, gym and co-working space for workers and businesses to base themselves.

Located on King Street in the heart of the town centre, the site is a short walk from the train station with easy access into Bolton and Manchester, and on the doorstep of the refurbished bus station, making it an ideal location for commuters.

Tim Heatley, co-founder of CAPITAL&CENTRIC said:

"It's been talked about for a while now, but I think 2021 will be the watershed year for rebooting and levelling up our town centres. To get them thriving again we need to bring people into the town centre, so we're bringing homes of a quality seen in the city centre right into the heart of Farnworth. These will sit alongside all the other bits you need to make a proper community, so tons of outside space, with a new public square and linear park, and a new indoor community space for events and pop ups.

"We'll also have all the other parts of the eco-system like café-bars, delis, a mini-cinema, gym and co-working space. This will be a new destination for people living in Farnworth to live, work and hang out. As usual for us we've gone for a bold design and we're keen to hear what people think. We're buzzing with ideas but we want to create this community together so come and join the conversation!"

Deputy Leader of Bolton Council, Cllr Martyn Cox added:

"It's really exciting to see the proposals for Farnworth town centre beginning to take shape so quickly. CAPITAL&CENTRIC have made a great start since the council agreed the deal with them last year to take forward the redevelopment of the former market precinct.

"This part of Farnworth has huge potential and we've now got a clear set of ideas for transforming the area. It's got everything: high quality homes and employment, retail and leisure opportunities.

"Now it's over to local residents to hear what they think - so I'd encourage everyone to respond to the consultation and be part of shaping Farnworth town centre's future.

"It's been a tough year for everyone due to the Covid-19 pandemic, but it's important we focus as soon as possible on helping communities recover. Delivering projects like this will be a key part of that."

Due to current COVID-19 restrictions the developer is not holding a public event, however, there are lots of ways that people can join the conversation:

- Attend a live online Q&A on the plans at 6pm on Monday 8th February 2021. Sign up on the website.
- A newsletter has been sent to neighbouring households and businesses in the area with a tear off questionnaire
- You can also complete the questionnaire online at www.farnworthreboot.co.uk
- Request a hard copy newsletter or ask a question by calling 0800 689 1095

For further information, please contact:

Rebecca Eatwell
rebecca@fontcomms.com
07827 353113

About CAPITAL&CENTRIC

Social impact developer CAPITAL&CENTRIC is one of the UK's most creative and active developers.

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www.capitalandcentric.com

You can follow CAPITAL&CENTRIC on [Twitter](#), [Instagram](#) and [Facebook](#)

- Email info@farnworthreboot.co.uk
- Write to Freepost HAVE YOUR SAY
- Follow on social @CapitalCentric

The consultation closes on Monday 15th February 2021. Feedback will be used to help shape the plans, with CAPITAL&CENTRIC expecting to submit a planning application to Bolton Council by the spring.

In December last year Farnworth was awarded over £13m from the government's Future High Street fund to help transform the high street. This will help deliver the town centre masterplan adopted by Bolton Council in 2019 which includes the plans to redevelop the market precinct. Farnworth is also one of Mayor of Greater Manchester Andy Burnham's Town Centre challenge areas.

 **CAPITAL&CENTRIC** ✓
@CapitalCentric

We're rebooting the market town of Farnworth. Creating 200 new homes, a linear park, spaces for café-bars, delis, a mini-cinema, gym & co-working. We're bringing life, and spending power, back to the town centre. Tell us what you think!

—

FarnworthReboot.co.uk



0:01 | 1K views

 **Bolton Council** ✓
@boltoncouncil

Take a closer look at [@CapitalCentric](#) development plans for Farnworth, how would these plans affect your future and are they right for Farnworth?

Have your say

Join in the conversation ow.ly/maFS50DtYg7



11:50 AM · Feb 11, 2021 · Hootsuite Inc.

Appendix 7

Respondents' post codes

