

Report Summary

Report to:	Cabinet		
Date of meeting:	08 June 2026		
Report of:	Jon Dyson, Director of Place	Report Number:	47089
Reporting Officer:	Dwayne Lowe, Deputy Director of Place		
Contact Officer:	Ian Morgan, Principal Planner, Planning Strategy		
Report title:	Approval to adopt of West of Wingates Strategic Masterplan Supplementary Planning Document (SPD)		
<u>Confidentiality</u>			
<u>Non- confidential</u>			
This report does not contain information which warrants its consideration in the absence of the press and members of the public.			
<u>Purpose:</u>	To seek Cabinet's approval for adoption of the West of Wingates Strategic Masterplan Supplementary Planning Document (SPD), following an eight-week public consultation undertaken between 27 November 2025 and 22 January 2026. The SPD provides the detailed planning and design framework for the delivery of Policy JPA6 of the adopted Places for Everyone Joint Development Plan (March 2024), which allocates land at West of Wingates, Westhoughton for around 440,000 sqm of industrial and warehousing floorspace. The principle of development was established and consulted upon at the Places for Everyone stage and is not reopened by this SPD document		
<u>Recommendations:</u>	<p>The Cabinet is recommended to:</p> <ul style="list-style-type: none"> (i) Adopt the West of Wingates Strategic Masterplan SPD (final version, June 2026) at Appendix 2 as a Supplementary Planning Document under Regulation 14 of the Town and Country Planning (Local Planning) (England) Regulations 2012; (ii) Note the outcome of the public consultation undertaken between 27 November 2025 and 22 January 2026, as set out in the Consultation Findings Report at Appendix 3 and the Schedule of Consultation Responses at Appendix 4, and the modifications made to the draft SPD in response to consultation, shown as tracked changes in the text version of the SPD at Appendix 5; and 		

	(iii) Delegate authority to the Director of Place, in consultation with the Cabinet Member for Regeneration, to make any minor presentational, typographical or factual amendments to the SPD prior to publication.	
Decision:	Adoption of West of Wingates Strategic Masterplan Supplementary Planning Document (SPD)	
Background documents:	<ul style="list-style-type: none"> Places for Everyone Joint Development Plan (March 2024), Policy JPA6: West of Wingates West of Wingates Strategic Masterplan SPD, Consultation Draft (November 2025), signed off by the Director of Place under delegated authority 	
Signed:		Monitoring Officer
Date:		

<u>Consultation with other officers</u>			
Finance	Yes	08/05/2026	Joanne Glover
Legal	Yes	08/05/2026	Nicola Raby
HR	Yes	10/05/2026	Kelly Hale
Procurement	Yes	07/05/2026	Sarah Atherton
Climate Change	Yes	Date	Nicola Farrell 20/05/2026
Information Governance	No	Date	N/A
Technology	No	Date	N/A
Equality Impact Assessment	Yes	06/05/2026	Tammy Tatman
Post consultation reports Please confirm that the consultation response has been taken into consideration in making the recommendations.	Please confirm that the consultation response has been taken into consideration in making the recommendations. Yes		
Bolton2040 Missions (Vision) Please identify the appropriate Bolton2040 missions that this report relates or contributes to by putting a cross in the relevant box.	1. Family-friendly, where every child matters		<input type="checkbox"/>
	2. Thriving, investment-ready with a growing economy		<input checked="" type="checkbox"/>
	3. Inclusive, with access to culture, leisure and visitor opportunities		<input type="checkbox"/>
	4. Supportive, empowering and where people feel a sense of belonging		<input type="checkbox"/>
	5. Safe and protected, with confident, cohesive communities		<input type="checkbox"/>
	6. Healthy, where our population live well for longer		<input checked="" type="checkbox"/>

1. Introduction and Background

- 1.1. The West of Wingates Masterplan SPD sets out an ambitious vision to transform the land to the west of Wingates into one of the North West's premier employment destinations. The West of Wingates site lies on the western edge of Westhoughton, within the Northfold M61 Growth Corridor. It is allocated for industrial and warehousing development under Policy JPA6 of the Places for Everyone Joint Development Plan (PfE), which forms part of the statutory development plan for Bolton and was adopted by the nine constituent authorities of Greater Manchester in March 2024. The allocation provides for around 440,000 sqm of industrial and warehousing floorspace. Phase 1 (planning permission ref. 16776/23, granted January 2024) is on site and under construction.
- 1.2. Criterion 2 of Policy JPA6 requires the production of a comprehensive masterplan to guide the delivery of the allocation. This SPD addresses that requirement. If adopted, it will be a material consideration in the determination of all planning applications within the JPA6 boundary, and will provide the design and delivery framework against which subsequent phases will come forward.
- 1.3. It is important to be clear about the scope of this SPD. Places for Everyone has already determined the principle of development at this site, the quantum of floorspace, the strategic location and the change to the Green Belt boundary. Those questions were the subject of full public consultation at both the preparation stage (Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012) and the publication stage (Regulation 19), examination in public during 2022 and 2023, and adoption in March 2024. PfE was supported by a comprehensive Sustainability Appraisal, Equality Impact Assessment and Habitats Regulations Assessment. This SPD does not reopen any of those matters. It addresses how the allocation will be delivered, not whether the site should be developed, nor the quanta of development at the site.
- 1.4. The consultation draft of the SPD was signed off for publication by the Director of Place in November 2025 under existing delegated authority, in line with the established process for SPD preparation in Bolton. This report addresses the next step in that process: formal adoption by Cabinet, following the eight-week statutory public consultation that ran from 27 November 2025 to 22 January 2026.
- 1.5. This report seeks Cabinet's approval for the adoption of the West of Wingates Supplementary Planning Document (SPD), provided in its final form at Appendix 2, following an eight-week consultation period.

2. Report Details

- 2.1. A Supplementary Planning Document is a formal planning document produced by a local planning authority under Regulations 11 to 16 of the Town and Country Planning (Local Planning) (England) Regulations 2012. SPDs build upon and provide more detailed advice or guidance on the policies in an adopted development plan. They do not form part of the development plan and cannot introduce new planning policies, but they are a material consideration in the determination of planning applications and carry significant weight when prepared in accordance with the regulations.
- 2.2. The West of Wingates SPD has been prepared working proactively with the developer (Harworth Group plc, the principal landowner) and a range of other stakeholders, including Transport for Greater Manchester (TfGM), the Greater Manchester Ecology Unit (GMEU), the Greater Manchester Archaeological Advisory Service (GMAAS), United Utilities and the Environment Agency.

- 2.3. The SPD sets out a vision for the site as an exemplar employment destination, an indicative Strategic Masterplan showing development plateaus, retained key features, green corridors, the primary movement network, and the strategic objectives and design rationale for delivery of the allocation. It then provides a suite of eight Design Principles, organised under three concepts (a distinctive landscape character; a legible, safe and accessible place; and an exemplar scheme for the industrial and warehousing sector), against which all subsequent planning applications will be assessed. The document sets out an indicative four-phase approach to delivery (with Phase 1 already consented and on site) and addresses phasing, site-wide infrastructure, planning obligations and long-term governance. It is intended to be a flexible but firm framework: it does not prescribe building heights or layouts (which will be determined through individual planning applications) but it sets clear parameters within which those applications must come forward.
- 2.4. The consultation draft published on 27 November 2025 is available at: [West of Wingates Strategic Masterplan Supplementary Planning Document \(SPD\) - Consultations – Bolton Council](#)

How and when we consulted

- 2.5. Public consultation on the draft SPD ran for eight weeks between Thursday 27 November 2025 and Thursday 22 January 2026 exceeding the minimum requirements of the Council's adopted Statement of Community Involvement (2023) and Local Plan Regulations 20212, Regulation 12. The consultation was timed to run alongside the Local Plan Direction of Travel consultation, allowing the Council to share consistent and comprehensive messaging about strategic growth in this part of the borough and to make sure we were respectful of residents time.
- 2.6. The consultation programme was designed to meet, and where possible exceed, the methods set out for site-specific SPDs in Appendix 3 of the Council's adopted Statement of Community Involvement (2022). The Council wrote directly to all of the specific consultation bodies listed in Appendix 5 of the SCI (including TfGM, the Environment Agency, United Utilities, Natural England, Historic England, GMEU, the Mining Remediation Authority, Sport England, Lancashire Wildlife Trust and adjoining authorities), as well as to ward councillors, MPs, Westhoughton Town Council and the Vision Partnership. Officers met with Westhoughton Town Council on 8 December 2025 to brief members directly on the proposals.
- 2.7. Recognising the close interest of those living near the site, the Council also delivered a leaflet to 949 households and 172 businesses in the immediate vicinity, and held a drop-in event at the Westhoughton Hub on Monday 15 December 2025 between 1pm and 7pm, with planning officers and representatives of Harworth present throughout to discuss the proposals and answer questions.
- 2.8. The consultation draft, a Frequently Asked Questions document and an online questionnaire were published on the Council's consultation webpages and supported by social-media activity throughout the consultation period. Hard copies of the draft Masterplan and questionnaire were made available in all borough libraries and at the One Stop Shop in Bolton Town Hall, and documents were available in alternative formats on request. A named contact officer was identified for the consultation, and the Council's existing Local Plan consultation database was used to alert respondents to previous Local Plan and Places for Everyone consultations to a further opportunity to engage.
- 2.9. Earlier engagement helped to shape the consultation draft itself (addressing the requirements in the Local Plan Regulations, Regulation 13). Three technical workshops were held in November 2024, and further workshops in October 2025, with GMEU, TfGM, GMAAS and Council officers, focused on environmental and movement matters in particular. A West of Wingates Community Liaison Group and a West of Wingates Economic and Employment Group have been established and will continue to operate through construction and into the operational phase, providing an ongoing channel for community and economic engagement well beyond the formal consultation period.

Who responded

- 2.10. The Council received 62 questionnaire responses (59 online and 3 paper), together with 10 detailed responses from industry stakeholders and statutory bodies. Survey respondents were predominantly residents of the borough, with the largest concentration in Westhoughton North and Hunger Hill (35 respondents) and Westhoughton South (9 respondents). The drop-in event at the Westhoughton Hub on 15 December 2025 was well attended, with nearly 60 people taking part, including a significant number of residents from properties immediately adjacent to the site. The event provided a direct opportunity for residents to discuss the proposals with planning officers and the developer, and many of the themes that subsequently came through in questionnaire responses were also raised in conversation at the event, particularly the concerns of those living closest to the site about transport, amenity, building height and the interface between the new development and existing homes. Further information is provided in the Consultation Findings Report at Appendix 3.

Issue raised in responses and changes to the draft SPD

- 2.11. The Schedule of Consultation Responses at Appendix 4 provide a summary of issues raised, the Council's response, and any change made to the SPD as a result. The text-only tracked-change version of the SPD at Appendix 5 shows the changes made between the November 2025 consultation draft and the June 2026 final version.
- 2.12. A substantial proportion of comments related to the principle of development at the site, rather than to the SPD itself. Respondents questioned whether the allocation should proceed at all, whether industrial and warehousing was the right use and the loss of Green Belt land. While recorded these are not relevant to this Strategic Masterplan consultation. The allocation of the site which was the subject of full public consultation, examination and adoption at the Places for Everyone stage, and the Phase 1 planning consent, were not being reconsulted upon as part of this Strategic Masterplan SPD Consultation.
- 2.13. Within the scope of the SPD consultation, the issues raised fell into a number of consistent themes. The summary below pairs each theme with the changes made to the SPD in response. The Schedule of Consultation Responses at Appendix 4 provides a summary of all issues raised.
- 2.14. **Transport, highways and traffic:** Residents and TfGM commented on the capacity of the A6 and the M61 junctions, the impact of HGV movements on Westhoughton and surrounding communities, the adequacy of public transport provision, the adequacy of the walking, cycling and bridleway network, and the relationship between development phasing and the delivery of supporting infrastructure.
- 2.15. In response, the SPD has been amended at multiple points throughout the document, including the ambition, vision, strategic objectives and design principles and guidance. Specific changes include the addition of Horwich Parkway Station to the Strategic Masterplan, the embedding of references to Bee Network active-travel infrastructure and to a vision-led approach to sustainable transport, the strengthening of guidance on Public Rights of Way (Design Principle 4), and improved clarity in relation to Public Transport, Shared Transport and Micromobility Facilities (Design Principle 5), and explicit reference to the Streets for All assessment (Design Principle 6).
- 2.16. **Environment, hydrology and flooding:** United Utilities and the Environment Agency provided detailed technical responses, alongside residents commenting on watercourses, sustainable drainage and flood risk. The Environment Agency drew particular attention to a scheme being investigated to reduce floor risk from Hey and Borsdane Brooks. In response, the SPD has been amended in ways including embedding sustainable water management throughout the document, with explicit references to multi-functional Sustainable Drainage Systems (SuDS).

- 2.17. **Biodiversity, green infrastructure and Ancient Woodland:** Lancashire Wildlife Trust and the Greater Manchester Ecology Unit (GMEU) provided detailed responses, alongside residents responses. Two parcels of woodland within the allocation have recently been added to Natural England's updated Ancient Woodland Inventory. There was also concern about the impact of recreational uses on biodiversity.
- 2.18. In response, the SPD has been in several ways including recognising the two new Ancient Woodland parcels and stating that green corridors function as ecological corridors first and foremost, with recreation use carefully managed to avoid adverse impacts on biodiversity.
- 2.19. **Amenity for adjacent residents:** Those living closest to the site raised concerns about visual impact, noise, light, hours of operation, property values and the quality of the interface between the new development and existing homes.
- 2.20. **Building height, massing and design quality:** Respondents drew comparisons with developments at Logistics North, Astley (Wigan) and the existing Wingates Industrial Estate, and expressed a clear preference for lower-rise, well-designed buildings that integrate with the surrounding landscape.
- 2.21. The SPD does not prescribe maximum building heights, these are matters for individual planning applications informed by site-specific evidence. However, Design Principle 2 (Landscape Buffers) addresses the use of strategic buffers, site buffers and other mitigations and interventions, and Design Principle 8 (Building Design) addresses scale, massing and relationship to context, mitigation of environmental impacts, orientation and frontages, and materials, colours and architectural character.
- 2.22.
- 2.23. **Local services, community benefit and skills:** Residents pointed to pressure on schools and primary care, the relationship between new jobs and housing pressure, and the importance of ensuring that local people benefit directly from employment opportunities. The SPD's Stakeholder Engagement provisions describe the role of the West of Wingates Community Liaison Group and the Economic and Employment Group, the latter formed to maximise job opportunities for local people, work with local training providers, and ensure local people and businesses can take advantage of economic and social-value opportunities. Strategic infrastructure contributions, including those to schools and primary care where required, will be secured through Section 106 planning obligations under the Town and Country Planning Act 1990 at the planning application stage. The SPD has not been amended directly in response to this theme, on the basis that the existing framework remains the appropriate vehicle for these matters.
- 2.24. Officers consider that the changes, taken in the round, strengthen the SPD as guidance on the implementation of Policy JPA6, while remaining within the scope of the policy framework that policy establishes. None of the changes are so substantive as to require re-consultation under Regulations 12 and 13.

Other procedural matters

- 2.25. A Sustainability Appraisal, addressing the requirements for a Strategic Environmental Assessment, screening was undertaken at the outset of SPD preparation. Because the SPD supplements the PfE Joint Development Plan (which was itself the subject of a comprehensive Sustainability Appraisal), the screening concluded that a full SA is not required.
- 2.26. If the decision is made to adopt the SPD, the Council will publish an Adoption Statement (as required under Regulation 14 of the 2012 Regulations) and make the SPD, the Adoption Statement and the consultation statement publicly available (as required under Regulation 35)

along with addressing the requirements of the Statement of Community Involvement (2022) for adoption stage.

3. Options

- 3.1. Three options have been considered. The timing of this decision is important and is discussed in detail below.

Option A: Adopt the SPD as recommended

- 3.2. Adoption gives the SPD weight as a material consideration in the determination of planning applications within the JPA6 boundary. It provides certainty to developers, partners, statutory consultees and the local community, discharges the requirement of Criterion 2 of PfE Policy JPA6, and enables the Council to control the design quality, phasing and infrastructure coordination of subsequent phases. The SPD has been prepared and consulted upon in accordance with the regulatory framework set out in Section 2, and all material consultation responses have been considered and, where appropriate, the Strategic Masterplan SPD document amended.

Option B: Defer adoption pending further changes

- 3.3. This option is not recommended. There is no fundamental issue raised in the consultation that has not been addressed through the modifications already incorporated, and no change is so substantive as to require re-consultation. Deferral would create uncertainty for the delivery of Phase 1 (already under construction) and the phases that will follow, and would risk delaying provision of new jobs.
- 3.4. There is also a wider consideration. The Government has confirmed that, under the transitional arrangements for the Levelling-up and Regeneration Act 2023 and the new plan-making system being introduced, the final adoption date for new SPDs is 30 June 2026. After that date, the legal powers that enable the preparation and adoption of new SPDs are removed. Existing adopted SPDs will remain in force until the Council adopts a new-style local plan, but no new SPDs may be brought into force after 30 June 2026. If adoption of this SPD is deferred beyond 30 June 2026, the Council loses the ability to adopt the document as an SPD at all. Alternative policy mechanisms delay the provision of guidance which will support determination of planning applications.

Option C: Do not adopt

- 3.5. This option is not recommended. It would leave a policy vacuum at the JPA6 allocation, weaken the Council's ability to control the design quality, phasing and infrastructure coordination of a strategic site of regional significance, and leave the Council unable to evidence delivery of an explicit requirement of the adopted PfE Plan.

4. Impacts and Implications

4.1. Financial

- 4.1.1. The preparation, consultation and adoption of the SPD have been delivered within the existing Planning Strategy revenue budget. Adoption itself does not give rise to additional financial commitments. Future Section 106 contributions and infrastructure-funding mechanisms, including those for highways, public transport, education and green infrastructure, will be secured through the determination of individual planning applications, in line with the policies of Places for Everyone and the emerging Bolton Local Plan.

4.2. Legal

- 4.2.1. The SPD has been prepared in accordance with Regulations 11 to 14 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and the Council's adopted Statement of Community Involvement (2022). Once adopted, the SPD will be a material consideration in the determination of planning applications within the JPA6 boundary

4.3. HR

- 4.3.1. There are no direct HR implications arising from the adoption of the SPD.

4.4. Climate Change

- 4.4.1. The SPD requires development to address the climate-change challenge through low-carbon design and construction, sustainable water management, multi-functional Sustainable Drainage Systems (SuDS), biodiversity net gain, renewable-energy generation where feasible, and prioritisation of active travel and public transport. In response to consultation, the climate-resilience ambition has been strengthened, and references to sustainable water management have been embedded throughout the document.

4.5. Information Governance

- 4.5.1. Consultation responses received from individuals were processed in accordance with the Council's Privacy Notice and the UK GDPR. Personal data has been redacted from the published consultation outputs.

4.6. Technology

- 4.7. There are no direct technology implications arising

5. Equality Impact Assessment (EIA)

- 5.1 Under the Equality Act 2010, the Council has a general duty to have due regard to the need to:
1. **Eliminate unlawful discrimination, harassment**, victimisation and any other conduct prohibited by the Act;
 2. **Advance equality of opportunity** between people who share a protected characteristic and people who do not share it; and
 3. **Foster good relations** between people who share a protected characteristic and people who do not share it.
- 5.1 It is important to consider how the proposals contained within this report may impact positively or negatively on protected characteristics.
- 5.2 The principle of development was previously subject to a full EIA at the Places for Everyone stage. This SPD provides implementation guidance only and does not introduce new or differential impacts on protected characteristics. Consultation feedback has led directly to strengthened mitigation in relation to accessibility, movement, amenity, health and wellbeing. No major adverse equality impact identified. The EIA screening form is included at Appendix 1.

6. Consultation and Engagement

6.1 Appendices 3 and 4 detail consultation undertaken on the draft SPD, including how it was carried out, who responded, what they said, and how the Council has responded. Appendix 3, prepared by the Council's Consultation and Engagement Team, provides the statistical and thematic analysis of the questionnaire responses, the drop-in event and stakeholder submissions. Appendix 4 summarises issues raised through the consultation and provides the response to each.

7. Bolton2040

7.1 Adoption of the SPD will support the delivery of three Bolton2040 missions:

- Mission 2 (Thriving, investment-ready with a growing economy): the SPD provides the planning and design framework for around 440,000 sqm of industrial and warehousing floorspace and new jobs in the Northfold M61 Growth Corridor.
- Mission 4 (Supportive, empowering and where people feel a sense of belonging): the Community Liaison Group and Economic and Employment Group ensure that local people benefit directly from jobs, apprenticeships, training and supply-chain opportunities, and the SPD sets clear expectations on the design quality of the interface between the new development and existing communities.
- Mission 6 (Healthy, where our population live well for longer): the SPD requires active-travel routes, public-transport access, multi-functional green and blue infrastructure, biodiversity enhancement and sustainable water management.

8. Recommendations

8.1 The Cabinet is recommended to:

- (i) Adopt the West of Wingates Strategic Masterplan SPD (final version, June 2026) at Appendix 2 as a Supplementary Planning Document under Regulation 14 of the Town and Country Planning (Local Planning) (England) Regulations 2012;
- (ii) Note the outcome of the public consultation undertaken between 27 November 2025 and 22 January 2026, as set out in the Consultation Findings Report at Appendix 3 and the Schedule of Consultation Responses at Appendix 4, and the modifications made to the draft SPD in response to consultation, shown as tracked changes in the text version of the SPD at Appendix 5; and
- (iii) Delegate authority to the Director of Place, in consultation with the Cabinet Member for Regeneration, to make any minor presentational, typographical or factual amendments to the SPD prior to publication.

APPENDIX 1: Equality Impact Assessment

Initial Screening for relevance: Details of Impact (Part 1)

Directorate:	Place		
Section:	Planning and Highways		
Person completing this form:	Ian Morgan	Date:	01 May 2026

Title of report or proposal:		Report Number	
Approval to adopt of West of Wingates Strategic Masterplan Supplementary Planning Document (SPD)			
Brief details of proposal, including the aims, objectives and purpose (all strategies, policies, reviews, projects, existing proposals, etc will be referred to as 'proposal'):			
Adoption of a Supplementary Planning Document under Regulation 14 of the Town and Country Planning (Local Planning) (England) Regulations 2012, providing the detailed planning and design framework for the delivery of Places for Everyone Policy JPA6, comprising around 440,000 sqm of industrial and warehousing floorspace at land West of Wingates, Westhoughton. The SPD addresses how the allocation will be delivered. The principle of the allocation, the quantum of development and the change to the Green Belt boundary were settled through the Places for Everyone Joint Development Plan, which was itself the subject of a full Equality Impact Assessment, public consultation and independent examination, and was adopted in March 2024. The EqIA therefore focuses on implementation impacts, community experience, and safeguards affecting accessibility, inclusion, amenity, and health.			
'Proposal' status (please tick)	Proposed / New <input type="checkbox"/>	Existing (i.e.: routine recommission) (If an EIA has previously been completed please include the date) SPD provides detailed guidance on the implementation of an adopted PFE policy (JPA6) already subject to full EIA	<input checked="" type="checkbox"/>
Bolton Council Led	<input checked="" type="checkbox"/>	Partner Led (Please attach partner EIA, and complete section 3 - EIA sign off sheet, as screening not needed)	An integrated assessment of all PFE policies was undertaken.

Public sector bodies need to be able to evidence that they have given due regard to the impact and potential impact on all people with 'protected characteristics' in shaping policy, in delivering services, and in relation to their workforce.

Under the Equality Act 2010, the Council has a general duty to have due regard to the need to:

1. **Eliminate unlawful discrimination, harassment**, victimisation and any other conduct prohibited by the Act;
2. **Advance equality of opportunity** between people who share a protected characteristic and people who do not share it; and
3. **Foster good relations** between people who share a protected characteristic and people who do not share it.

By completing the following questions, the three parts of the equality duty will be consciously considered as part of the decision-making process.

Details of the outcome of the Equality Impact Assessment must also be included in the main body of the report.

Initial Screening for relevance: Details of Impact (Part 1)

Which stakeholder groups will potentially be impacted?									
Residents	<input checked="" type="checkbox"/>	Partners	<input type="checkbox"/>	Workforce	<input checked="" type="checkbox"/>	Service users	<input type="checkbox"/>	Businesses	<input checked="" type="checkbox"/>
CVS Sector	<input type="checkbox"/>	Members	<input checked="" type="checkbox"/>	Other (please state)		Statutory consultees, partners, Westhoughton Town Council, and Vision Partnership.			

Anticipated Negative Impacts														
Protected Characteristics / Groups	N/A	Age	Armed Forces	Care Leavers	Caring Status	Disability	Gender Reassignment	Marriage / Civil Partnership	Pregnancy & maternity	Race	Religion / Belief	Sex	Sexual Orientation	Socio-economic
1) Will the 'proposal' potentially present any challenges / barriers to any protected groups?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) Will any group be potentially excluded as a result of implementing your 'proposal'?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) Does the 'proposal' have the potential to worsen existing discrimination or inequality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) Will the 'proposal' have a potential negative impact on community / partnership relations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Anticipated Positive Impacts

Protected Characteristics / Groups	N/A	Age	Armed Forces	Care Leavers	Caring Status	Disability	Gender Reassignment	Marriage / Civil Partnership	Pregnancy & maternity	Race	Religion / Belief	Sex	Sexual Orientation	Socio-economic
5) The 'proposal' could potentially reduce known inequalities, promoting equality of outcome or opportunity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6) The 'proposal' has the potential to support inclusion and engagement from protected groups.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7) The 'proposal' has the potential to foster good relations between people.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8) The proposal could reduce the potential for harassment or discrimination.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Consultation / engagement / research findings	<p>Public consultation ran between 27 November 2025 and 22 January 2026. 62 questionnaire responses and 10 stakeholder responses were received. A drop-in event was held on 15 December 2025 with 57 attendees including residents from properties immediately adjacent to the site. Details are included in Appendix 2 of this report.</p> <p>Demographic data shows that the majority of respondents were aged 35–64, with representation from over-65s, 2 respondents unable to work due to sickness or disability, a predominantly local population (Westhoughton North & Hunger Hill and Westhoughton South) and a range of income circumstances, including those experiencing financial strain.</p>													

Brief bullet point summary of positive / negative impacts:

Positive: changes made in response to consultation strengthen safe, legible and universally accessible walking, wheeling, cycling and bridleway routes (DP4) and rail integration through active travel and public transport (DP5), supporting equality of opportunity for those without access to a car. Existing provisions on the Economic and Employment Group support local skills, training and apprenticeships.

Negative: none identified. The principle of development and the change to the Green Belt boundary were the subject of full EIA at the Places for Everyone stage; the SPD provides guidance on implementation and doesn't introduce any new differential impact.

Age - Older residents (including over-55 housing residents) raised concerns about:

- loss of outlook and tranquillity,
- construction duration and disturbance,
- traffic congestion affecting mobility and access to services.

Mitigation within the SPD:

- strengthened requirements for landscape buffers, building interfaces, and amenity protection,
- explicit consideration of phasing, interface with existing homes, and long-term governance.

No disproportionate adverse impact identified. Impacts relate to proximity rather than age itself and are mitigated through design principles and planning controls.

Disability - Concerns raised about:

- increased traffic creating barriers to safe movement,
- impact on walking, wheeling, and cycling routes,
- noise, light and air pollution affecting health and wellbeing,
- disruption to valued green walking routes.

Mitigation within the SPD:

- strengthened Design Principles 4–6 relating to inclusive walking and wheeling networks, safer crossings, public transport integration and micromobility, and Streets for All assessments at application stage.

The SPD supports advancement of equality of opportunity, particularly for those without access to a car or with mobility impairments. No exclusionary impacts identified.

Sex (including pregnancy and maternity)

- No specific differential impacts by sex identified through consultation.
- General amenity, safety and pollution concerns apply across the population.

Mitigation within the SPD:

- Safer environments, legible routes and improved lighting standards support inclusive design.

No adverse differential impact identified.

Race, Religion or Belief

- Low representation from ethnically diverse communities in consultation responses.
- No evidence of disproportionate impacts arising from SPD content itself.

Mitigation within the SPD:

- SPD applies borough-wide planning standards and does not restrict access to services or facilities.
- Engagement methods mirrored those used in previous PfE consultations, aligning with SCI requirements.

No adverse equality impact identified.

Socio-economic disadvantage

- Strong concern about cost-of-living impacts, access to green space, and pressure on services.

- Residents expressed a strong preference for community facilities, recreational space, and active travel benefits.

Mitigation within the SPD:

- protection and enhancement of public rights of way;
- economic and employment group to support local access to jobs, skills and apprenticeships;
- requirement for Section 106 contributions to education, health and transport where necessary.

SPD positively contributes to inclusion and opportunity when implemented through individual planning applications.

Details of any cumulative impact

Concerns raised re. traffic, pollution, loss of green space etc. are place-based rather than characteristic-based. Mitigations introduced post-consultation strengthen climate resilience, biodiversity protection, sustainable transport and amenity safeguards.

Decision:

* All reports to the Executive Member which propose a new policy / procedure or are a savings review should continue to undertake a full EIA (part 2).

No major adverse impact identified, therefore a full EIA is not required (complete sign off sheet in section 3 and send to your Departmental Equalities Lead)	<input checked="" type="checkbox"/>
Impacts identified in screening process, therefore a full EIA is required.	<input type="checkbox"/>
This is a new policy, business improvement review or savings review, therefore a full EIA is required.	<input type="checkbox"/>

EIA - Sign Off

This EIA form and report has been checked and countersigned by the Directorate Equalities Officer before proceeding to Executive Cabinet Member(s)

Screening tool completed (please tick)	<input checked="" type="checkbox"/>	Full EIA completed (please tick)	Yes	N/A
			<input type="checkbox"/>	<input checked="" type="checkbox"/>
EIA review date (if applicable).	N/A			

Please confirm the outcome of this EIA:

Positive impact for one or more groups justified on the grounds of promoting equality - proceed	<input checked="" type="checkbox"/>
No major impact identified, therefore no major changes required – proceed	<input type="checkbox"/>
Adjustments to remove barriers / promote equality (mitigate impact) have been identified – proceed	<input type="checkbox"/>

Continue despite having identified potential for adverse impact/missed opportunities for promoting equality – this requires a strong justification

The EIA identifies actual or potential discrimination - stop and rethink

Report Officer	
Name:	Sara Dilmamode
Date:	05 May 2026
Directorate Equalities Lead Officer	
Name:	Tammy Tatman – Service Improvement Manager
Date:	06/05/2026