



# **Local Plan: Issues and Options**

**Findings by Consultation & Engagement Team**

**November 2025**

## 1. Background and methodology

Bolton Council are starting a two-year journey to create a Local Plan, which will set out how the borough should grow and develop in the future. The final Local Plan, set to be published in 2026, will set out land use across the borough for the next 20 years. To support this process, between 21<sup>st</sup> August and 2<sup>nd</sup> October 2025, Bolton Council ran a public consultation, seeking to engage residents and stakeholder, in sharing their reflections on the development of the Local Plan: Issues and Options scoping exercise. This scoping consultation would enable the authority to hear from local people and industry professionals, as well as gain valuable additional evidence, to ensure the Plan meets the needs of local communities, both now and in the future. (**Note:** The way the council creates the Local Plan follows [Bolton Council's Statement of Community Involvement](#), which is our commitment to involving local people in planning decisions).

During the consultation period a comprehensive communication plan was implemented to raise awareness of the Local Plan proposal across the borough, with a strong emphasis on engaging developers, landlords and agents. Direct communications were distributed via email to all statutory stakeholders, in accordance with national statutory duty. Correspondance was also distributed to wider stakeholders, including the Vision Partnership, Elected Members and community organisations. Supporting documentation, in the form of the [Local Plan Issues & Options document](#) and [Frequently Asked Questions](#), were made accessible on the council's consultation webpages and social media was heavily utilised throughout the period to share key messages about the consultation.

Participants were surveyed using a questionnaire tool made up of open and closed questions, over a period of 6 weeks, providing respondents the opportunity to reflect and share their thoughts on the Plan proposal. The questionnaire was made available both digitally and offline, with the survey being accessible on the council's consultation web page, as well as in hard copy format, on request. Paper surveys were also distributed to key locations across the borough, including local libraries and the One Stop Shop in Bolton Town Hall. A copy of the questionnaire is included at the end of this document, located in Appendix A.

### Analysis notes

- Results are presented in the questionnaire format with 'Don't know' type responses removed unless stated.
- Comments have been categorised where feasible. Unless otherwise stated, categories with 4 or more responses are shown. Categories may overlap and a comment from one respondent included in multiple categories. A sample of comments [verbatim] are included in the report. Comments may be abbreviated so that only the relevant extract is included. One comment may be coded into multiple categories, and each category may only cover a certain aspect of the comment, for example a respondent may have made both positive and negative comments about the same aspect.
- Base: unless otherwise stated the base is the number of respondents to a particular question.
- Data has been cleansed where appropriate, e.g., comments moved into existing responses.
- All supporting technical evidence submitted will be analysed separately by the Planning Team.
- All formal stakeholder responses and technical evidence will be analysed separately by the Planning Team.

## 2. Consultation responses

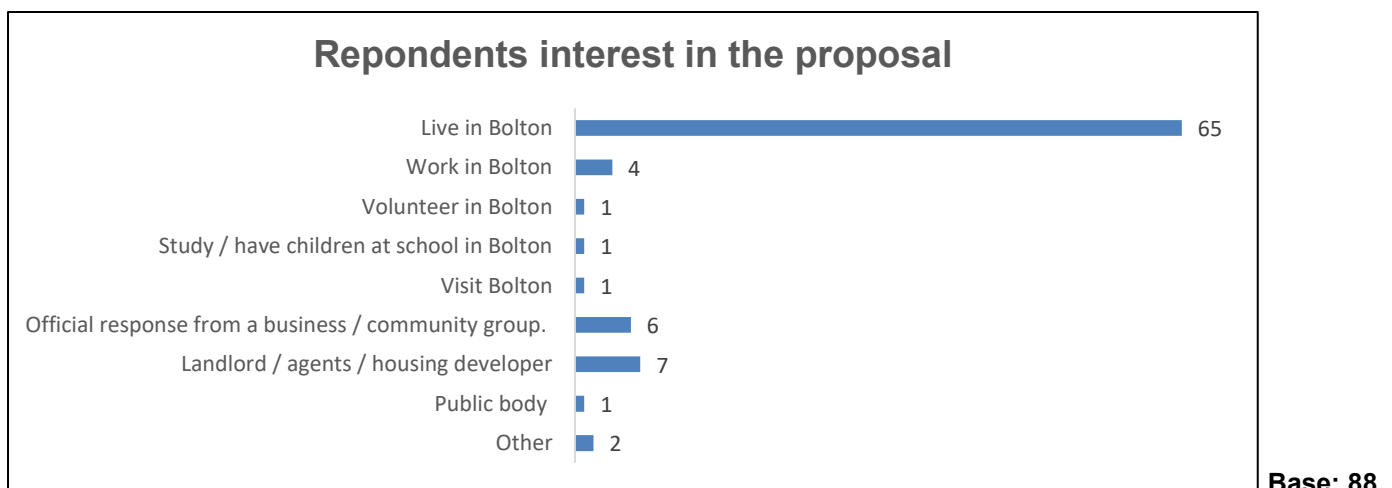
Throughout the consultation period the following responses were received:

- 90 completed electronic questionnaires from residents and stakeholders
- 2 completed paper questionnaires
- 11 formal responses from industry stakeholders (full list outlined in Appendix B)

A total of 92 stakeholders took part in the survey, outlining their reflections on the Local Plan: Issues and Options proposal, with 11 additional formal submissions received from industry stakeholders.

Of the 88 stakeholders outlining their interest in the proposal, via the survey, 65 of the respondents reported that they live in the borough. Those stating 'other' provided no further detail of their interest. Of the 14 respondents reporting in an official capacity, via the survey, either as a business, developer, landlord / agent or a public body, the following 6 organisations provided their details. (**Note:** a wider range of industry participants engaged in the survey, which is noted in each question, however, they did not respond to this question).

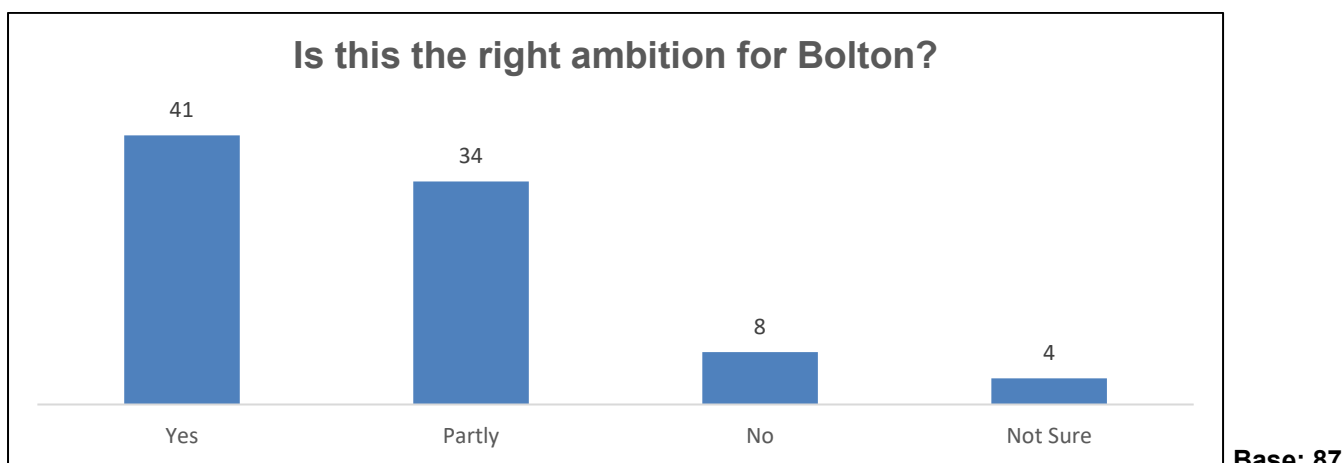
- Anchor Hanover
- Anwyl Homes Ltd and Bradford Estates
- Blackrod ward, Blackrod Neighbourhood Plan Delivery Group
- Friends of Harwood & Longsight Park
- Seddon Homes and Global Land
- United Utilities Property Services Ltd



### 3a. Local Plan Ambition for Bolton

All Stakeholders were asked to reflect on whether the ambition, laid out in the Local Plan: Issues and options proposal was appropriate for the borough. The ambition outlines that the borough will be a healthier, fairer, greener and more prosperous place by 2042, by having thriving town and district centres; modern businesses providing highly skilled employment; neighbourhoods being provided with good homes and better infrastructure; having protected and restored ecological sites; and celebrating heritage and

cultural diversity across the borough. Of the 87 responses received, over 85% agreed with the ambition (75 responses). Only 8 respondents disagreed.



### 3b. Stakeholder amendments to the Local Plan ambition

Residents and stakeholders who responded with 'no' to this question were provided with the opportunity to reflect further on what amendments could be made to the 'ambition' section of the Local Plan. 41 responses were received, with 4 stakeholders submitting additional evidence. This evidence will be submitted to the Local Plan team for further analysis.

- Anwyl Homes Ltd and Bradford Estates
- Asteer Planning
- Peel Land & Peel Retail and Leisure
- Resident

### Q2. If 'Partly' or 'No', please tell us what you would change or add to the Local Plan ambition.

| Rank | Category   | No. of respondents |
|------|--|--------------------|
| a.   | Green and brown field sites / climate                                  | 12                 |
| b.   | Addressing inequalities, including immigration challenges              | 11                 |
| c.   | Managing the ambition, its timeframes, delivery and managing challenge | 11                 |
| d.   | Planning processes / development type                                  | 11                 |
| e.   | Transport & Employability  | 7                  |
| f.   | Anti-social behaviours   | 5                  |
| g.   | Town centre  | 5                  |

#### a. Green and brown field sites / climate

12 responses were received from residents and stakeholders which highlighted that further consideration should be made to the ambitions around the protection of greenspace and climate emergency, with greater use of brown field sites needed for development.

- *“Clear commitment to not build on green belt and environmentally or biologically protected land - and not allow developers to get ‘grey space’ through on green belt land. Bolton is full of brown belt/disused and potential development opportunities without building on what green belt still exists.”*
- *“Giving away our small park spaces to certain communities is not fair. Leave them for us all.”*
- *“I want to protect all green spaces. No changes from green belt to grey belt. Explore brown sites only for development.”*
- *“Plenty of open green spaces, re use old derelict plots rather re-claiming much wanted fields.”*
- *“Plenty of empty houses refurbish them instead of building on green belt”.*
- *“Planning ecological sites whereby the climate may have changed carries risk hence the above statement.”*
- *“You need to ensure green spaces and green belt is preserved for future generations, the constant taking of this land removes this from children now and those to come in the future”*

## **b. Addressing inequalities, including immigration challenges**

11 stakeholders referenced the need to address inequalities and ensure accessibility within the ambitions for the Local Plan. However, some residents raised concerns around increased immigration and how this is impacting services and local culture.

### **Addressing general inequalities:**

- *“Accessibility needs to be considered.”*
- *“We need to educate people on how to improve their health, wealth and prosperity.”*
- *“I would like to see something about how we plan to take care of our vulnerable community members. Improved services for the elderly, including social care etc.”*
- *“Lock in fair delivery principles: co-location of childcare, skills and health facilities to remove barriers to work.”*

### **Immigration and diversity challenges:**

- *“Less immigrants, cheaper housing for uk citizens”.*
- *“Need to include indigenous groups”.*
- *“Stop housing illegals for a start off”*
- *“Preserving Boltons traditional values over ever increasing cultural diversity.”*
- *“I feel that our traditional heritage has been lost in favour for other cultural diverse traditions. I can't but feel our own traditions are being side-lined in favour for traditions that are not ours.”*
- *“Community facilities should be relevant to the ethnic make up of an area and community buildings should be open to all regardless of faith . Currently some community buildings exclude those of different faiths from using even though they are intrinsic and longstanding members of that community.”*
- *“Too much immigration intake compared to southern areas.”*

## **c. Managing the ambition, its timeframes, delivery and managing challenge**

11 comments were received where stakeholders reflected on the overall ambitions, how delivery could be strengthened and how timescales needed wider consideration. Some stakeholders also reflected upon the challenges within the ambition.

- *“All this sounds like platitudes and does not align with previous activity by the council where platitudes have not been approached in activity.”*
- *“It's trying to do a lot and reads very similarly to every other strategic positioning document produced in Bolton over the last 20 years. It also feels like it's trying to ‘over explain’. A vision statement should stand on its own. The next bits of the plan touches on the diversity of approach needed. Perhaps now is the time to break the cycle of saying more or less the same thing, in slightly reformatted sentences and just putting another date on it.”*
- *“2042 is to far away , there will nothing worth investors putting money in for.”*

- *“It needs to be stepped up. Aspects can be delivered earlier and changes need making now to stop overbuilding and lack of investment in services.”*
- *“Some of this feels unrealistic; it needs 0-5 year targets and needs to follow the SMARTER principles for setting objectives.”*
- *“The Local Plan should meet the widespread changing needs of residents and organisations in Bolton over the next 17 years.”*
- *“The 'Ambition' should add: "The borough will significantly boost it's housing land supply to meet its economic and social needs.”*
- *“Housing waiting lists contain thousands of households, including families living in overcrowded and unsuitable conditions. As of March 2024, this figure stood at 22,467 households in Bolton<sup>1</sup>. As a commuter town, Bolton attracts families looking for more space compared to nearby cities. However, this demand, combined with a national housing shortage and the loss of social housing stock with older social housing not up to modern standards, puts considerable pressure on the market, driving up rental costs and house prices. Therefore, we urge the Council to re-evaluate the provision of family homes to ensure they are adequately reflected in the housing stock.”*

#### **d. Planning processes / development type**

11 comments were received that outlined how consideration was required to the priorities within the planning process, with some stakeholders referencing types of development and localities for the Plan.

- *“Do not just focus on building affordable housing, particularly in town centre... this does not attract business or a safer environment. Good example of correct upmarket housing in town centre is in Bury!”*
- *“The specific reference to Westhoughton as a recognised settlement in the wider borough that will benefit from improved connections to the surrounding area is welcomed. The statement could be amended to include the need for these homes to be ‘good quality’ and include a range of types, tenures and sizes, to emphasise the need for Bolton to continue to remain an inclusive borough that caters for the needs of all.”*
- *“Bolton needs to provide larger and more expensive houses to attract high net worth people to the area. If they can live in Bolton, they are more likely to invest in Bolton.”*
- *“The council need to insist services are built when estates are built”.*
- *“More social housing is needed”.*
- *“We believe that more weight should be given to the provision of family homes aligning with the increasing demand as a result of a rapidly growing population.”*
- *“There is also concern as to the ever increasing HMOs in and around the whole of the town and extensions to houses being built that are not in keeping with the area and detrimental to their neighbours.”*
- *“Partly – the direction is right, but it needs a sharper economic and spatial edge to ensure benefits reach the north-east as well as the M61/NorthFold corridor.”*
- *“Balance the spatial focus. Alongside NorthFold, name a North-East Growth Spine (Astley Bridge, Tonge, Breightmet, Harwood/Bradshaw, Bromley Cross/Egerton) built around centres, stations and high-frequency bus corridors—so homes, small-firm workplaces and services come to existing communities, not only new sites near the M61.”*
- *Our organisation “specifically are supportive of the specific reference Westhoughton, in recognition of the fact it is an established settlement which would benefit from improved connections to the surrounding area. However, the Council must recognise the importance of other key established settlements across the borough to complement growth in and around Bolton town. This includes the key settlements of Horwich and Over Hulton, that will play an important role in accommodating future development. It is important that the ambition makes reference to the need for these homes to include a range of types, tenures and sizes, so that the borough remains inclusive to all.”*

#### **e. Transport & Employability**

7 comments were received that reflected the need to strengthen the existing transport network and building better connectivity across the borough and beyond to other areas across Greater Manchester and

Lancashire. In addition, stakeholders recognised that a greater emphasis was needed on job creation, in a variety of fields, as well as the need to build economic growth across the borough.

- *“Transport is poor and there is no mention of it, we are disconnected from the rest of greater Manchester and the only way to travel is by rubbish trains or delayed buses.”*
- *“Transport needs to be addressed , the extension of the metro system to Bolton should be a vital part of making Bolton accessible to all in the area providing an efficient system to give residents access to better jobs and green spaces.”*
- *“Lock in fair delivery principles. Brownfield-first; centre-led; Bee Network-connected; minimum densities around rail/bus hubs”.*
- *Our organisation “generally supports the proposed statement of ambition for Bolton. There are, however, concerns about the employment element of the ambition (review supporting documentation regarding recommendations for amended wording for the employment element of the ambition).”*
- *“I don’t understand why there is a focus on jobs in health and no other industry sector?”*
- *“Please strengthen the ambition to: Make productivity and pay explicit. Add KPIs (GVA per hour, employment rate, median pay) and report them annually by township/area, so we can track who benefits and close gaps over time.”*
- *Our organisation “supports the Council’s ambition to support economic growth and investment in the borough. This in turn will generate a range of new, highly skilled jobs for future residents.*

#### **f. Anti-social behaviours**

5 residents and stakeholders outlined the need to tackle anti-social behaviours within the Plan, making the borough cleaner, free from fly-tipping and safer for residents.

- *“Make Bolton a safer place: visual policing to make Bolton a safer place (prevention is better than cure) Keep Bolton clean: enforce fly tipping by harsher rules with painful punishments.”*
- *“A strong and specific outline of improved safety and aesthetics of the town centre.”*
- *“We need stronger CCTV to prevent crime and vandalism across the town, with stronger punishments and possibly in 2042 there will be drone based cameras -- clearly planning for 2042 in 2025 is unrealistic.”*
- *“There is rubbish everywhere, make take aways clean up around them.”*

#### **g. Town centre**

5 comments were received outlining the need to make Bolton Town Centre more commercial and residential friendly, supporting the growth of the visitor economy. Barriers were highlighted, including affordable rates for businesses.

- *“Do not just focus on building affordable housing, particularly in town centre... this does not attract business or a safer environment. Good example of correct upmarket housing in town centre is in Bury!”*
- *“Investors charge too high for rents of commercial spaces and only care about their own profit margins and not the town.”*
- *“We need more shops, restaurants and cafes that cater for everyone. We need supermarkets such as Tesco Express or an M&S food court somewhere along Deansgate or Bradshawgate with more traditional shops in and around town. I am also concerned about the demolishing of The Crompton Place and the length of time it will take to redevelop the area.”*
- *“We need to create a town centre that attracts people. We have wonderful buildings blighted by poor investment, poor quality budget shops attracting the wrong sort of people- so no one wants to come to the town centre.”*

Other comments were received from businesses that highlighted general support for the Local Plan's ambition:

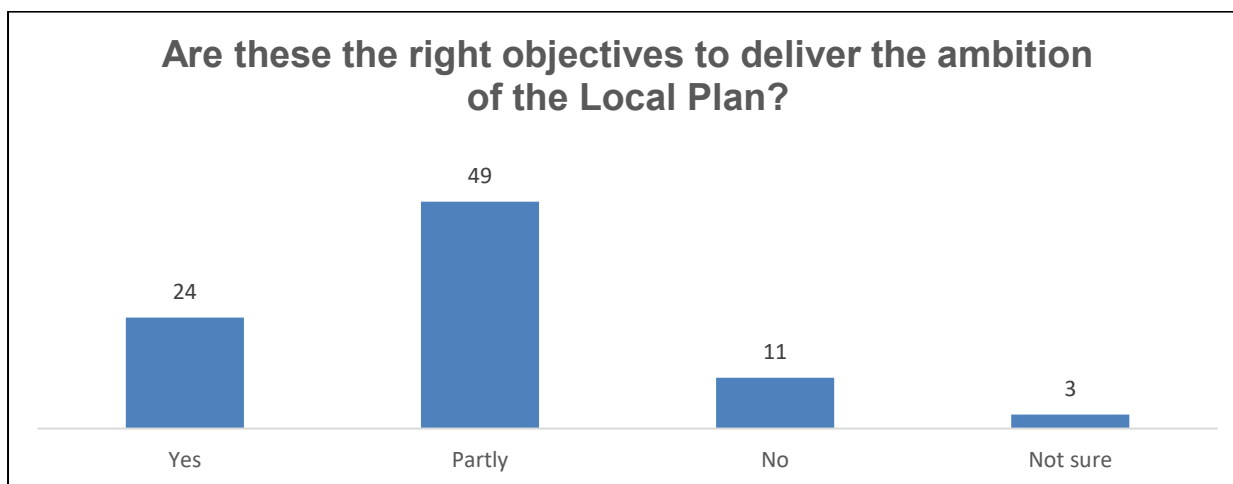
- Our organisation “*supports the Council’s ambition for Bolton. Bloor welcomes the Council’s recognition of the importance of delivering good homes.*”
- Our organisation “*generally supports the proposed statement of ambition for Bolton.*”
- We “*support Council’s ambition for Bolton, given it currently stresses the need to deliver good quality homes and provide the conditions to modern businesses to flourish.*”
- Our organisation “*aligns with the Council’s statement that “by 2042, Bolton will be a healthier, fairer, greener and more prosperous borough”. In addition to attracting new residents to the town and district centres, emphasis is placed on ensuring neighbourhoods that benefit from good homes and supporting infrastructure.*”

#### 4a. Local Plan Objectives

Residents and stakeholders were asked to reflect on 7 Local Plan objectives and state whether these are right objectives for Bolton. The 7 objectives are to:

- Grow and diversify the economy to improve access to skills and good jobs.
- Enable delivery of at least 13,379 high-quality, energy-efficient homes at a range of price points prioritising brownfield land first.
- Improving active travel and prioritising fast, reliable and low carbon travel by bus and rail.
- Improving local services and infrastructure.
- Improving the natural and historical environment.

Of the 87 responses received, 49 respondents felt that the objectives were partially correct, with 24 individuals feeling they were right for the borough. 11 respondents stated that the objectives to deliver the ambition of the Local Plan weren't right.



Base: 87

#### 4b. Stakeholder ‘objective’ reasoning

Residents and stakeholders were provided with the opportunity to expand on their rationale for answering whether the right objectives were put forward to deliver the ambition of the Local Plan. 68 responses were received, with 8 stakeholders submitting additional evidence. This additional information will be submitted to the Local Plan team for further analysis.



- Anwyl Homes Ltd and Bradford Estates
- Housing developer
- Lichfields
- Peel Land & Peel Retail and Leisure
- Pinnacle Planning
- Resident
- Seddon Homes and Global Land
- United Utilities Property Services Ltd

#### Q4. Please explain your reasoning

| Rank | Category  | No. of respondents |
|------|---|--------------------|
| a.   | Brown / Green field land, including climate impacts | 27                 |
| b.   | Transport infrastructure                            | 19                 |
| c.   | General reflections on the objectives / local plan  | 11                 |
| d.   | Property type                                       | 10                 |
| e.   | Accessibility and impacts to protected groups       | 9                  |
| f.   | Employment and skills                               | 9                  |

#### a. Brown / Green field land, including climate impacts

Most comments (27) received were concerned with the use of green belt locations for development, with stakeholders calling for greater consideration of using brown field sites first. 4 respondents were particularly concerned by the ecological and climate impacts arising from the Local Plan.

- *“The town currently has large areas of housing with little green space. Planning needs to be regulated to include a minimum of green space relevant to the numbers occupying an area to ensure everyone has access within a stated distance and relevant to population density.”*
- *“In respect of objective two (homes and neighbourhoods), the important role that Green/Grey Belt sites will play should also be referenced. Brownfield land will be insufficient to meet development needs alone - therefore it is considered the ‘where required’ wording should be removed from the objective to set a clear intent. Green Belt release will be required to meet housing requirements - with Keepmoats’ Seftons Farm site representing a highly suitable grey belt site.”*
- *“All brownfield sites must be used fully BEFORE any consideration is given to permitting building on protected land or greenfields sites.”*
- *“Homes and Neighbourhoods: Enable delivery of at least 13,379 high-quality, energy-efficient homes at a range of price points prioritising brownfield land first and, where required, carefully chosen sustainable sites elsewhere, creating safe, comfortable neighbourhoods that support physical and mental health. - As a council you are constantly ignoring this and using greenbelt before brownfield sites. Do we need all this new housing, can you not make sure existing stock is brought back into use.”*
- *“I don’t want to see building on green belt, green spaces or SBIs. Once gone, it is lost for ever. It is essential for nature, wildlife and physical and mental wellbeing.”*
- *“In a neighbourhood, new developments need to be not only on brownfield first priority but judged against any previous developments passed across the last 5 years to fully judge the ongoing impact. Infrastructure may be compromised by looking at developments in isolation. An 80 house development may be deemed to have little impact. However, a 400 housing development, for example, nearby has already put strain on infrastructure. Joined up thinking and assessment needs to be adopted. Save greenbelt.”*
- *“My main concern about the building of over 13,000 new homes is where are they to be built. I do not want to see lost countryside and wildlife, our greenspace needs to be protected.”*
- *“Stop building on greenbelt land.”*
- *“Too much emphasis on ‘green’ issues.”*

- *“There is also stress upon green belt land in finding land for suitable housing which risks eroding the objective of preserving existing habitats.”*
- *“We need better/ fuller protection for green space, sights of biological interest and green and blue corridors, especially in over populated areas.”*

#### **Additional climate concerns:**

- *“Bolton Council has continually neglected its own people born in the Borough, It has brought people into the Town and continues by gobbling up the housing stock. This has put unnecessary pressure on Green areas and will continue to do so now that the Borough population has been artificially increased.”*
- *“Reducing carbon emissions should figure more prominently in our aims for the future.”*
- *“Infra/Environment: clear S106/CIL triggers; net gain, canopy and flood metrics; annual Delivery & Fairness report.”*

#### **b. Transport infrastructure**

19 comments were received which highlighted ambitions around the borough’s transport infrastructure, as well as concerns for specific types of infrastructure, namely Active Travel (cycle). Other comments reflected on the lack of free car parking, which was leading to residents shopping in neighbouring towns. Others reflected upon Bolton being one of the few towns in Greater Manchester not to be connected to the tram network, which was seen as a detriment to the borough.

- *“As a cyclist and working in Bolton I am usually the only person using all the facilities, no one will take it up when the weather is wet.”*
- *“More active travel routes off road along green corridors.”*
- *“Not all residents are able to use bicycles.”*
- *“People can’t walk or cycle all the time especially if they work further afield. Stop cycle lane wands, they look awful and collect rubbish.”*
- *“WAY too many road changes and cycle paths for the amount of people who actuality use them.”*
- *“Lots of people in Bolton work outside of Bolton and so have to use private transport. The chaos on the roads is alarming so I disagree with not prioritising private transport.”*
- *“Cars are a necessity not a luxury. More needs to be done to keep traffic flowing rather than slowing traffic down.”*
- *“Foot traffic is an idealistic pipe dream - in an age when many busy working people have cars, Bolton council needs to prioritise free and ample parking to bring retail back to it's high streets.”*
- *“Public transport is too dangerous and would not be something I would allow my children to use any time soon. Security on public transport needs to be heavily increased.”*
- *“Bolton needs a tram stop with free parking near the station.”*
- *“I’m all for encouraging the use of public transport, but free parking next to the bus and train station is a must.”*
- *“For the largest town in Greater Manchester we still have no Metrolink whilst Stockport are on the main west coast mainline and have approval to develop metrolink to the airport and Manchester. If we dont have the infrastructure we will never compete with other towns in Greater Manchester. In effect we have already been left behind by Bury and now Stockport.”*
- *“Transport isn’t bold enough. It is very difficult to get around Bolton on trains and public transport at certain times. We should be reaching for an integrated transport offer that connects within, across and beyond the borough, when people need it.”*

#### **c. General reflections on the objectives / local plan**

11 comments were received, with a mix of satisfaction, on whether the general objectives are appropriate for the Plan. Whilst some stakeholders thought the objectives were fitting for the borough, others felt they

didn't go far enough in enabling positive action to take place. Furthermore, some stakeholders aren't confident that the objectives are achievable and called for greater evidence of monitoring of attainment.

- *“Again, many of these objectives are deliberately vague and in conflict with each other, which offer no confidence that they will be met.”*
- *“I agree but am doubtful it will be achieved.”*
- *“It lacks clarity and depth without a clear level of fact based reasoning with a thib methodology, again.”*
- *“Partly—good pillars, but tighten delivery and spatial fairness.”*
- *“The first 2 points are enabled by the next 2 points (transport and infrastructure), it feels like by separating them out they are all driving in separate directions when they are dependent on each other.”*
- *“The housing requirement to inform the New Local Plan should be 20,927 over the 17 year plan period (1,231 per annum) based on the local housing need resulting from the standard method. The adoption of the figure currently stated would mean that the Council is missing an opportunity to meet local housing needs via a plan-based approach, in accordance with the NPPF. This will lead to the need for market and affordable homes going unmet. In addition to this, it would necessitate an early review.”*
- *“These objectives set out the services that local councils should be providing to it's town.”*
- *“The town looks like it belongs in the 50s and you are sugar coating rubbish!! Start by restoring and cleaning up the mess rather than building or covering over it! Planning permission is granted for anything and everything and the town looks so distorted it's absurd.”*

#### **d. Property type**

10 comments were received which particularly focused on residential development, namely affordable housing and higher value properties, to attract greater wealth into the borough. Other comments focused on the volume of housing stock within the Plan, including the impacts of creating additional Homes of Multiple Occupancy (HMOs) and the wider impacts on services and infrastructure.

- *“Require & support developers to provide higher density (3 or more stories), quality housing which focus on creating strong local communities. Particularly in town centre & brownfield developments to reduce demand for & protect green field sites.”*
- *“Provide exclusive properties that will attract money & educated profession.”*
- *“Under 'Homes and Neighbourhoods' it should add that high volume family homes should be provided in attractive and high-demand areas to attract an appropriate workforce and incentivise businesses to invest in the borough.”*
- *Our organisation “welcomes the ‘Homes and Neighbourhoods’ objectives in particular, which will enable delivery of at least 13,379 high-quality, energy-efficient homes in sustainable locations.”*
- *“It may be worth considering expanding the objectives of the Homes and Neighbourhoods section to contain something around sustaining and protecting settled or thriving neighbourhoods in relation to ensuring that community cohesion is not eroded through the harmful proliferation of HMOs and small scale childrens care homes (that provide private sector care for trouble individuals from outside the area). This is about valuing our existing neighbourhoods, with policies to support this.”*
- *“Buildings need to keep with local heritage use stone and keep character where possible. Where buildings are a mess - compulsory purchase and get renovated and repurposed. There are loads in the town centre.”*
- *“We don't need more housing, the town centre needs heavily investing in.”*
- *“The objective to build 13,379 houses in Bolton will greatly increase the need for services with pressure and competition already for existing services infrastructure must go hand in hand with housing developments.”*

#### e. Accessibility and impacts to protected groups

9 comments were received which highlight the need to prioritise accessibility. Some comments within this thematic also referenced the impact to protected groups within the borough, particularly those who are disabled, from lower socio-economic backgrounds and those experiencing health inequalities.

- *“Layout of streets and pavements to facilitate the use of mobility scooters and wheelchairs.”*
- *“We need to improve how we take care of the most vulnerable in our community. Adult social care is severely lacking and inadequate in my experience.”*
- *“More direct action needed for poverty groups to break the benefit cycle.”*
- *“More localised health services in disadvantaged areas would help.”*
- *“On foot /by bike is good, but for those of us in wheelchairs and on mobility scooters we need to get drop off point to then use the pedestrianized way and we need slopes not steps”.*

#### f. Employment and skills

9 comments were received from residents and stakeholders who required a stronger emphasis on the development of employment, skills and investment into the borough, including the town centre. Job creation was seen as a pivotal priority for the Local Plan’s objectives.

- *“Focus on encouraging digital, life sciences, green, heritage and cultural tourism employment within Bolton.”*
- *Our organisation “welcomes the ‘Jobs and Businesses’ which seek to grow and diversify the economy to improve access to skills and good jobs.”*
- *“Jobs for local people, most new jobs are filled with people from neighbouring towns”.*
- *“Jobs: add productivity KPIs (GVA/hr, pay, employment) reported by the township; back higher-value SMEs and a North-East Growth Spine.”*
- *“There also need to be increased investment in the area to create employment for the rising local population. Inward private investment.”*
- *“Have a good mix of labour workers & professional jobs.”*
- *“Why does work need to be close to home? That feels superfluous; perhaps just ‘well-paid work’ is enough.”*
- *“Better and more reasonable shopping environment, Bolton is a market town and has very little of it town centre shopping infrastructure left.”*

#### 4c. Stakeholder sources

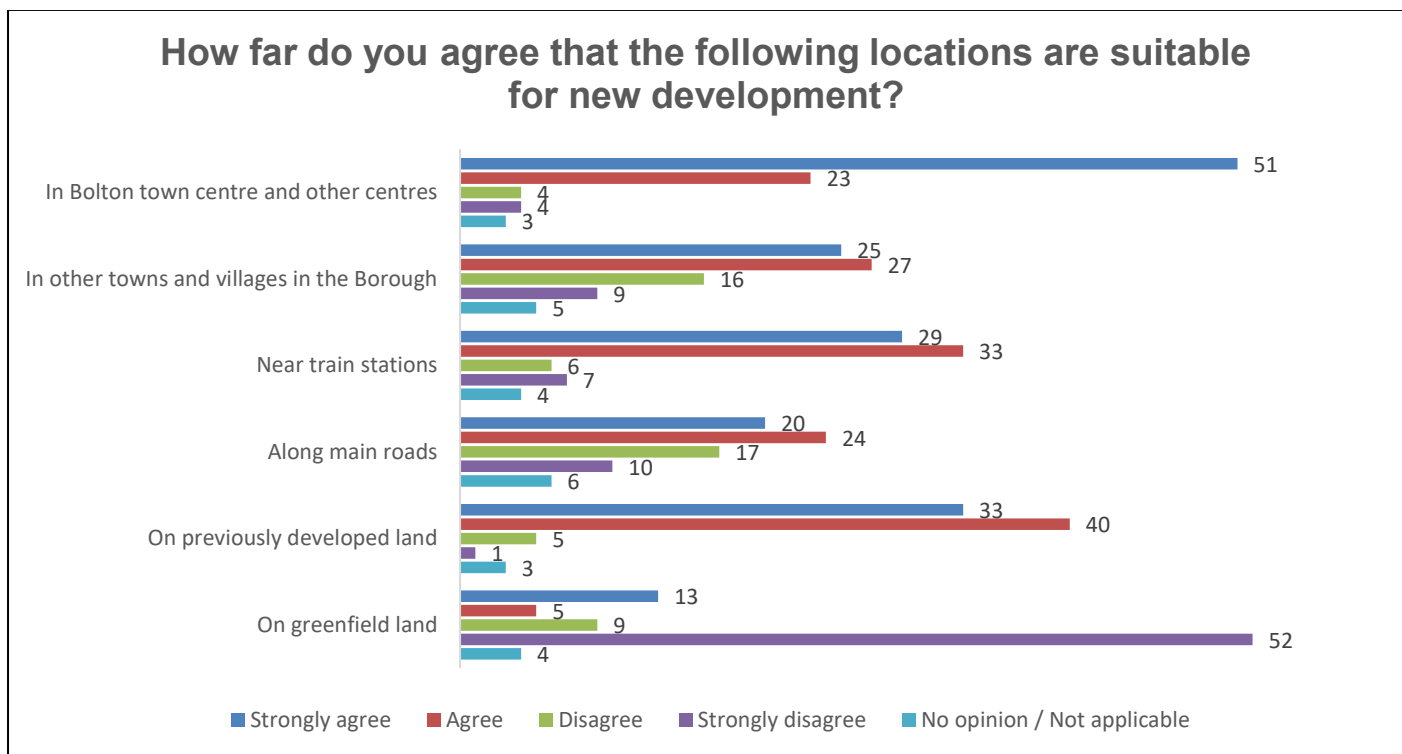
22 stakeholders provided additional sources of information, as further evidence, when developing the objectives for the Local Plan. This comprised of 18 responses from residents and 4 responses from industry partners:

- Aylward Planning
- Blackrod Neighbourhood Plan Delivery Group
- Harworth Group
- Keepmoat Homes

#### 5a. Location of new development

As part of the Local Plan the council are required to create a spatial strategy, which will guide where developments take place, ensuring that they are positioned in the right locations. Residents and

stakeholders were asked to reflect on 6 key location areas, these included physical areas like Bolton Town Centre, to areas of interest like transport links, brown and green field sites. Of the 81 respondents completing this question, the 3 areas seeing the greatest agreement are ‘Bolton town and district centres’ (74 respondents agreed); on ‘previously developed land’ (73 respondents); and locations ‘near to train stations’ (62 respondents). The area seeing the greatest level of objection is the development of greenfield land (61 respondents disagreed).



Base average: 81

**5b. Stakeholder ‘geospatial’ reasoning**

Residents and stakeholders were provided with the opportunity to expand on their reasoning for stating whether the locations set out in the Local Plan: Issues and Options were appropriate. 62 responses were received, with 11 stakeholders submitting additional evidence. This additional information will be submitted to the Local Plan team for further analysis.

- Anwyl Homes Ltd and Bradford Estates
- Blackrod Neighbourhood Plan Delivery Group
- Bloor
- Haworth Group
- Housing developer
- Oakmere Homes (Northwest) Ltd
- Peel Land & Peel Retail and Leisure
- Resident
- Seddon Homes and Global Land
- United Utilities Property Services Ltd

**Q7. Please explain your reasoning for whether the locations set out in the Local Plan (Issues & Options) are suitable for new development?**

| Rank | Category   | No. of respondents |
|------|--|--------------------|
| a.   | Brown / Grey / Green field land, including climate impacts | 37                 |
| b.   | Types of property and specific sites                       | 21                 |
| c.   | Transport infrastructure                                   | 16                 |
| d.   | Commercial growth and investment                           | 9                  |
| e.   | Geographies  | 8                  |

**a. Brown / Green field land, including climate impacts**

37 comments were received from residents and stakeholders who outlined that the use of Brown, Grey and Green field land, as locations for development, was a predominant cause for concern. Comments were particularly focused on the protection of Greenfield land, calling for the local authority to use alternative Brown / Grey field sites where possible first. Some stakeholders are concerned by the loss of habits and areas for recreation, whilst other were concerned by the general eroding of Bolton's valuable typography, due to a *historical lack of joined-up planning consideration*. Stakeholders were keen for plan to build stronger control measures when considering proposals around the adoption of Greenfield locations. However, it should also be noted that responses from industry stakeholders recognise the need to use Greenfield land, outlining the current constraints and subsequent impacts arising from not meeting the housing and employment growth for the borough.

- *"My priorities are brownfield-first, centre-led growth with fast, reliable public transport. Only consider tightly defined, sustainable sites where (i) brownfield capacity plus urban intensification cannot meet evidenced need, (ii) development is transit-served from the outset, and (iii) biodiversity net gain, flood resilience and green-blue links are demonstrably improved. Compensatory improvements are required where Green Belt changes are strategic."*
- *"On previously developed land" is open to interpretation that rich builders will do everything to find loopholes for. It needs clear definition. Is something that was built on 100 years ago but has been clear and nature taken back overnight the last 25 years considered, when it could be a valuable green space now?"*
- *"All designated brownfield sites must be fully developed BEFORE any consideration or permission is given to developing protected land or greenfield sites."*
- *"Brownfield sites should be reused but incorporating green spaces to increase them in built up areas making them healthier."*
- *"Build where there is land, but there should be a better strategy for brownfield/reused land."#*
- *"Developers will always throw money and expertise to argue for turning greenbelt to grey as they are about profit. Greenbelt equals desirable and huge profit. No amount of mitigation redresses the loss of green space and habitats for wildlife. Regenerating more green spaces is essential."*
- *"Greenfield must remain greenfield. Develop in old spaces and in derelict spaces or run down spaces - we need to keep greenfield land and green spaces and develop more green spaces."*
- *"Some Greenfield sites should be considered on their individual and particular merits and if their impact is minimal, especially if they are of a small size, such a single dwelling or already allowed under Permitted Development."*
- *"Villages already have enough housing and too much traffic. Over development will cause villages to merge and lose their identity. Countryside and green belt should be prioritised and saved."*

- *“This town have the last 50 years has lot a lot of green space for it's residents to use and enjoy, and the focus has been on just building wherever it can - this has wholly been supported by Bolton Council (irrespective of the party) and needs to stop.”*

#### **Organisational responses:**

- *Our organisation “supports the allocation of previously developed land, given the alignment with the brownfield first approach set out in the Framework. Given the extent of residential development that the Council should be planning for, it will be unable to be accommodated solely by redeveloping brownfield land. Greenfield land should also be allocated for development (particularly sites that meet the Framework’s Grey Belt definition). The Council’s spatial strategy in the adopted Core Strategy was reliant on developing previously developed sites for housing. The constrained nature of such sites and the delays in bringing them forward has resulted in a significant and historic undersupply in housing since the plan’s adoption. The Framework states that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified [§145]. Exceptional circumstances include where an authority cannot meet its identified need for homes [§146]. If this is the case, the Framework sets out a sequential approach to the release of Green Belt land, giving priority to previously developed land, then grey belt land which is not previously developed, and then other Green Belt locations [§148]. In the case of Bolton, exceptional circumstances can be evidenced to release land from the Green Belt. Therefore, the strategy must be supported by the allocation of suitable Green Belt sites for housing, particularly those that meet the Framework’s grey belt definition and benefit from good accessibility to public transport services and local amenities and services within walking distance. This will better enable the Council to meet the level of housing growth required across the borough, particularly given greenfield sites are likely to be less constrained by technical issues than previously developed sites.*
- *Whilst we support the importance of making effective use of brownfield, previously developed land, it is considered that a balance needs to be struck by the Council between renewal and delivery on well planned, strategic greenfield sites in sustainable, well-connected locations to help meet the Council’s identified need requirements and support socio-economic growth by access to high-quality jobs.”*

#### **b. Types of property and specific sites**

21 comments were received by residents and stakeholders which referenced specific sites of interest, as well as the types of development needed across the borough, particularly housing. Some called for a reduction in the number of HMOs, whilst others called for more affordable and affluent housing, attracting greater investment into the borough. Stakeholders also referenced the Town Centre as a key site for development, investment and job creation. Industry stakeholders named specific locations within the borough, which could be explored for further development potential.

#### **General reflections:**

- *“Maintain HMO controls (borough-wide Article 4) so family housing supply isn’t eroded”.*
- *“I am concerned about the amount, and ever increasing, HMO's being developed as well as huge imposing extensions added onto properties that are detrimental to their neighbours and not in keeping with the area.”*
- *“As long as we have a home suitable for my elderly mother with compromised health issues, sleeping in an open plan kitchen.”*
- *“There is a need to boost the delivery of high-volume family houses outside of town/other centres, with good accessibility by public transport and car, and in an attractive environment (including suburban/semi-rural locations) to attract the appropriate workforce and investment to the borough.*

Meeting this need will necessitate the release of Green Belt land for housing in sustainable locations.”

- “There are 15,961 people on the housing register in Bolton. The requisite number of homes, including affordable housing, for which there is an acute need, will only be met by distributing development to a range of location with good public transport, active travel and road connectivity. Over reliance on a single location, for example Bolton Town centre, will not deliver on local housing needs and will exacerbate the existing shortage. The new Local Plan is an opportunity to address this in a plan-led manner via appropriate allocations, such as West Pennine Villages.”
- “We do not need 13,000+ new houses, when there are so many new estates already not fully occupied, plus houses currently for sale as well as properties that are empty (private and B@H) which should be brought back into use before anything else.”

#### Town Centre:

- “The proposed new houses in the town centre should complement the old buildings. This is important as it will help Bolton stand out as an important tourist spot.”
- “Building on the heritage assets which exist in the town centre in traffic free zones.”
- “I strongly support new development in Bolton town centre above any other area as its become a shell of what it used to be because of out of town developments such as the Trafford Centre and Middlebrook and missed opportunities to develop the town centre when other local towns and Manchester city centre developed.”
- “The town centre has no attraction for me, it needs more cafes, bars, restaurants, and brands to make it appeal to people who would otherwise go into Manchester. This absolutely needs to be the focus for this plan. Look to places like Sale Stanley Square as an example of how this has been done well.”
- “The town centre is only suitable for flats and certainly not a place for children to live.”
- “The town centre needs ongoing development to include more housing and social spaces.”

#### Site specific:

- **North Bolton:** “North-East Growth Spine. Alongside NorthFold, name a North-East Growth Spine (Astley Bridge, Tonge, Brightmet, Harwood/Bradshaw, Bromley Cross/Egerton): centre- and station-focused sites, minimum densities on bus/rail corridors (A666/A676), modern small-unit employment space, and co-located services. This reflects PfE’s “Northern Areas competitiveness” and ensures benefits reach existing communities, not just the M61.”
- **West Bolton:** We are “currently promoting land to the west of Dicconson Lane which presents an opportunity to develop a significant, sustainable residential development of up to 1,000 homes alongside new supporting community infrastructure. The development would provide high quality, much needed homes (including a significant number of affordable homes) for residents living in Westhoughton and the wider Bolton area, including residents employed at the emerging Hexagon Park employment site at Wingates. The site is located in a highly sustainable location with good access to sustainable modes of travel including Horwich Railway Station and high quality bus corridors. Given its strategic location, the development would also offer the opportunity to help facilitate the delivery of significant improvements to the De Havilland Way Roundabout, including significant active travel improvements to pedestrian and cycle provision.
- Our “land interests comprising the Former Westhoughton Service Reservoir within the urban area of Westhoughton is a previously developed site. The Site presents a significant opportunity to support a residential allocation, by making most efficient use of a sustainably located brownfield site”.
- Our “land interests north of Chorley Road and west of Wingates Lane, Westhoughton [the Site] present a significant opportunity to deliver a minimum of 220 much needed, high-quality homes. Due to the Site’s containment, the extent of the remaining green gap between the Site and the nearest settlements, and the proposed development not impacting on the setting and special character of any historic town, the Site is considered to meet the Framework’s Grey Belt definition. There are no known technical, environmental or land ownership constraints that would prevent the development from coming forward in the early part of the emerging plan period. The Council should therefore allocate the land parcel for residential development in the emerging Bolton Local Plan.”



- **South Bolton:** We are “promoting land off Plodder Lane to deliver a new residential community, sustainably located adjacent to Royal Bolton Hospital and Farnworth supporting the growth aspirations of the Places for Everyone plan. Farnworth is within the top 10% most deprived neighbourhoods in the UK. Development of this site would support the growth of jobs, bringing economic investment into the local area. This proposal aligns with Policy JP-S1 of the Places for Everyone development plan outlining the aspirations of sustainable development aiming to maximise the economic, social and environmental benefits whilst minimising the adverse impacts. The site is identified as the first phase within the HIB/North Fold Masterplan as supported by the Council and thus reflects its deliverability acting as a catalyst for the wider development. Furthermore, the site is available for development and can be delivered quickly through existing infrastructure, with appropriate mitigation provided, and at the same time facilitate the delivery of the wider HIB/Northfold”.

### c. Transport infrastructure

16 comments were received from stakeholders which outlined the need to ensure that the transport network priorities, and future planning developments, align closely with that of the aspirations within the Local Plan. Some stakeholders called for the Local Plan to develop homes close to key transport hubs, as well as town centre locations. However, some comments raised concern about the additional development of housing on networks already densely congested.

- “Use design codes and set density/tenure expectations to deliver family homes where evidence shows demand. Near train stations (strongly agree). Prioritise station-area intensification (e.g., Hall i’ th’ Wood and Bromley Cross) with mixed-tenure housing and flexible small-business space. This aligns land use with the Bee Network/GM 2040 approach and PfE’s higher densities on public transport routes—critical as 1 in 4 households has no car and many areas score low on PT accessibility. Along main roads (agree, with conditions). Accept where corridors can be redesigned as “Streets for All” with bus priority, safe cycling and strong place-quality—not strip development adding car trips and exposure to poor air. Apply parking maxima and require active-frontage, mixed-use formats at nodes/junctions only.”
- “More building on main roads - produces more bottlenecks on what should be free flowing sections.”
- “Please prioritise brownfield land and locations by public travel hubs.”
- “I’m slightly confused by the proliferation of building in Westhoughton, horrific traffic congestion and no mention of the road to link Wigan to the motorway which is deeply problematic.”
- Our organisation “supports the development of sustainably located sites with good access to key strategic transport infrastructure, including main roads and train stations.”
- “Bolton & other Town Centres and villages need more and higher density housing to be located near to and support the viability of existing shops and increased use of local cultural, recreation and leisure facilities. This will reduce car travel requirements and encourage the use of local active travel options.”
- “In towns near stations means fewer cars, main roads mean public transport cleaner air.”
- “New development should be directed towards highly sustainable locations, with good access to sustainable modes of travel including access to employment by foot, cycle and public transport, as well as services and facilities to meet the day to day needs of future residents.”
- “The requisite number of homes, including affordable housing, for which there is an acute need, will only be met by distributing development to a range of location with good public transport, active travel and road connectivity. Over reliance on a single location, for example Bolton Town centre, will not deliver on local housing needs and will exacerbate the existing shortage. The new Local Plan is an opportunity to address this in a plan-led manner via appropriate allocations, such as West Pennine Villages.”

#### d. Commercial growth and investment

9 comments were received which called for the Plan to prioritise growth, through skills and job creation. Concern was raised that out-of-town commercial planning has resulted in an erosion of town centre investment. Stakeholders called for thoughtful consideration of enterprise development, but to be delivered at pace when approved.

- *“Bolton Centre, shopping has been destroyed by the lack of fore thought by successive Bolton Councillors for out of town shopping and agreeing to supermarket builds.”*
- *“There are current developments taking place in the town centre which can only help, however its pitifully slow and publicising leaving the soon to be demolished Crompton Place without development for 7 years is absolutely unbelievable and unacceptable. My concern is it will be left for 30 years like the Odean site and likely not developed in my lifetime, I hope I'm proved wrong.”*
- *“The town centre must be the focal pint for change and growth, given the obvious need for regeneration and repurposing.”*
- *“Town centres are most important for a healthy environment as its the magnet for social, business environments creating a hub for activity for people wanting to come into the centre and not like now trying to avoid it.”*
- *“A range of sites should be allocated for the delivery of new, modern employment development to support the additional housing sites delivered in the plan period.”*
- *Our organisation “supports the promotion of northern competitiveness, however this must recognise the need to distribute growth across Bolton in a manner that does not result in pockets of regeneration and growth, whilst other areas are limited. Growth should be directed to all sustainable locations so that the whole of Bolton’s local authority area can benefit.”*

#### e. Geographies

8 comments were received which provide reflection on the overarching Local Plan geographies across the borough. Stakeholders commented on general sites across the borough that could provide development opportunity and support the objectives of the Local Plan.

- *“The nine local centres should be the primary focus for new homes, jobs and services. This matches PfE (main town centres as economic drivers) and the Bolton Blueprint. Centres are walkable hubs and best placed to support higher minimum densities, mixed uses and co-located services (health, childcare, skills)”*
- *“The focus should be on developing sites for housing in the most sustainable settlements, including Bolton town centre and other key towns across the borough, particularly Westhoughton.”*
- *“We believe the spatial strategy should aim to promote sustainable development within the Borough.”*
- *“There is no point building anything more in Bolton Town Centre when we need these additions in our Local Communities.”*
- *“The focus should be on developing sites for housing in the most sustainable settlements, including Bolton town centre and other key towns across the borough, particularly Westhoughton, Horwich and Over Hulton. This will ensure that future residents benefit from the proximity of existing local services and amenities. Our “interests at the following sites presents significant opportunity for development: • Site 1: Land south of Bolton Road • Site 2: Land at Former Westhoughton Service Reservoir. • Site 3: Land at Dogholes Farm, Chorley Road, Horwich • Site 4: Land north of Salford Road, Over Hulton. There are no known technical, environmental or land ownership constraints on any of the sites that would prevent the development from coming forward in the early part of the emerging plan period. The Council should therefore allocate the parcels for residential and / or employment development in the emerging Bolton Local Plan.*

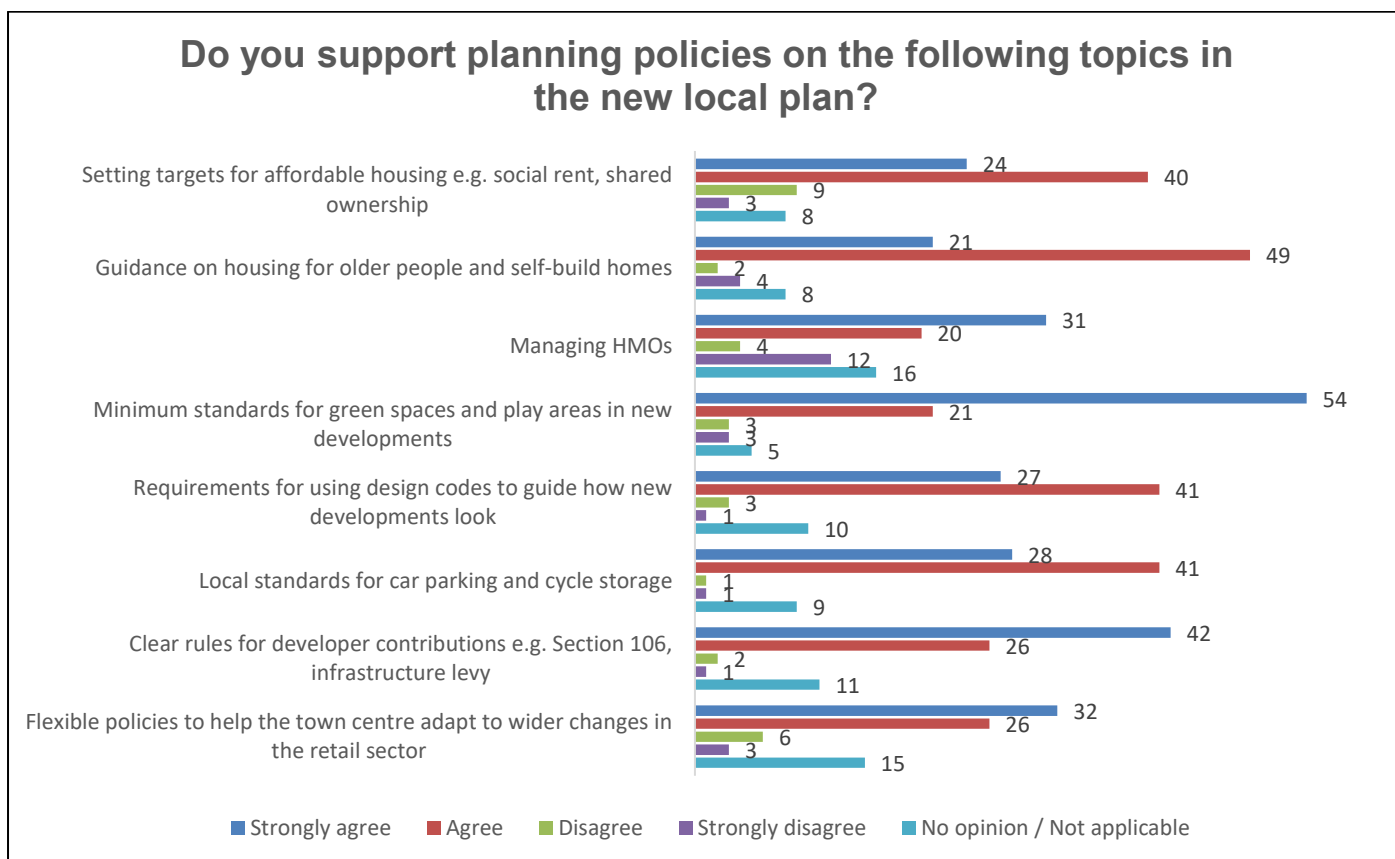
### 5c. Stakeholder sources

14 stakeholders provided additional sources of information as further evidence when developing the objectives for the Local Plan. This comprised of 13 responses from residents and 1 response from an industry / community stakeholder:

- Blackrod Neighbourhood Plan Delivery Group

### 6a. Development management policies

The Local Plan embeds multiple policies to support the management of developments. These include policies relating to housing management and development; the use of design codes to guide how schemes should look, as well as rules for developers; transport policies; policies which set the standards for green spaces and recreational areas; as well as policies for commercial and enterprise development. Of the 83 responses received, the areas seeing the greatest level of support are having a ‘*minimum standards for green spaces and play areas in new developments*’ (75 respondents agreed); having ‘*guidance on housing for older people and self-build homes*’ (70 respondents); and having ‘*local standards for car parking and cycle storage*’ (69 respondents). The area seeing greatest disagreement is ‘*managing HMOs*’ (16 respondents disagree)



Base average: 83

## 6b. Additional policies for inclusion within the Local Plan

All consultees were provided with the opportunity to reflect upon whether any additional policies should be included within the Local Plan process. 40 responses were received, with 3 stakeholders submitting additional evidence. Additional evidence responses were received from the following organisations, with information submitted to the Local Plan team for further analysis.

- Anwyll Homes and Bradford Estates
- Blackrod Neighbourhood Plan Delivery Group
- Peel Land & Peel Retail and Leisure

### Q10. Are there any other policies that you would like to see included?

| Rank | Category   | No. of respondents |
|------|--|--------------------|
| a.   | Types of development / Section 106                         | 18                 |
| b.   | Brown / Grey / Green field land, including climate impacts | 10                 |
| c.   | Accessibility and health                                   | 5                  |
| d.   | Commercial and employability                               | 5                  |

#### a. Types of development / Section 106

Most comments received (18) reflected on the need for policies to take account of the types of developments and properties required for the borough. Whilst some comments focused on property types for residents, including mixed, affordable and luxury homes and single-story properties, other comments reflected the need to tighten up policies and procedures around the development and conversion of HMOs. Additional comments focused on Section 106, specifically the challenges of integration of properties into mixed space development and the use of the funding.

#### General reflections

- *“A policy on housing mix would be helpful to inform the development of residential layouts that meet specific housing needs in that location. The requirements of the policy should be informed by a Housing Needs Assessment, which not only considers the boroughwide requirements but also the requirements of smaller sub-areas. Our organisation requests that the policy requirements are not applied rigidly to every housing site across the borough. A degree of flexibility should be incorporated into the policy wording and applied based on a site-by-site basis to account for viability, market factors and locational requirements.”*
- *Our organisation “support the inclusion of specific topic-based policies, the Council need to be careful not to overly prescribe and restrict development. There is merit in case by case consideration based on the specificities of each site and location. Such policies should align with the NPPF and NPPG and not restrict developers in delivering much needed development.”*
- *“Housing for ex-military veterans.”*
- *“There should also be a minimum standard when these houses are built. Most new-builds are of extremely poor quality.”*
- *“More bungalows.”*
- *“Requirement for high levels of housing density in new developments (3 stories or more), particularly in town centres and on brownfield sites.”*

- *“Setting targets for affordable housing, social rent & shared ownership - Depends on needs eg: waiting lists, demographics, age related issues.”*
- *“Shorten time for applications and approvals don't just focus on affordable housing... we have enough of it and they tend to turn into slums focus on more luxury housing which gives people motivation to get there.”*
- *“Given the accepted viability challenges for developers across the country, and in Bolton we believe the Local Plan should include a policy which prioritises the delivery of large family homes. This preference can bring in economic investment whilst also addressing the rising demand by families.”*

#### **Section 106:**

- *“Although I agree in principle with Section 106, I think the government wanting a high percentage of social housing on each site will prevent those wanting a more expensive house to look to other areas where they separate the sites. Kingswood Homes in Blackburn, have built the social housing on separate sites to the more expensive properties.”*
- *“106 monies should be put into a voluntary sector grants pot and not just used for public sector priorities. I feel that there's a whole community cohesion piece that's not really addressed. Everything feels febrile now.”*
- *“Include culture and heritage as part of Section 106 and infrastructure levies.”*

#### **HMO comments:**

- *“Retain Article 4; high standards, dispersion/clustering limits; protect family housing.”*
- *“Ban HMO's.”*
- *“HMO's are complex and better communication around them is required.”*
- *“I would like to see a reduction and the stopping of building of HMO's, I am very concerned about the amount we have in and around the borough and the detrimental effect it has on the surrounding neighbours.”*

#### **b. Brown / Grey / Green field land, including climate impacts**

10 comments were received that call for policies to have stronger consideration of developments within greenbelt land, calling for brownfield to be prioritised first. The importance of having green space within new development was also explored by stakeholders. In addition, some comments reflected the need to consider climate implications when designing policies to support the Local Plan, with recommendations of what to include within policies, including National Standards for Sustainable Drainage and biodiversity considerations.

- *“Brownfield fast-track: clear priority, flexible phasing/viability tools; mill/heritage reuse policy.”*
- *“Contributions should be sought from developers to improve existing parks and green spaces in order to make development acceptable, rather than necessarily requiring new spaces. CIL should be introduced but in a careful manner perhaps focussed solely on greenfield development so as to not discourage brownfield and town centre development.”*
- *“Minimum standards for green spaces and play areas in new developments - this should be maximum.”*
- *“Provision of park or green space within distance of each local area...look what happened at lockdown -we needed parks.”*
- *Our organisation “urges the inclusion of a specific ‘Grey Belt’ policy as a core component of the emerging Local Plan. This policy would establish a clear and sequential framework for land allocation, prioritising the release of previously developed and underutilised land (Grey Belt) before considering any new allocations from the Green Belt. This approach is not only pragmatic but also aligns with the principles of sustainable development aligning with National Policy.”*

## Climate

- *“Fabric-first; EPC A-ready homes, PV-ready roofs/EV charge points; heat-pump-ready; whole-life-carbon for majors. Nature & water: biodiversity net gain > national minimum where feasible; urban greening factor; tree-canopy targets; SuDS to adoptable standards; daylight/overheating tests. Air/Noise quality: robust mitigation on main corridors (e.g., A666/A676) with façade/landscaping standards.”*
- *“Requirement for SuDS and other natural flood water management schemes that reduce the demand on UU’s crumbling assets and improves / creates new local blue assets for climate change mitigation and creation of new habitat / biodiversity.”*
- *“Why are there no standards for solar power fitment and rainwater collection to new build and all warehouses? Why are developers not required to fit ecologically sound and resource saving equipment as described?”*
- *“Follow up on new buildings that have tree preservations on the land ensuring if any trees have to be removed they are replaced with similar types to ensure developers do not reduce our green spaces impact.”*
- *“Requirement for all developers to install swift and other bird boxes, bat boxes, hedgehog highway gaps in boundary fencing and other wildlife friendly initiatives on new buildings and along mandatory perimeter buffer zones / hedgerows.”*

## c. Accessibility and health

5 comments were received which outlined considerations for accessibility standards to be adhered to, as well as consideration for health inequality to be addressed and wider impacts to protected groups.

- *“NDSS throughout; M4(2) baseline and M4(3) wheelchair homes on larger sites. Digital by default: FTTP and 5G-ready as standard; ducting in new streets. Health & place: Health Impact Assessments for majors; hot-food takeaway clustering controls near schools; co-location of health/childcare. “*
- *“Adequate seating outdoors and in libraries / museums / shops.”*
- *“Including policies around developing new educational sites, including SEN provision - and SEN provision within mainstream education.”*

## d. Commercial and employability

5 comments were received which reflected on the need to improve the enterprise and visitor economy infrastructure, particularly within town and district centres. There was a call to improve the commerciality of the centres, driving up employment opportunities, with the reduction of certain types of industries, including take-aways and betting shops.

- *“I would like to see more shops, restaurants, cafes and bars that cater for everyone, especially in and around Bolton town centre.”*
- *“Special measures for local independent businesses which contribute to the local area with positive aesthetics, jobs, and diversity of business types (aka, ban vape shops and betting shops from further development and renting). Conduct audits on businesses which operate as fronts for money laundering and illegal activity and remove them from the community (barber shops, vape shops, etc). Promote SMALL businesses with affordable rents and incentives to restore the productivity and visibility of the high street.”*
- *“The Towns which are most prosperous in the UK are ones which have looked after their Heritage. At present we have a mish mash of building which do not complement each other.”*
- *“Local Employment & Skills Plans: apprenticeships and local labour via S106 on major schemes. Modern small-unit employment: safeguard and deliver flexible B1c/B2/E units (power, loading, subdivision) in centres and the North-East Growth Spine as well as the M61 corridor.”*

**Other comments** focused on wider policy principles, namely design codes, traffic management and engagement.

- *“Simple, site-specific codes with a Bolton Design Review Panel for majors”.*
- *Our organisation “welcome quality designs and incorporate Buildings for Life in everything we do, however if poorly implemented design codes can lead to delays in delivering housing. Any design codes need to be balanced and flexible.”*
- *“Each district should have a ‘District Board’ that is made up of local residents who aren’t politicians to scrutinise and guide decision making.”*
- *“More robust policies with regards to developers.”*
- *“The Government are intending to consult on National Development Management Policies at the end of 2025 and any emerging Local Plan document will need to reflect this upcoming change in the framework for plan-making.*
- *“Guidelines for traffic management, surveys of current traffic issues before planning approval.”*

## 7. Impact

All residents and stakeholders responding to the Issues and Options consultation were encouraged to share how the proposal, set out in the Local Plan paper, would impact them, their family or business. 60 responses were received, with 3 stakeholders submitting additional evidence. This additional information will be submitted to the Local Plan team for further analysis.

- Blackrod Neighbourhood Plan Delivery Group
- Peel Land & Peel Retail and Leisure
- Resident feedback

**Q11. Please outline how the proposals set out in the Bolton Local Plan (Issues and Options) have an impact on you and / or your family, organisation or business.**

| Rank | Category   | No. of respondents |
|------|--|--------------------|
| a.   | Site specific, including Town Centre                       | 19                 |
| b.   | Brown / Green field development, including climate impacts | 16                 |
| c.   | Personal impacts, inc to protected groups                  | 14                 |
| d.   | Developer responses  | 9                  |
| e.   | Infrastructure, including transport                        | 9                  |
| f.   | Types of development                                       | 8                  |
| g.   | Employment & Skills  | 4                  |

### a. Site specific, including Town Centre

19 comments were received from residents and stakeholders who reflected on general site impacts, including several comments which concentrated on the decline of Bolton Town Centre. These comments focused on the adverse impacts of anti-social behaviour, the slow pace of development and the demise of

the centre as a visitor attraction. Comments also included representation from the local business community.

- *“Why spatial balance matters to us. If growth, investment and infrastructure cluster only around the M61, the north-east risks missing out again. A named North-East Growth Spine (Astley Bridge, Tonge, Brightmet, Harwood/Bradshaw, Bromley Cross/Egerton) with centre/station-focused sites, modern small-unit employment and strong bus/active-travel links would spread opportunity, raise local spend and reduce health and income gaps”.*
- *“The chances are the most deprived areas will come off worst and the leafy suburbs won't be affected much. Always the way.”*
- *“If Harwood, where i live, is developed any further, the traffic will be a nightmare, the doctor's even more inaccessible and the lack of green space detrimental to health.”*
- *“Thriving and vibrant town centres with improved and more accessible leisure, cultural, heritage and recreation facilities will provide me and my family with an improved quality of life, sharing and celebrating this with others.”*

## **Town Centre**

- *“It's sad that Bolton was clearly once a bustling town and strong community and would have offered this space. I hope that this plan can restore it to what it once was. I know this will encourage other young professionals like myself to move out of Manchester and to Bolton instead of going south of the city.”*
- *“I do not shop in Bolton because the heart went out of it when Bolton Council decided to change the Market Place to accommodate modern shopping.”*
- *“I no longer shop on Bolton's open market because the traditional stalls I once loved are now replaced.”*
- *“I run a small business in Bolton, I could not open a storefront in Bolton due to high retail rents, business rates, out of control utilities, and especially the amount of antisocial behaviour and theft in the town centre. This needs to be immediately addressed with strict measures and a no-tolerance policy, working with GMP to remove degenerates from our streets”.*
- *“The reputation (and reality) of Bolton town centre severely hinders our business and business opportunities. The work to transform the town centre needs to happen at pace. Crucially, residential developments have to be sped up so that we more people to create a safe, vibrant area for businesses to thrive.”*
- *“The loss of the town centre as the main retail district in the town to residential use will have some impact on shopping destinations and the current risks associated with safety at night in the town centre is has an impact.”*
- *“We live within 10 minutes walk from the town centre, but the lack of development in a timely manner has impacted the value of our home. The lack of investment over the years has also resulted in very few quality restaurants and bars opening up in Bolton which is why were currently moving to Horwich which has more to offer both in the day and nighttime economy.”*

### **b. Brown / Green field development, including climate impacts**

16 comments were received from stakeholders who were concerned by the loss of Greenbelt land and the wider implications this could have on personal wellbeing, financial security, habitats and climate. Some comments reflected upon the lack of green spaces in more urban areas and called for greater consideration of this within the development process.



- *“Building on green belt will devalue my house and a disastrous affect on wildlife and people’s mental health”.*
- *“Green space protection is a big priority for me, so much has gone, development of run down areas instead would help lift the town up and leave nature available for all.”*
- *“Greenfield is important for my mental health and should not be developed upon.”*
- *“It is vital to have areas of parkland, paths and Green Spaces across the whole Borough.”*
- *“There is no well maintained green space in walking distance from our house so we drive out of the area to access this.”*
- *“The lack of much greenbelt in NE Bolton means that other green spaces between Brightmet, Tonge, HallithWood, Bradshaw and Harwood need preserving not continually threatened.”*
- *“The quality, extent of and access to green / blue natural assets in Bolton will impact the quality of life for me and my family particularly as climate changes bring about longer & hotter conditions and more changeable rainfall events leading to flooding.”*
- *“Nature, flood and climate resilience. Expanding connected green/blue corridors and using SuDS will reduce local flood risk and create safe places to play and walk. Tree canopy and urban greening improve air quality on main corridors our family uses daily.”*

**c. Personal impacts, inc to protected groups**

14 comments were received which outlined the personal impacts residents would experience, due to the implementation of the Local Plan. Whilst some of these comments were crosscutting with the impact of green spaces on mental health and wellbeing, other comments reflected the impact on families and future generations. Some stakeholders reflected on leaving the borough and moving elsewhere.

- *“The plan should have implications for meeting the needs of people within the local communities, so it needs to be aware of the populations within different wards and how populations are changing to meet these needs.”*
- *“Hopefully will give me confidence to enjoy the outdoors, businesses, entertainment, services in a safe and friendly manner.”*
- *“Building on green belt will devalue my house.”*
- *“It may make my family want to remain in Bolton and not move elsewhere”.*
- *“We are looking to leave bolton.”*
- *“The way in which the borough develops and changes over the coming years will influence the prosperity and wellbeing of our family unit. It will ultimately impact upon whether members of my family choose to stay, live and grow in the borough or whether they choose to leave and thrive elsewhere.”*

**d. Developer responses**

9 comments were received from developers and landlords who outlined the impact to their organisation, as well as promoted sites of interest for development. Comments reflect the readiness to assist the authority in meeting its aspirations under the Local Plan, however, did state that the Plan needed to be a workable document in order for output to be realised. As well as outlining opportunities, some developers highlighted conflicts between council documents (Bolton’s Blueprint), causing disproportionate impacts to the supply chain for family homes.

- *“We are in a position to deliver high-quality homes within the immediate plan period to support the emerging Local Plan.”*
- *“Our client has land interests in Bolton comprised of office development. Policy which would pertain to development management decisions will become clearer in future iterations of the emerging Plan,*

*but we would want to ensure flexibility and the avoidance of any unsound and unjustified onerous restrictions to allow gainful use.”*

- *“The emerging local plan will influence where and the type and scale of development that comes forward across Bolton. We have various pieces of vacant and unused land across the borough which is now redundant and surplus to their operational requirements. These land interests should be fully considered in the emerging local so that they do not continue to be underutilised. We further request that the site allocations and development management policies are fully justified and accompanied by a robust evidence base that is prepared at an early stage of the plan making process and consulted on.”*
- *“The proposals set out in the Bolton Local Plan (Issues and Options) present a significant opportunity for our organisation to continue to create sustainable places where people want to live and work in Bolton.”*
- *“Whilst the regeneration of the town centre with new apartments is proactive, the current proposals appear to lack a sufficient focus on the need for family housing. The emphasis in the draft plan towards town centre apartments may inadvertently push families out of the borough or into an undersupplied housing market, making it more difficult for them to find a suitable place to live. Therefore, we urge the Council to re-evaluate the provision of family homes to ensure they are adequately reflected in the housing stock.”*
- *“Within this Local Plan draft document, the Council outlines their ambition to provide conventional family homes to meet the rising demand established from early market evidence (3.20). However, this fact is in contrary to the Council’s ‘Bolton Blueprint’ plans to attract 5,000 young new residents to the town centre which is likely to be facilitated by the introduction of 1/2 bedroom apartments. This is evidenced by the agreed funding deal of £150m in February 2025 for Church Wharf, consisting of 390 apartments, eight townhouses, and 7,000 sq ft of retail space. We urge the Council to re-evaluate the provision of family homes to ensure they are adequately reflected in the housing stock.”*
- *“As Bolton develops and grows, it will make it a more popular and attractive place to live, work and invest This should benefit my business, I am a private landlord with properties across Bolton”.*
- *“As a volume housebuilder with land interests in the borough, the emerging local plan will influence where and the type and scale of residential development that comes forward across Bolton. The specific development management policies will also influence the design and layout of housing schemes to come forward. We request that the site allocations and development management policies are fully justified and accompanied by a robust evidence base that is prepared at an early stage of the plan making process and consulted on. A suitable level of flexibility should also be incorporated into relevant development management policies, including housing mix, tenure (including affordable housing) and open space policies, to account for site-specific factors (including location) and viability. This will prevent overly restrictive policies from being adopted that adversely impact the deliverability of housing schemes going forward.*

#### **e. Infrastructure, including transport**

9 comments were received which reflected upon wider infrastructure impacts to commuters, schools and the health sector. The transport infrastructure was seen as a key area impacting residents and stakeholders. Some comments reflected the current challenges with congestion in specific areas and main roads within the borough.

- *“It’s an absolute pain to drive around Westhoughton and with the sites identified on the map, what is the travel and roads strategy aligned as that’s not clear. Also wider infrastructure plans. Parking is problematic in Bolton. There should be a borough wide parking scheme [not all those private car parks].”*
- *“Main arterial roads are already congested more and more. There is insufficient focus on this. There should be more bus lanes and they should be prioritised over cycle lanes.”*
- *“New developments locally are built on existing road networks and not near public transport links for school so would need the use of car. Changes to plans would hopefully look to balance the need for affordable housing with the need for modern and reliable transport options.”*

- *“The local plan will have a significant impact on the development of transport, street / highways infrastructure and design, which will have implications for people with disabilities, including sight loss.”*
- *“It’s wholly offensive and a disgusting approach with a complete naivety to the current demands on public sector services; schools and the NHS. It’s a disgrace!”*
- *“Many existing areas do not have sufficient infrastructure, water pressure, schools etc to accommodate more housing.”*
- *“Tying development to timely schools, childcare, primary care and green space is essential. Co-locating childcare and skills/health in centres reduces the “friction” for working parents: you can drop a child, attend training or appointments and do errands without multiple trips.”*

#### **f. Types of development**

8 comments were received by stakeholders which outlined the need for specific types of housing developments, namely larger, family homes. However, it should also be noted that some raised concern about the lack of accessible, single-story accommodation that could support residents as they age, enabling them to live in their own homes for longer. As with other areas of the consultation findings, some stakeholders reflected on the need for greater HMO regulation.

- *“I am aware of business people wanting to invest in Bolton but have invested in other towns because of the lack of new build houses with 4/5 bedrooms. If we cannot attract these people to live in the larger homes that they want, they will go to other areas! More families want larger new build homes that are energy efficient, double garages, green space and in areas with excellent schools. Their investment will help Bolton to attract more business investors.”*
- *“As a retired person I would welcome increased accommodation that retirees can downsize into freeing up larger homes for families.”*
- *“The current proposals appear to lack a sufficient focus on the need for larger family housing with the surrounding infrastructure to support them.”*
- *“HMO’s tend to become scruffy eyesores.”*
- *“A brownfield-first strategy, design codes and HMO management will help protect and improve family housing in the north-east.”*

#### **g. Employment & Skills**

4 comments explored the impact the Plan could have on growing employment and skills opportunities, providing jobs for residents both now and in the future. Stakeholders reflected upon the partnership with local education providers and the need for a sustainable labour market.

- *“I strongly support a productivity-led approach that brings higher-value jobs into existing communities in the north-east, not only around the M61. Modern small units, maker/innovation space and flexible B-class uses in/near centres would shorten commutes, lift earnings and create routes from low-paid to better-paid work. Requiring Local Employment & Skills Plans and partnerships with Bolton College/University matters to my household and to the people I represent—especially those moving from retail/warehousing into better paid roles.”*
- *“Education, training and employment opportunities in digital, life sciences and other long term, sustainable jobs will offer my children and grandchildren reasons to stay and contribute to Bolton’s prosperity and other ambitions for the Borough.”*
- *“Independent businesses grows the economy and provides variety to encourage people to see wherever they are located.”*

## 8a. Additional information

Stakeholders were provided the opportunity to outline any further comments relating to the Local Plan (Issues and Options). 33 comments were received, with 6 stakeholders submitting additional evidence. Additional evidence responses were received from the following organisations, with information submitted to the Local Plan team for further analysis.

- Bloor
- Keepmoat
- Oakmere Homes (Northwest Ltd)
- Peel Land & Peel Retail and Leisure
- Resident
- United Utilities

### Q11. Please outline how the proposals set out in the Bolton Local Plan (Issues and Options) have an impact on you and / or your family, organisation or business.

| Rank | Category   | No. of respondents |
|------|--|--------------------|
| a.   | General Local Plan reflections                             | 12                 |
| b.   | Infrastructure, including transport                        | 6                  |
| c.   | Town Centre and commercial                                 | 6                  |
| d.   | Brown / Green field development, including climate impacts | 5                  |
| e.   | Types of property  | 4                  |

#### a. General Local Plan reflections

12 comments were received from stakeholders who made general reflections on the Local Plan and the process of developing it. Some reflected on the timescales and how the Plan needs be resilient to future challenges, including political changes. Some reflected on the need to regularly engage with stakeholders, ensuring that delivery is done with and not to communities. Wider comments were also received around the technicality of the Plan, including the need for robust performance indicators, which could be shared with residents and stakeholders, ensuring transparency.

- *“2042 long way off local elections will change leadership and ruling council, so I feel the plan now as such us just virtue signalling for effect and will never be put into fruition, sorry.”*
- *“It is (probably deliberately) vague and vacuous, which is disappointing.”*
- *“Offer more community-based consultations with clear and evident plans that are easy for the public to see. At the moment there is a clear 'behind closed doors' strategy leaving people in the dark.”*
- *“Over the years many people have suggested things like not destroying The Market Place, Destroying Hulton Park these are Classic Example 10,000 signed against it but still it got passed. Until the Planning Department is reined in and Planning Councillors listen to the residents we will continue to have major problems and upheaval in Bolton.”*
- *“Please ensure we are fully consulted on all future consultations relating to the onward Local Plan process.”*
- *“Delivery & Fairness framework Publish an annual “Delivery & Fairness” report with KPIs by township (GVA/hour, median pay, employment rate, affordable homes, access to services, mode share, net biodiversity gain, tree canopy, flood resilience). Use it to redirect effort if areas—especially the north-east—fall behind.”*

- *“Nature, climate, rivers, water and people do not respect or follow artificial borough boundaries. A regional, co-working approach will support the achievement of many of the ambitions, key strategies and policies in this Local Plan for Bolton.”*

#### **b. Infrastructure, including transport**

6 comments were received from stakeholders who called for consideration of wider infrastructure programmes, including transport networks.

- *“I’m worried our hospital is not good enough for our town.”*
- *“Policing needs to be better, at the moment there are too many instances of ASB and Drug use, plus younger people need to be engaged in worthwhile activities. Scooters and high-powered electric cycles need to be banned across the borough.”*
- *“Infrastructure first, with clear triggers Publish when schools, health, open space and utilities must be delivered (S106/IL regimes). Track on-time delivery in the annual report and intervene early if delivery slips.*
- *“Minimum densities & car-lite places Set minimum densities by location (centres, rail/bus hubs, high-frequency corridors). Apply parking maxima, strong cycle storage, car clubs and permeable street grids to cut car dependency and improve vitality.”*
- *“Look at what other, thriving, towns have done such as Bury and Stockport who have been included in the Metro and maybe use the old railway line that used to run from Bolton to Bury.”*

#### **c. Town Centre and commercial**

6 comments reflected the need to prioritise the commercial infrastructure, particularly within the Town Centre. Stakeholders reflected upon the need to drive up visitor numbers through the attraction of a vibrant, commercial town centre. They also reflected upon the employment and skills potential within the Local Plan.

- *“I feel the town centre needs a focus on leisure and food..only way to get people back there. I’m worried about the sheer amount of vapes shops...how can we be a healthier town when we are only 2nd to Blackburn for the highest amount of shops that sell vapes?”*
- *“More support is needed to bring in independent retailers.”*
- *“Please bring back the many choice of restaurants that cater for everyone. Shops such as M&S and include cheaper rents and free parking to entice businesses and footfall back to the town”.*
- *“Renovate the town centre into high end serviced offices, and make rents attractive to businesses so they open or move premises to Bolton. Bring in high income jobs and clear the high street of ugly, undesirable businesses which attract the wrong demographic. Open retail units to local independent businesses only, with a panel that reviews and prioritises those which have a positive impact on the surrounding community and its inhabitants.”*
- *“Town-centre renewal Support flexible Use Class E, upper-floor residential, meantime uses, and high-quality shopfronts/public realm. Pair this with modern small-unit workspace so entrepreneurs can start and grow in every centre—not just at the M61.”*
- *“Skills, childcare and local labour Make Local Employment & Skills Plans standard on major schemes, linking developers with Bolton College/University and requiring apprenticeships. Enable on-site or nearby childcare to remove barriers to work, especially for shift workers.”*

#### **d. Brown / Green field development, including climate impacts**

5 individuals further reflected on the prioritisation of using brownfield sites, protecting greenbelt as far as possible.

- *“There are some areas which must not be built on these are the small Green areas which are the only Green many children and adults see during weekdays.”*
- *“It would be a wonderful addition to the Borough if we could have a Country Park, including The Jumbles, Longsite Park, Seven Acres, with a wildlife corridor and no additional building in this whole area.”*
- *“Fast-track brownfield with clear viability routes, remediation support, flexible phasing, and simple site-specific design codes (plus a light-touch design review). Create a “Small Sites Service” with a Bolton pattern-book (terraces, mansion blocks, mews, corner plots) to de-risk 5–25 home sites.”*
- *“Climate, nature and water Go fabric-first; require EV charge-ready and PV-ready roofs on majors; promote heat-pump-ready streets. Deliver measurable biodiversity net gain, an urban greening factor and SuDS to adoptable standards, prioritising valley and brook corridors that double as active-travel routes and cooling space.”*

#### **e. Types of property**

4 comments further reflected upon the types of property that should be prioritised within the Plan, including reducing the number of HMOs and having greater consideration on the balance between affordable and social housing, compared with family and more affluent accommodation.

- *“Stop the many HMO's.”*
- *“Social housing in the town centre will not contribute to its growth, because those in social housing will not have the disposable income of working people in skilled jobs.”*
- *“Homes people can afford and live well in Hold a clear affordable mix (including social rent), keep strong HMO controls, and require NDSS + M4(2) baseline (with M4(3) on larger sites). Encourage family homes and gentle intensification around centres.”*

#### **Organisational comments**

3 organisational comments were submitted focusing on the need to reflect further on the property needs of older people, biodiversity and sustainable development for both housing and employment.

- *“We encourage the inclusion of a specific older persons’ housing policy considering the significant need for more homes for older people. We would also encourage the inclusion of clear and specific numerical delivery target for older persons’ housing to ensure needs are met over the plan period. Any policy should support all types of housing for older people, in line with the NPPF. We also encourage site specific allocations for older persons’ housing, rather than relying on M4(2) or M4(3) standards, which are not tailored to, or reserved for, older people. Allocations should consider the minimum viable scale for such housing. In our experience, this is at least 65 units per development. Our developments typically comprise single apartment buildings with around 70 high-quality social rent homes for older people. Mixing tenures within one building (such as combining sales with social rent or social rent with affordable rent) often creates market challenges and tensions. Moreover, social rent homes for older people are mainly one-bedroom, as two-bedroom units are hard to let due to under-occupancy charges and the prevalence of single-person households. Therefore, policies which allow flexibility in tenure and housing mix are essential to ensure the viability and successful delivery of older persons’ housing.”*
- *“We look forward to continuing to work with Bolton Council both through the preparation of the Local Plan and through the delivery of sustainable developments in the employment and housing sectors.”*
- *“We hope for a Upper Bradshaw Valley Country Park from Jumbles CP to 7 Acres CP but also across to Castle rift (Harwood Vale) to balance population and mammal needs successfully. Improving green space for all for the future is very welcome including in new builds.”*

## 8b. Additional supporting information

26 stakeholders provided additional supporting information and evidence, by uploading documents to the survey return. These additional submissions were provided by 2 residents and 24 industry representatives. This includes multiple submissions by some representatives.

- Anwyl Homes Ltd and Bradford Estates
- Asteer Strategic LLP
- Barratt Redrow PLC
- BDW Trading Ltd and Jones Homes (North West) Ltd
- Blackrod Neighbourhood Plan Delivery Group (BNPDG)
- Bloor Homes (North West) Limited
- Caddick Land Limited
- Greater Manchester Coalition of Disabled People (GMCDP)
- Harworth Group
- Jones Homes (North West) Ltd
- Keepmoat Homes
- Lostock Cricket Club
- National Grid Electricity Transmission (NGET)
- NHS Greater Manchester Integrated Care Board (NHS GM ICB)
- Oakmere Homes (Northwest) Ltd
- Peel Land and Peel Retail and Leisure
- Persimmon Homes North West
- Rowland Homes
- Seddon Homes and Global Land
- The Emerson Group
- United Utilities Property Services Ltd
- United Utilities Water Limited (UUW)

## 9a. Keeping in touch

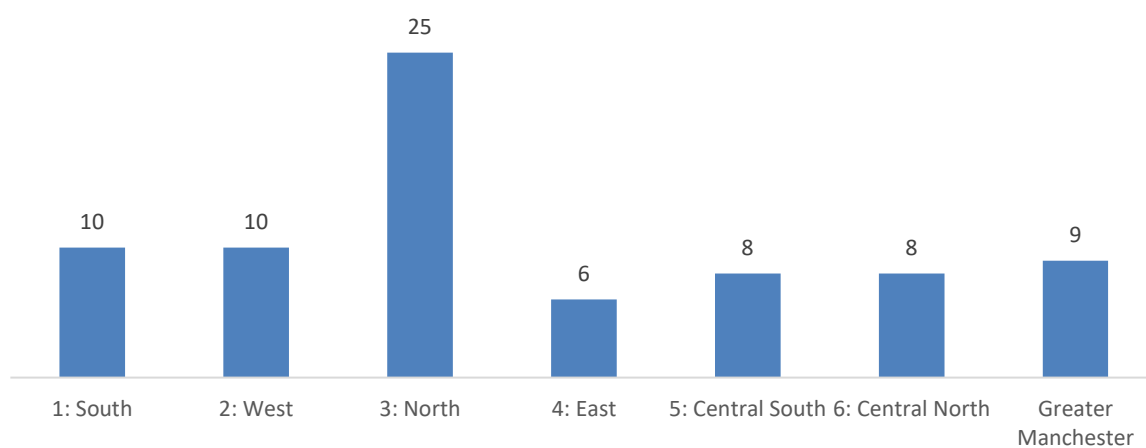
Residents and stakeholders were asked whether they wanted to be kept on a database to receive further information on the Local Plan. 51 representatives responded to state they would like their details to be held on the local authority Local Plan database. 32 stakeholders requested to be part of further follow-up telephone conversations.

## 10a. Demographics: Geographical

The chart below outlines the demographics of respondents by geographical neighbourhood. A total of 76 respondents provided their full postcode. The greatest engagement was from residents residing in the North of the borough (25 responses), namely Bradshaw (17 respondents). Lowest engagement was from residents in the East of the borough (6). Those responding from outside of the borough represented 9 responses.

A full breakdown of respondents by geographical ward is located in the table below.

## Bolton Neighbourhood Area



**Base: 76**



\*Neighbourhoods are a local geography for integrated health and social care; all have a population of around 50,000 residents.

| Wards                        | Number of responses |
|------------------------------|---------------------|
| Astley Bridge                | 2                   |
| Bradshaw                     | 17                  |
| Brightmet                    | 2                   |
| Bromley Cross                | 5                   |
| Farnworth North              | 1                   |
| Farnworth South              | 6                   |
| Heaton, Lostock & Chew Moor  | 1                   |
| Horwich North                | 3                   |
| Horwich South and Blackrod   | 1                   |
| Hulton                       | 2                   |
| Kearsley                     | 3                   |
| Little Lever and Darcy Lever | 2                   |
| Queens Park and Central      | 10                  |



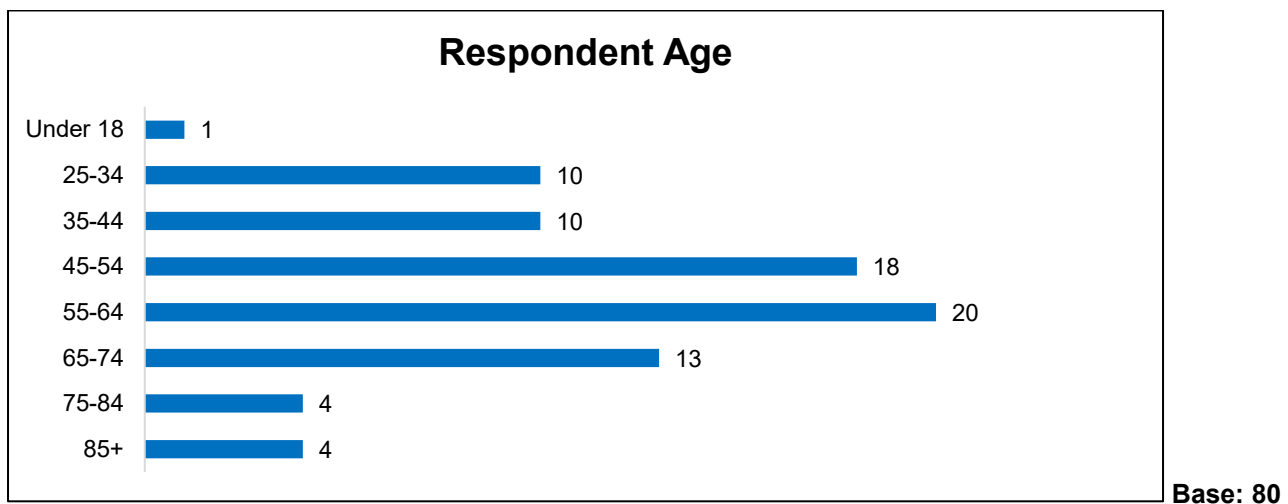
|                                    |   |
|------------------------------------|---|
| Rumworth                           | 1 |
| Smithalls                          | 1 |
| Tonge with the Haulgh              | 4 |
| Westhoughton North and Hunger Hill | 4 |
| Westhoughton South                 | 2 |

**10b. Preferred identity**

80 responses were received providing the respondent’s preferred identity. 42 respondents’ identity as being female, 36 as male and 2 respondents identify as ‘other’.

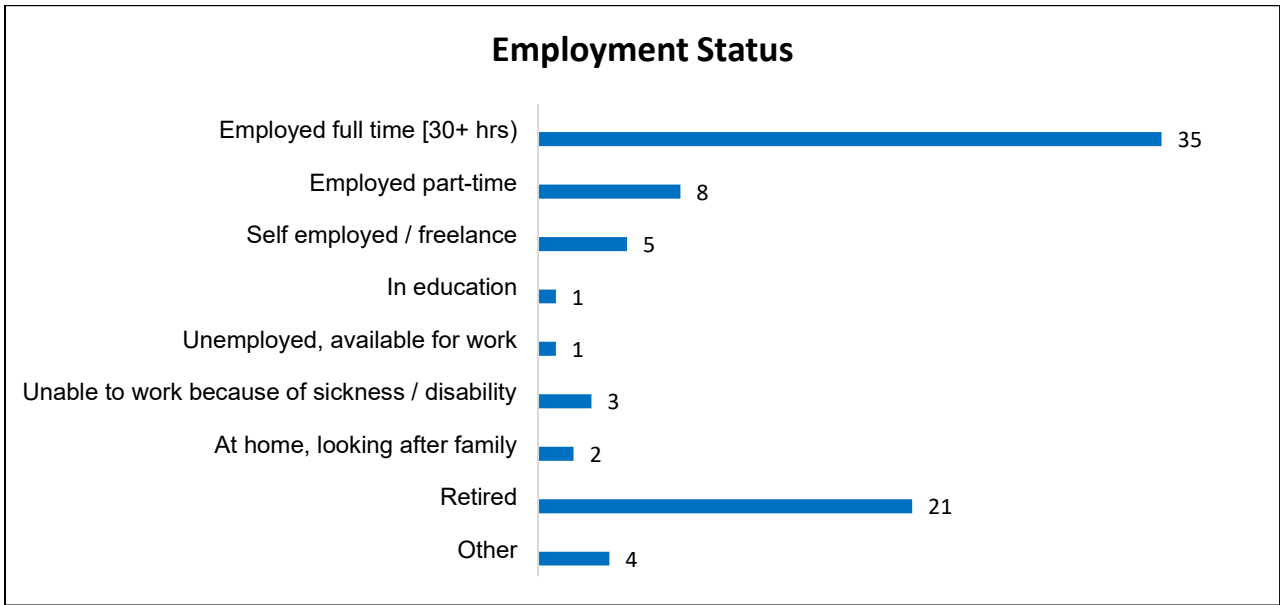
**10c Age**

Responses were received from individuals in all age categories. 11 respondents are under the age of 34 years. 48 respondents are aged between 35 – 64 years. 21 responses were received from individuals above the age of 65 years.



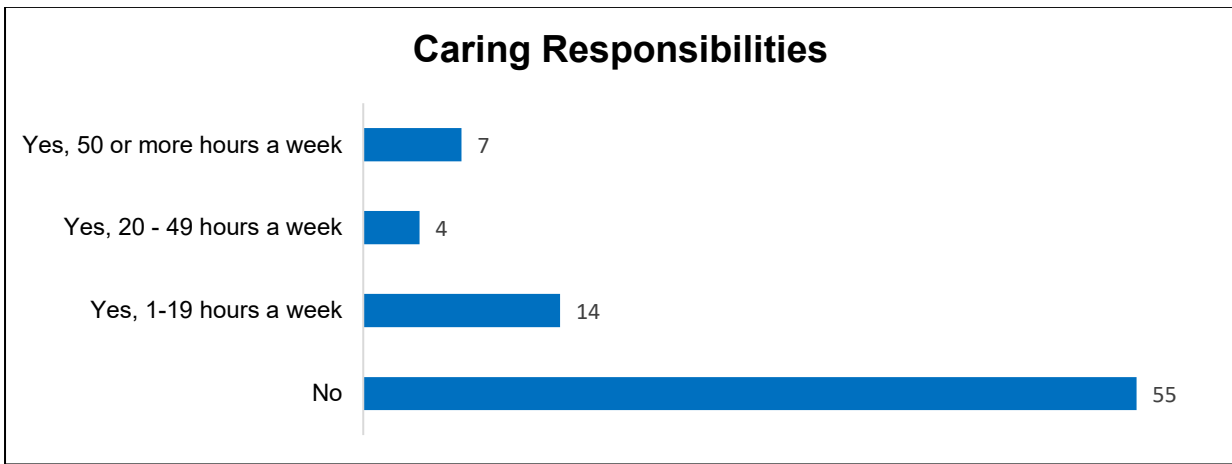
**10d. Employment Status**

49 responses were received from individuals in some form of employment or are employment ready. 1 response was from an individual in education. 3 responses were received from individuals unable to work due to sickness or a disability. 2 respondents stay at home to look after the family, and 21 individuals responded as retirees. Those who stated ‘other’ are carers, charity workers and volunteers.



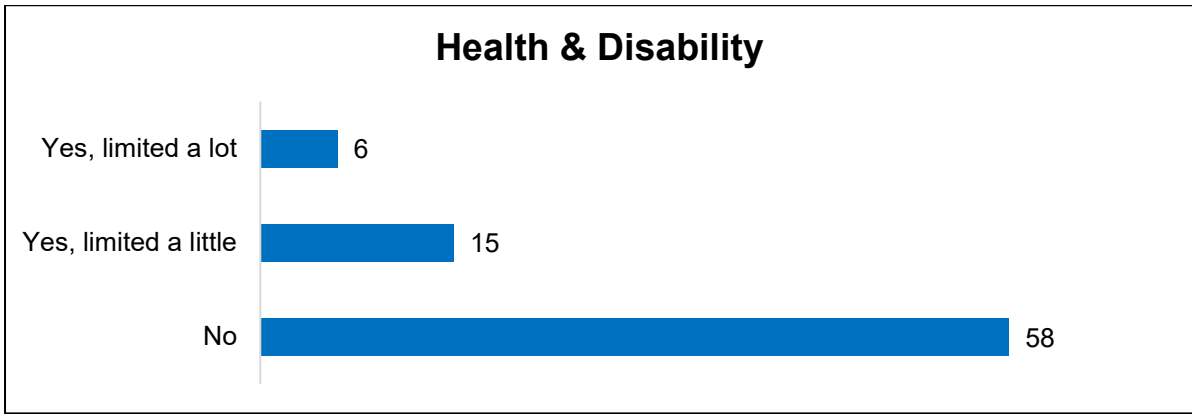
**10f. Caring Status**

Respondents were asked whether they provide any care or support to individuals with a long term physical or mental health condition. Just under one-third of the 80 responses received have a caring responsibility (31 respondents).



**10g. Health and Disability**

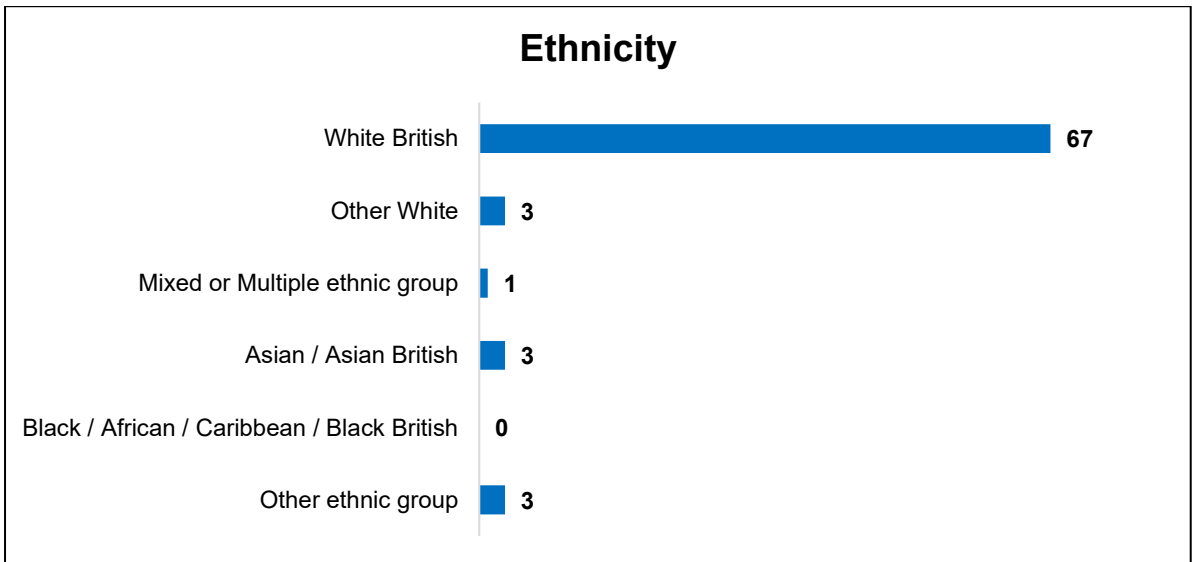
Respondents were asked whether they have a long term physical or mental health difficulty, which impacts their day-to-day activities. Of the 79 responses received, just over one-quarter (27 respondents) of the 79 respondents have a long term health condition.



**Base: 79**

#### 10h. Ethnicity

77 respondents provided their ethnicity when undertaking the consultation. 67 respondents report as being white British. 10 report as being from another ethnically diverse community.

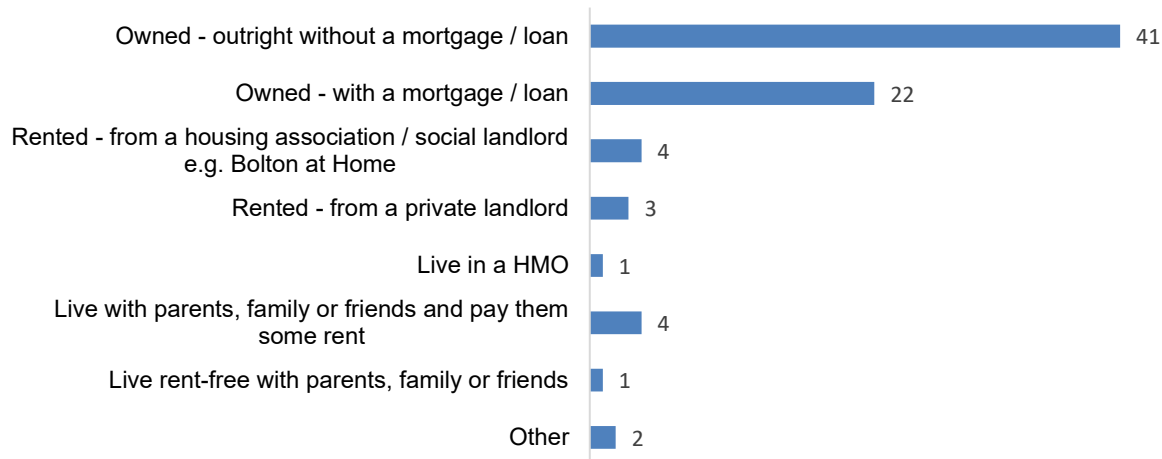


**Base: 77**

#### 10i. Housing situation

Respondents were asked to reflect on the type of property they live in. 78 responses were received, of which 63 responses were from individuals who own property either with or without a mortgage / loan. 7 responses were received from individuals who are renting. 5 respondents live with a family or friend. Only 1 respondent lives in an HMO. 2 individuals responded as “other” but did not provide further detail.

## Housing status of respondents

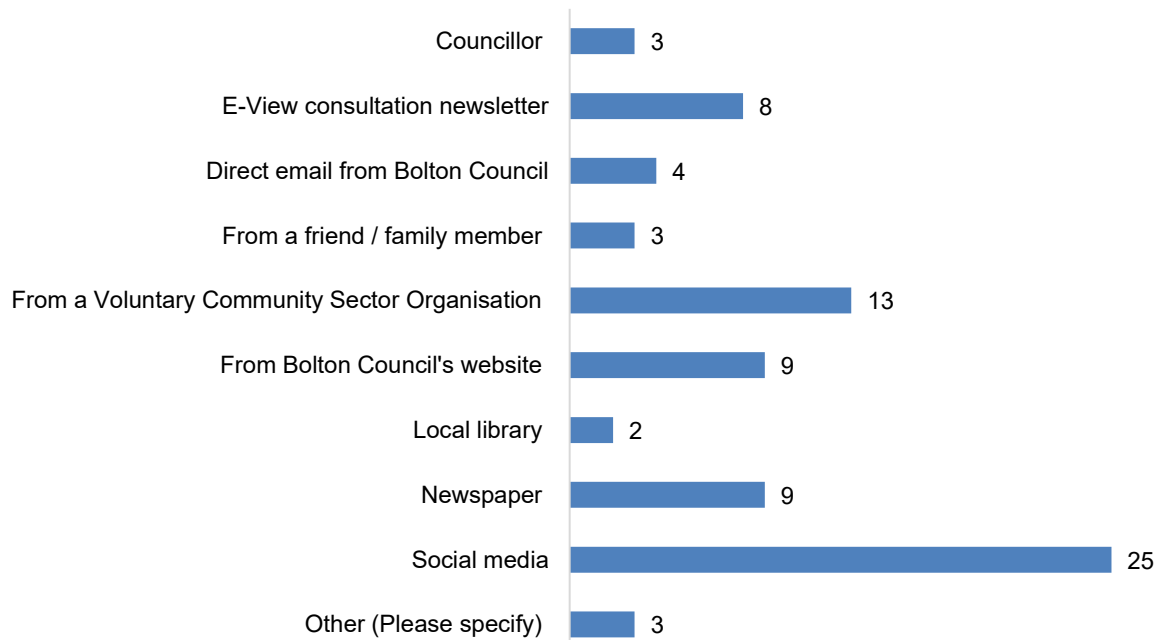


Base: 78

### 9g. Awareness of the consultation / survey

Respondents were asked how they found out about the consultation / survey. The mediums seeing the highest level of engagement are social media (25 respondents) and via a voluntary or community organisation (13 respondents). The area where engagement is less likely to occur is via a local library (2 respondents). Those that stated 'other', received information via their employer or local area group.


## Where respondents found out about the consultation



Base: 79

### 11. Summary

Bolton Council carried out a statutory consultation on the Local Plan: Issues and Options over a 6-week period, between the 21<sup>st</sup> August and 2<sup>nd</sup> October 2025. 92 survey responses were received, with an



additional 11 formal responses submitted electronically, via email, by industry stakeholders. Responses were predominantly received from residents, particularly those residing in the North of the borough, namely within the Bradshaw ward.

The survey explored several key requirements of the Local Plan. When asked to reflect upon the ambition of the Plan for Bolton, the majority of stakeholders (87) agreed with the ambition. When asked to consider the Plan's objectives, the majority (49) only partially agreed with those outlined in the document, citing concerns of using greenbelt land for development. Furthermore, stakeholders stated that greater considerations were required around the borough's transport infrastructure.

All stakeholders were asked to consider a range of key development locations for inclusion within the Plan. Those responding leaned towards the prioritisation of developing Bolton town and district centres, as well as using previously developed land, and selecting development near to train stations.

When asked to consider the policies used to support the management of development, stakeholders agreed with the use of policies which set minimum standards for green spaces and play areas within new scheme developments. Furthermore, policies which provide guidance on housing for older people and self-build properties; and local standards for car parking and cycle storage, were seen as important. However, residents and stakeholders called for greater consideration of policies which outline types of development priorities (mixed, affordable and luxury properties), as well as a focus on Section 106.

When asked to reflect upon the impact of the Local Plan: Issues and Options, stakeholders mainly reflected on specific sites which could cause impact, including Bolton Town Centre. Stakeholders also outlined how the loss of green spaces could impact on wellbeing and a loss to ecologies. Comments were also received from industry stakeholders, who promoted potential sites of interest, with a readiness (under a workable Plan), to assist the borough in meeting its Local Plan ambitions.

Comments were reoccurring throughout the consultation findings, predominantly focusing on concerns for the loss of greenbelt land and the need for its protection; infrastructure priorities and challenges, including transport; the types of properties and development required throughout the borough; and the challenges and aspirations for a thriving town centre.

## **Appendix A**

## Bolton Local Plan 'Issues and options': Information and scoping consultation

This consultation closes on 2nd October.

### Background information

We invite you to share your views on the Bolton Local Plan 'Issues and Options' document. Following the Call for Sites consultation earlier this year, we are now inviting stakeholders to provide comments and supporting evidence. Your feedback will help us develop the spatial strategy and shape a series of options for the next stage of the Local Plan, which we will consult on in more detail in the Autumn of this year.

#### What is a Local Plan?

A Local Plan provides a spatial strategy for development across the borough over the next 15 years. It consists of a vision, a series of objectives, development management policies to guide development and site allocation policies to guide the delivery of the Local Plan.

#### What is the Issues and Options paper?

The document outlines Bolton Council's draft ambition and objectives for development over the next 15 years. The objectives aim to reflect the key issues and opportunities facing the borough and will draw on evidence. This consultation on the 'Issues and Options' document will assist with developing a spatial strategy and deciding site allocations for development. No decisions have been made at this stage.

We invite you to give your views on the main proposals in the review, which are outlined within the questionnaire. Please read the Issues and Options document and the Frequently Asked Questions for more information.

[www.bolton.gov.uk/directory/13/consultations/category/195](http://www.bolton.gov.uk/directory/13/consultations/category/195)

Your views will be considered alongside other information to help Bolton Council prepare the Draft Local Plan.

### Your response - keeping your data safe

Most questions are optional; just miss out any that you don't want to answer.

The results of this consultation may be made public. If you're responding as an individual your name may be published in line with our statutory requirements for submission of the Local Plan. However, your individual feedback won't be identifiable in any report as your responses will be anonymised and grouped with those from other people.

If you're responding in an official capacity your response may be published but no personal details will be included.

## Extract from the consultation survey.

Any personal data you provide will be held securely, in line with our retention schedule and privacy policy:

[www.bolton.gov.uk/data-protection-freedom-information/privacy-notice](http://www.bolton.gov.uk/data-protection-freedom-information/privacy-notice)

We use Snap Surveys professional software to collect and process your data. Snap Surveys Ltd. follow the UK General Data Protection Regulation, and their privacy policy can be found by following this link:

[www.snapsurveys.com/survey-software/privacy-policy-uk/](http://www.snapsurveys.com/survey-software/privacy-policy-uk/).

### 1. Local Plan Ambition

Section 3 of the document sets out our ambition for the Local Plan, which can be summarised as follows:

**By 2042 Bolton will be a healthier, fairer, greener and more prosperous borough.**

- Our town and district centres will be thriving and attract investors, visitors, and people who live and work in the area.
- Modern businesses will provide higher-skilled jobs in health and other employment sectors.
- Our neighbourhoods will benefit from good homes, parks, open spaces and community hubs, while transport, health, education and other community facilities will keep pace with changing needs as the borough grows.
- Valuable ecological sites will be protected and restored for wildlife and recreation, and help Bolton reduce carbon emissions and respond to climate challenges such as flooding and heatwaves.
- Bolton's rich heritage and cultural diversity will be celebrated across the borough.

Please see page 6 of the Issues & Options document for the full text.

#### 1. Is this the right ambition for Bolton?

- |   |   |
|---|---|
| <input type="checkbox"/> Yes – it sets a clear and positive direction | <input type="checkbox"/> No – it does not reflect the future I want to see for Bolton |
| <input type="checkbox"/> Partly – but some aspects need improving     | <input type="checkbox"/> Not sure   |

#### 2. If 'Partly' or 'No', please tell us what you would change or add to the Local Plan ambition.

## 2. Local Plan Objectives

Section 3 of the document also sets out the Local Plan objectives:

**Jobs and Businesses:** Grow and diversify the economy to improve access to skills and good jobs, so that all residents can find secure, well-paid work close to home, supporting mental wellbeing and reducing poverty-related health gaps.

**Homes and Neighbourhoods:** Enable delivery of at least 13,379 high-quality, energy-efficient homes at a range of price points prioritising brownfield land first and, where required, carefully chosen sustainable sites elsewhere, creating safe, comfortable neighbourhoods that support physical and mental health.

**Transport:** Make active travel on foot and by bike the easy choice, and prioritise fast, reliable and low-carbon travel by bus and rail, reducing risk of air-pollution-related illness.

**Local services and infrastructure:** Provide timely health, education, open space, cultural and digital facilities that keep pace with growth, reduce inequality and support lifelong wellbeing.

**Natural and Historic Environment:** Reduce carbon emissions, manage flood and heat risks, and expand connected green and blue corridors that offer clean air, preserve habitats and biodiversity, provide restorative spaces for people, and protect and enhance heritage in the natural and built environment.

### 3. Are these the right objectives to deliver the ambition of the Local Plan?

Yes – this sets a clear and positive direction

No – other objectives need to be considered

Partly – but some aspects need improving

Not sure

### 4. Please explain your reasoning.

### 5. We welcome any information on sources or contacts that support your opinion.



### 3. Location of new development

Section 4 of the document explains that we will have to develop a spatial strategy to guide new development to take place in the right locations.

#### 6. How far do you agree that the following locations are suitable for new development?

|  | Strongly agree           | Agree                    | Disagree                 | Strongly disagree        | No opinion / Not applicable |
|--|--------------------------|--------------------------|--------------------------|--------------------------|-----------------------------|
| In Bolton town centre and other centres    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>    |
| In other towns and villages in the Borough | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>    |
| Near train stations                        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>    |
| Along main roads                           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>    |
| On previously developed land               | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>    |
| On greenfield land                         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>    |

#### 7. Please explain your reasoning.

#### 8. We welcome any information on sources or contacts that support your reasoning.

### 4. Development management policies

Section 4 of the document sets out some policies for managing development.

**9. Do you support planning policies on the following topics in the new Local Plan?  
Please tick one box for each.**

|   | Strongly agree           | Agree                    | Disagree                 | Strongly disagree        | No opinion / not applicable |
|---|--------------------------|--------------------------|--------------------------|--------------------------|-----------------------------|
| Setting targets for affordable housing types (e.g. social rent, shared ownership)     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>    |
| Guidance on housing for older people and self-build homes                             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>    |
| Managing 'Houses in Multiple Occupation' (HMOs)                                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>    |
| Minimum standards for green spaces and play areas in new developments                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>    |
| Requirements for using design codes to guide how new developments look                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>    |
| Local standards for car parking and cycle storage                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>    |
| Clear rules for developer contributions (e.g. Section 106, infrastructure levy)       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>    |
| Flexible policies to help the town centre adapt to wider changes in the retail sector | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>    |

**10. Are there any other policies that you would like to see included?**

## 5. Impact

11. Please outline how the proposals set out in the Bolton Local Plan (Issues and Options) will have an impact on you and / or your family, organisation or business.

## 6. Additional information

12. Would you like to provide any further comments relating to the Bolton Local Plan (Issues and Options)?

If you would like to provide relevant documentation to support your comments relating to the Bolton Local Plan (Issues and Options), please email [consultations@bolton.gov.uk](mailto:consultations@bolton.gov.uk).

## 7. Your interest

13. Which of the following best describes you / your family's interest in this consultation? Please select one option.

- |   |  |
|---|--|
| <input type="checkbox"/> Live in Bolton borough [Bolton Council area]                               | <input type="checkbox"/> Official response from a business / organisation / community or volunteer group. You must have their permission |
| <input type="checkbox"/> Work in Bolton borough   | <input type="checkbox"/> Landlord / agent / housing developer  |
| <input type="checkbox"/> Study in Bolton borough  | <input type="checkbox"/> Public body / statutory consultee / neighbouring local authority  |
| <input type="checkbox"/> Have children at school in Bolton borough                                  | <input type="checkbox"/> None of the above – please explain below  |
| <input type="checkbox"/> Visitor to Bolton  |  |
| <input type="checkbox"/> Official response from Parish / Bolton borough Councillor / Elected Member |  |

If 'none of the above' please say what your interest is.

If applicable, please say which ward, business organisation or community group you represent.

If applicable, please say what your role is - in what official capacity do you represent the ward, business, organisation or community group?

## 8. Keeping in touch

14. Over the coming weeks and months, we will continue to gather information and consult further. Would you like to join our email list for Local Plan updates?

- Yes  No

If 'Yes', please fill in your contact details (name, phone number and email address) below.

Name

Email

Phone number

15. Would you be willing to take part in a short telephone or online call to discuss your responses?

Yes

No

If 'Yes', please fill in your contact details (name, phone number and email address) below.

Name

Email

Phone number

## 9. About you

Your answers in this section help us to make sure we are getting views from different types of people. We will not be able to contact or identify you unless if you provided your contact details above.

16. Please give your full postcode.

17. How do you identify?

Female

Identify in another way

Male

18. Which most closely describes you?

Employed full time [30 hours or more a week]

Unable to work because of sickness / disability

Employed part-time [up to 30 hours a week]

Full time student

Self employed / freelance

At home, looking after family

Unemployed, available for work

Retired

Other - please explain below

If 'other' please explain.

**19. Which age group are you in?**

- |                                   |                                     |
|-----------------------------------|-------------------------------------|
| <input type="checkbox"/> Under 18 | <input type="checkbox"/> 55 - 64    |
| <input type="checkbox"/> 18 - 24  | <input type="checkbox"/> 65 - 74    |
| <input type="checkbox"/> 25 - 34  | <input type="checkbox"/> 75 - 84    |
| <input type="checkbox"/> 35 - 44  | <input type="checkbox"/> 85 or over |
| <input type="checkbox"/> 45 - 54  |                                     |

**20. Do you look after, or give any help of support to family members, friends, neighbours or others who need help because they have a long-term physical or mental ill-health / disability, or have problems relating to old age?**

**Please don't count anything you do as part of paid employment.**

- |   |   |
|---|---|
| <input type="checkbox"/> No                     | <input type="checkbox"/> Yes, 20 - 49 hours a week    |
| <input type="checkbox"/> Yes, 1-19 hours a week | <input type="checkbox"/> Yes, 50 or more hours a week |

**21. Are your day-to-day activities limited because of a long-term physical or mental health condition / illness?**

- |  |                             |
|--|-----------------------------|
| <input type="checkbox"/> Yes, limited a lot    | <input type="checkbox"/> No |
| <input type="checkbox"/> Yes, limited a little |                             |

**22. Which of these best describes the home you live in?**

- |  |  |
|--|--|
| <input type="checkbox"/> Owned - outright without a mortgage / loan                              | <input type="checkbox"/> Live in a House of Multiple Occupation (HMO)                |
| <input type="checkbox"/> Owned - with a mortgage / loan  | <input type="checkbox"/> Live with parents, family or friends and pay them some rent |
| <input type="checkbox"/> Rented - from a housing association / social landlord eg Bolton at Home | <input type="checkbox"/> Live rent-free with parents, family or friends              |
| <input type="checkbox"/> Rented - from a private landlord  | <input type="checkbox"/> Other   |

**If 'other' please tell us more.**

**23. What is your ethnic group?**

- |   |   |
|---|---|
| <input type="checkbox"/> White British                  | <input type="checkbox"/> Asian or Asian British                     |
| <input type="checkbox"/> White other                    | <input type="checkbox"/> Black, Black British, Caribbean or African |
| <input type="checkbox"/> Mixed or Multiple ethnic group | <input type="checkbox"/> Other ethnic group                         |

**24. How did you find out about this consultation? Please select one option.**


- |  |   |
|--|---|
| <input type="checkbox"/> Councillor                                      | <input type="checkbox"/> Local library          |
| <input type="checkbox"/> E-View  | <input type="checkbox"/> Newspaper              |
| <input type="checkbox"/> From a friend/family member                     | <input type="checkbox"/> Our Bolton Newsletter  |
| <input type="checkbox"/> From a Voluntary, Community Sector Organisation | <input type="checkbox"/> Poster                 |
| <input type="checkbox"/> From Bolton Council's website                   | <input type="checkbox"/> Social media           |
|  | <input type="checkbox"/> Other (please specify) |

25. If 'other' please specify.

**Please post to: Freepost RTTT-YTEL-YSXS, Consultation & Engagement Team, 2nd Floor, Town Hall, Victoria Square, Bolton, BL1 1RU**

## Appendix B

| Name of Business                                 | Name of documents submitted ie: covering letter / design plans for development in Smithills   |
|--|---|
| Barratt Redrow PLC                               | Issues and Options Letter<br>Delivery Statement   |
| BDW Trading Ltd and Jones Homes (North West) Ltd | Representation to the Bolton Council Draft Local Plan Issues and Options Scoping Document Consultation on behalf of BDW Trading Ltd and Jones Homes (North West) Ltd  |
| Caddick Land Limited                             | Issues and Options covering letter  |
| Jones Homes (North West) Ltd                     | Representation to the Bolton Council Draft Local Plan Issues and Options Scoping Document Consultation on behalf of Jones Homes (North West) Ltd  |
| Lostock Cricket Club                             | Illustrative Masterplan<br>Existing Site and Location Plans<br>Letter to Bolton Council   |
| National Grid Electricity Transmission (NGET)    | Representations on behalf of National Grid Electricity Transmission (NGET)  |
| Peel Land and Peel Retail and Leisure            | Peel Land Peel Retail and Leisure<br>Lee Hall South Vision Document<br>Hulton Park Vision Document<br>HIB Health Innovation Bolton Market Report<br>Land SE J4 M61 Employment Land Report<br>Land SE J4 M61 - Grey Belt Appraisal<br>HIB Transport Vision and Strategy<br>HIB Masterplan Summary<br>HIB Blueprint Brochure<br>HIB Interim Viability Note<br>HIB Health Innovation Bolton Concept Report<br>Representations by Peel Land Peel Retail and Leisure to BLP I&O Consultation |
| Persimmon Homes North West                       | Persimmon Homes - Appendix 1 - Chew Moor Lane - Phase 1 Framework Plan<br>Persimmon Homes - Appendix 2 - Chew Moor Development Framework<br>Persimmon - Chew Moor Lane - Bolton I&O Reps  |
| Rowland Homes                                    | L004 - Arthur Lane - I&O Reps<br>Appendix 1 - Masterplan<br>Appendix 2 - R003v4 - Planning Statement  |
| The Emerson Group                                | Issues and Options Letter   |



|                                     |  |
|-------------------------------------|--|
| United Utilities Water Limited (UW) | Water Efficiency in new homes report<br>Water Efficiency Evidence<br>Supporting Information and Recommended Policies<br>Issues and Options Scoping |
|-------------------------------------|--|