



# **BLACKROD NEIGHBOURHOOD DEVELOPMENT PLAN 2018-2033 CONSULTATION STATEMENT – PART TWO**

May 2019

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## **1. Introduction**

- 1.1 This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Blackrod Neighbourhood Development Plan. The legal basis of this statement is provided by Section 15(2) of part 5 of the 2012 Neighbourhood Planning Regulation which requires that a consultation statement should:
- (a) Contain details of the persons and bodies that were consulted about the proposed Neighbourhood Development Plan.
  - (b) Explain how they were consulted.
  - (c) Summarise the main issues and concerns raised by the persons consulted, and
  - (d) Describe how those issues and concerns have been considered and, where relevant addressed in the proposed Neighbourhood Development Plan.
- 1.2 This Part Two Consultation Statement covers the period from approval of the draft Neighbourhood Plan by the Town Council on the 3<sup>rd</sup> December 2018 to commencement and completion of Regulation 14 Pre-Submission Consultation and circulation to consultees and the wider community. This Part Two Consultation Statement should be read in conjunction with Part One Consultation Statement to fully appreciate and understand the breadth and depth of the consultations undertaken with the residents, wider community and other consultees on the Neighbourhood Plan.
- 1.3 As for Part One this Part Two Consultation Statement should also be read in conjunction with the Blackrod Neighbourhood Plan [Consultation Strategy](#) which sets out the overall approach to community engagement and stakeholder consultation.

## **2. Pre-Submission Draft Plan (Regulation 14)**

- 2.1 The Regulation 14 consultation is a statutory six-week (minimum) consultation period as detailed in the Neighbourhood Planning Regulations 2012. The Regulation 14 consultation is where a draft Neighbourhood Plan is made available for the local community as well as statutory consultees to provide comment and input into the process. The Pre-Submission Consultation commenced on the 7<sup>th</sup> December 2018 and ended on the 18<sup>th</sup> January 2019 however extra time was provided to allow for late returns of hardcopy questionnaires up to the 22<sup>nd</sup> January 2019.
- 2.2 The Draft Neighbourhood Plan itself was made available online on the website: [www.blackrodneighbourhoodplan.org.uk](http://www.blackrodneighbourhoodplan.org.uk) together with a number of important supporting documents including:
- Housing Needs Assessment 2018
  - Neighbourhood Profile

- Key Issues Document
  - Blackrod Local list of Buildings and Structures
  - Blackrod Designations of Local Green Spaces
  - Blackrod Vistas and Views
- Also;
- Basic Conditions Statement
  - Consultation Strategy
  - Consultation Statement Part One; and
  - SEA and HRA Screening Statement

2.3 A full suite of documents was made available in hard copy at the Library/Council Office and the Poacher Pub.

2.4 Statutory consultees were also made aware of the Draft Neighbourhood Plan via email and invited to comment on its content. A detailed list of the statutory and non-statutory consultees can be found in Appendix 1.

2.5 2500 Consultation Flyers were produced and delivered to every household in the Parish over 150 Flyers were sent to local businesses including retail, as well as local farms. Banners were erected around the town advertising the Consultation and Open Day. Local press and the church magazine posted articles and copies of the Flyer.

### **3. Public Consultation**

3.1 The consultation exercise involved the following elements:

- Draft Plan and supporting documents placed on dedicated website.
- Online Questionnaire link placed on website.
- Hard copy of Draft Plan and supporting documents made available at the Library and the Poacher Pub.
- Email to statutory and non-statutory consultees advising of the commencement of the Draft Plan and requesting comments.
- Article in Town Council Newsletter.
- Detailed Flyer delivered to all residents. See Appendix 2.
- Detailed Flyer sent to all businesses and Farms.
- Mini posters distributed to retail shops.
- Notice placed in local press. See Appendix 3.
- Article in St.Katharines Church magazine.
- Flyer placed on all village notice boards.
- Information display erected in Library Foyer. See Appendix 4.
- Flyer distributed to both Primary Schools.
- Article and regular updates on Social media.
- Banners placed around the village. See Appendix 5.
- Open Day/Drop-in public event arranged for the 4<sup>th</sup> January 2019. See Appendix 6.

#### **4. Consultation Responses**

- 4.1 One written representation was received about the Draft Plan from a Housing Developer. The key points are summarised in Appendix 7 together with the Steering Groups comments and any resultant changes to the Plan.
- 4.2 Statutory and non-statutory responses were received about the Draft plan and the key points are summarised in Appendix 8 together with the Steering Groups comments and any resultant changes to the Plan.
- 4.3 Seven separate emails were received from residents about the Draft Plan and these are summarised in Appendix 9 together with the Steering Groups comments and any resultant changes to the Plan.
- 4.4 A total of 19 hard copy Draft Plan questionnaires received from residents and the content uploaded to the online questionnaire data capture system so that a composite of the results could be made.
- 4.5 An overall total of 100 online questionnaires, including the uploaded hard copies, were received. A copy of the questionnaire is in Appendix 10.
- 4.6 In line with GDPR all residents who responded had their identities withheld and were allocated response ID references for reporting of their comments.
- 4.7 The questionnaire was broken down into a series of questions regarding: the Vision, Aims and Objectives of the Plan; the draft Policies; Overview of the Plan. A summary of the findings and statistics is shown in Appendix 11.
- 4.8 Support for the Vision, Aims, Objectives and the Plan Overview was generally very high (at 93%) as was support for the Policies included in the draft Plan (over 87%).
- 4.9 Members of the public were asked for their comments on Housing Policy H5 and Local Green Space areas 5 and 6. The majority of the comments provided were positive (80%) and supported Policy H5, with (87%) positive support of the Local Green Space proposals.
- 4.10 Residents were asked to provide any additional comments in relation to the questions listed in the questionnaire. Most of these additional comments were concerned with Transport and Infrastructure, Planning Policies and Objectives. These and all other comments have been responded to by the Steering Group and are detailed in this Consultation Statement.
- 4.11 100 online questionnaires were received from residents and their comments and suggestions about the Draft Plan are summarised in Appendix 12 together with the Steering Groups comments and any resultant changes to the Plan.

## 5. Amendments to the Draft Plan

5.1 From the Pre-Submission Consultation responses received a number of amendments were agreed by the Steering Group which require changes to be made to the text of the draft Plan. The locations in the draft Plan of the texts to be amended, with the new texts to be added, together with a reference to the origin of the responses commences from section 5.2

5.2 Cover page (Steering Group general update)

Amend: "Draft Pre-Submission: November 2018" to read: Submission Plan: May 2019.

Page i Foreword (Steering Group general update)

Amend the first sentence of the second paragraph from: "The main driver behind the decision being the desire to properly and proactively manage the way in which the village would develop over the time span of the Plan (up to 2033)".

To read: The main driver behind the decision being the desire to properly and proactively manage the way in which the village would develop over the time span of the Plan, which is from January 2018 to January 2033.

Replace paragraph: "Following initial consultation in February 2017 we have developed this draft (Pre-Submission Plan) to cover the whole of the Parish".

With the following paragraph: Following initial consultation in February 2017 and pre-submission consultation in December 2018/January 2019 we have developed this submission Plan to cover the whole of the Parish.

Remove the final paragraph: "Details of how you can comment on this draft Plan can be found on our website: [www.blackrodneighbourhoodplan.org.uk](http://www.blackrodneighbourhoodplan.org.uk)"

Page 1 (Resident R095 response)

Paragraph 1.4: "to the south and east it abuts the townships of Aspull and Westhoughton respectively". Amend to read: "to the south and east it abuts the townships of Aspull, Westhoughton and Horwich respectively".

Page 4 (Steering Group general update)

Paragraph 1.9, first sentence: "This NDP has been drawn up during the revision and publication of a new National Planning Policy Framework, in July 2018, and redrafting of a Spatial Framework for Greater Manchester".

Amend to read: This NDP has been drawn up during the revision and publication of a new National Planning Policy Framework in February 2019 and a redrafting of the Greater Manchester Spatial Framework in January 2019.

Page 9 (Resident RE05 response)

Paragraph 2.1: “it has been claimed that Blackrod was actually the Roman Capital of Lancashire”. Amend to read: “it was once claimed that Blackrod could have been the ancient Roman capital of Coccium however this has since been disclaimed”.

Page 16 (Resident R095 response)

Paragraph Transport and Infrastructure, 3<sup>rd</sup> bullet point: “Block of shops in front of Greenhalgh’s to Blackrod Motor Spares – Seeking the re-location of the footway immediately in front of the shops, in order to remove the conflict between pedestrians and reversing cars”.

Amend to read: Block of shops in front of Greenhalgh’s to Blackrod Motor Spares (105 – 123 New Street) Seeking the re-location of the footway immediately in front of the shops, in order to remove the conflict between pedestrians and reversing cars.

Page 23 (Resident RE01 confidential response)

Paragraph 6.1 Add the following sentence to the end of this paragraph: Any development in the Parish will be subject to the policies of this Neighbourhood Plan, as well as the NPPF and Bolton’s Local Plan.

Page 24 (Resident R095 response)

Paragraph 6.6 Housing in Blackrod, 4<sup>th</sup> bullet point: “The largest groups of people resident in the Parish are those aged 45 – 59 and are mostly couples with no children”.

Amend to read: The largest groups of people resident in the Parish are those aged 45 – 59 and are mostly couples with no children living at home.

Page 26/27 (Steering Group general update)

Paragraph 6.19: “This Neighbourhood Plan may also be influenced by the emerging Greater Manchester Spatial Framework (GMSF) although the final consultation completed in 2017, which included a call for potential suitable sites, had a small number of sites suggested for Blackrod, all of which are in the Green Belt. It is therefore assumed that these sites will not be taken forward as potential for development as being in the Green Belt and subject to GMSF Policy GM13 which protects them in accordance with the NPPF”.

Amend paragraph 6.19 to read:

The revised Greater Manchester Spatial Framework (GMSF) was submitted for consultation on 21<sup>st</sup> January 2019 for 8 weeks ending on the 18<sup>th</sup> March 2019. The revised draft has been re-written with a stronger emphasis on the

role of brownfield land and town centres, a reduction in the net loss of green belt and stronger protection for important green spaces. The draft GMSF doesn't identify any sites for development in Blackrod and makes no change to green belt boundaries. Developers and landowners have put forward some sites for housing development in Blackrod outside the existing built up area, but their development is not supported by the draft GMSF. In general it is also the view that this Plan sits well with the revised GMSF having many synergies across a range of similar themes. The GMSF suggested housing development target for Blackrod, over the life of the Plan, equates to a total of 196 homes which is slightly less than the target of 215 supported by Bolton Council and as set out in the Plan.

Page 27 (Steering Group general update)

Paragraph 6.20 "The introduction of a new revised NPPF in July 2018 with Draft Planning Practice Guidance sets out new methods for Local Authorities to assess Housing Need. The Steering Group responsible for compiling this Plan has requested from Bolton Council, the Local Authority, what Blackrod's contribution to the housing supply would be in terms of the overall housing needs of the district (Bolton) calculated for the "life" of this Plan i.e. 2018 – 2033".

Amend paragraph 6.20 to read:

The introduction of a new revised NPPF on the 19th February 2019 and with Draft Planning Practice Guidance sets out new methods for Local Authorities to assess Housing Need. The Steering Group responsible for compiling this Plan has requested from Bolton Council, the Local Authority, what Blackrod's contribution to the housing supply would be in terms of the overall housing needs of the district (Bolton) calculated for the "life" of this Plan i.e. 2018 – 2033.

Page 27 (Developer representation-Steering Group response)

Paragraph 6.22: "The above methodology, therefore, suggests a total number of new dwellings required in Blackrod Parish over the life of the Plan (2018 – 2033) to be 215".

Amend to read: The above methodology, therefore, suggests a target for the total number of new dwellings required in Blackrod Parish over the life of the Plan (2018 – 2033) to be 215.

Page 29 (Steering Group general update)

Opening sentence reads: "In addition, the new 2018 NPPF recognises that self and custom build housing can help to meet the need of affordable housing.



Amend this sentence to read: In addition, the new 2019 NPPF recognises that self and custom build housing can help to meet the need of affordable housing.

Page 29 (Developer representation-Steering Group response)

Windfall Sites Paragraph, add the following subsections:

6.365 A characteristic of land ownership in the parish of Blackrod is that there are lots of small plots of land which are owned by different people/organisations. These plots have become developed over time as the land owners seek to convert them into a financial gain. We are therefore confident that over the course of the Plan (15 years) the larger family sized dwelling requirement will be met with the addition of some smaller apartment/bungalow style units.

6.375 Past housing completions on windfall sites from data provided by Bolton Council indicate that a total of 130 dwellings have been built (completions) between 2013 and 2018 which is an average of 21 dwellings per year over the six years. A significant number (61) of these 130 dwellings were on the Hill Lane site whose numbers have been included elsewhere in the Plan as it is considered a major housing development. Even so with these 61 removed from the total of 130 an average of 11.5 dwellings per year for the six years is achieved. We do not expect to see any change to this kind of development on these types of sites and over the life of this Plan we anticipate that the average number of dwellings per year being completed will be at least 6. Over the Plan we therefore expect that a total minimum of 90 dwellings (6per year X 15years) will be built on windfall sites.

Page 30 (Developer representation-Steering Group response)

Windfall Sites Paragraph, add the following subsections:

6.376 The 90 dwellings provided by windfall sites compares well with the total dwellings identified as needed in Blackrod of 87 (see subsection 6.23). The mix and types of housing built on windfall sites will be determined by a number of factors but these should be influenced as much as possible by the aims of this Plan and the identified priority in housing need for larger family homes and apartment/bungalow style homes for the older population.

6.377 It should be highlighted at this point that the 90 dwellings created on windfall sites do not include the 20-60 dwellings outlined under Policy H5 which are regarded as a specific site allocation for development of Lifestyle Living for the Over 55's. This provides the potential, therefore, to exceed the housing target of 215 by the final number of dwellings actually built on the allocated site.

Add a new table to the page: Figure 6.0 for the Windfall site completions and forecast

Page 32 (Developer representation-Steering Group response)

Housing Policy H1, Point 1: "Development will be supported for 215 new homes built within the Plan Area of Blackrod in the Plan period from January 2018 to January 2033. This includes sites allocated in the Plan, on windfall sites and on sites already granted planning permission".

Amend to read: Development will be supported for a target of 215 new homes built within the Plan Area of Blackrod in the Plan period from January 2018 to January 2033. This includes sites allocated in the Plan, on windfall sites and on sites already granted planning permission.

Page 37 (Developer representation-Steering Group response)

Housing Policy H5, Notes and Constraints: "This site is allocated as a specialist housing and continuing care facility to meet the on-going and changing needs of older persons. This site is not allocated for conventional residential housing".

Amend to read: This site is allocated as a specialist housing and continuing care facility to meet the on-going and changing needs of older persons. This site is not allocated for conventional residential housing. This site is for use class C3.

Page 45 (Resident RE07 response)

Paragraph 6.71: "There are regular rail services from Manchester to Preston, with onward bound connections to London and Scotland, as well as Leeds and Liverpool and the line is in the process of being electrified as part of the overall Great North Rail Project".

Amend to read: There are rail services from Manchester to Preston, with onward bound connections to London and Scotland, as well as Leeds and Liverpool and the rail line has very recently been electrified as part of the overall Great North Rail Project.

Page 49 (Resident RE07 response)

Add new paragraph 6.865 between paragraph 6.86 and 6.87. New paragraph 6.865 to read:

Blackrod Train Station lies on the Manchester to Preston railway line. Data from the Office of Rail and Road (ORR) for 2017-18 (latest figures) shows that Blackrod Station is ranked third highest overall in the Bolton Borough based on footfall (entries and exits) behind Bolton Interchange and Horwich Parkway Stations and yet only has 25 trains per day, midweek, to Manchester

compared with 51 trains per day at Horwich Parkway where the footfall is only 5.5% greater than Blackrod, and 35 trains per day at Lostock Station where the footfall is less than half of that of Blackrod.

In addition, Westhoughton Station, which lies on the Wigan-Bolton–Manchester railway line, and only has approximately one third of the footfall of Blackrod, has 40 trains per day, midweek, to Manchester.

Page 51 (Steering Group general update)

Photograph of Manchester Road/Scot Lane junction replaced with a photograph of the same location but with vehicle licence plate numbers redacted.

Page 52 (Steering Group general update)

Photograph of on-street bay parking along New Street replaced with a photograph of the same location but with vehicle licence plates redacted.

Page 72 (Developer representation-Steering Group response)

Public Realm Policy PR1, point 3: Add the following to the end of the paragraph: This provision is sought in instances where it is required to make the development acceptable in planning terms and is related in scale and kind to the development.

Page 76 (Resident RE05 response)

Paragraph 6.122: Correct spelling mistake in sentence: “A football pitch with goals is also provided at the Scot Land end of the village for general football use”.

Amend to read: A football pitch with goals is also provided at the Scot Lane end of the village for general football use.

Page 77 (Developer representation-Steering Group response)

Paragraph 6.128: Add the following to the end of the sub-paragraph headed Policy CF1: CIL is currently in draft format at the Local Authority but may be initiated within the period of this Plan.

Page 79 (Resident RE05 response)

Paragraph 6.132: Add the following to the end of this paragraph: Refer to Housing Policy H5 on page 37.

Page 94 (Steering Group general update)

The opening sentence, after the header, reads: “Support the improvement and assist in the transition of Blackrod Industrial Estate into a modern industrial enterprise”.

Amend to read: Support the improvement and assist in the transition of Blackrod Industrial Estate into a modern industrial enterprise area.

Page 104 (Resident RE05 response)

Table 6.2 Revise the List to include Highfield House at number 15 and move the follow on buildings down one on the List.

Table 6.2 number 19 on the original list, now number 20 on the revised List, Old Police Station address: 227 New Street, Blackrod. BL65AT. Amend address to read: 227 and 229 New Street, Blackrod. BL65AT.

Page 112 (Steering Group general update)

Paragraph 7.2: add the following new bullet point:

Consultation Statement (Part Two)

Page 116 (Steering Group general update)

Policies Map: amend date from Draft November 2018 to read: May 2019.

Page 127 (Steering Group general update)

Glossary: add Office of Rail and Road (ORR)

## **6. Conclusion**

This Consultation Statement has been prepared in accordance with the Neighbourhood Planning (General) regulations 2012 (SI No. 637) Part 5 Paragraph 15 (2).

The Consultation Statement sets out how the Blackrod Neighbourhood Plan Steering Group undertook extensive public consultation and engagement activities both prior to the publication of the Draft Blackrod Neighbourhood Development Plan and during the formal draft Plan stage public consultation process. The activities to engage and consult local residents, organisations and Consultation bodies went above and beyond those required by the Regulations therefore representing good practice in neighbourhood planning.

The Consultation Statement provides a summary setting out how the responses submitted during the consultation process have informed and influenced the Policies and supporting text of the draft Plan. It is clear that the Policies of the draft Plan reflect the issues that were raised as part of this

consultation and that the draft policies were supported by the majority of respondents. Where comments/objections were made to the draft Plan appropriate changes have been made to the relevant text to address legitimate concerns and clear justification has been made where the Steering Group felt that other suggested changes should not be made.

In addition to the changes outlined above it was also necessary to amend the text in certain areas where changing circumstances made some information/references out of date, for example the NPPF was updated twice and the GMSF was revised again during the course of the consultation process. These and other, more general improvements to the text where necessary, are indicated as Steering Group general updates.

## **7. Appendices**

Appendix 1 Statutory and non-statutory Consultees

Appendix 2 Information Flyer

Appendix 3 Information notice in local press

Appendix 4 Information display in library

Appendix 5 Information Banners

Appendix 6 Open Day/Drop in event

Appendix 7 Representation from Housing Developer

Appendix 8 Statutory and Non-statutory Consultee responses

Appendix 9 Responses via emails

Appendix 10 Consultation Questionnaire

Appendix 11 Summary of Questionnaire findings

Appendix 12 Residents responses to the Questionnaire

## Appendix 1 Statutory and non-statutory Consultees

<b>Organisation/CompanyName</b>	<b>Address</b>			
Adlington Town Council Chorley Council	6 Coniston Avenue Planning Policy	Adlington Civic Offices	Chorley Union Street	Lancashire Chorley
Haigh Parish Council Wigan Council	7 Hampson Green Civic Buildings	Haigh New Market Street		
Horwich Town Council Westhoughton Town Hall	Room 1 Horwich Resource Centre Market Street	Beaumont Road Westhoughton	Horwich Bolton	Bolton
Lancashire County Council United Utilities Water plc	Strategic Planning and Transport Developer Services & Planning	PO Box 100 Grasmere House	County Hall Lingley Mere Business Park	Lingley Green Avenue
Historic England North West Region Highways England	3rd floor Canada House Piccadilly Gate	3 Chepstow Street Store Street	Manchester Manchester	
Network Rail (Minerals and Waste Team) Clinical Commissioning Group	Room 55 - Floor 7 St Peters House	Wyvern House Silverwell Street	Railway Terrace	Derby Bolton
Natural England Entec on b/h of National Grid	3rd Floor Gables House	Bridgewater House Kenilworth Road	Whitworth Street Leamington Spa	Manchester Warwickshire
The Coal Authority Homes and Community Agency Knight Frank	200 Lichfield Lane Arpley House	Berry Hill 110 Birchwood Boulevard	Mansfield	Nottinghamshire
SSA Planning Environmental Agency Greater Manchester Chamber of Commerce	PO Box 10201 Richard Fairclough House Elliot House	Knutsford Road 151 Deansgate	Warrington Manchester	



## BLACKROD RESIDENTS **HAVE YOUR SAY!**

### CONSULTATION ON THE DRAFT NEIGHBOURHOOD DEVELOPMENT PLAN

**7<sup>th</sup> December 2018 to 18<sup>th</sup> January 2019**

We have been consulting with you over the last two years to find out what you think are the key issues for Blackrod and how you think Blackrod needs to change in the future.

Your views have been used to draw up the Draft Blackrod Neighbourhood Development Plan.

#### DRAFT PLAN AND QUESTIONNAIRE

The Draft Plan is now available for your feedback and comments which you can send to us by completing the online questionnaire which you can find on our website.

- Blackrod Neighbourhood Plan website: [www.blackrodneighbourhoodplan.org.uk](http://www.blackrodneighbourhoodplan.org.uk)
- Paper copies are also available from Blackrod Library and The Poacher Public House
- If you have any other related queries you can contact us by email on: [comment@blackrodneighbourhoodplan.org.uk](mailto:comment@blackrodneighbourhoodplan.org.uk) or via our Facebook page on: <https://www.facebook.com/blackrodneighbourhoodplan>
- Progress and more documents on the Neighbourhood Plan can be found on our website

**Questionnaires need to be either completed on line or posted in the box in Blackrod Library no later than the 18<sup>th</sup> January 2019.**

#### OPEN DAY 4<sup>TH</sup> JANUARY 2019

We are also holding an Open Day at the Community Centre on Green Barn Way on **4<sup>th</sup> January 2019 from 10.00 am to 8.00 pm**. You will have an opportunity to discuss the plan and find out more information, as well as pass on your comments about the Plan.

### **THIS PLAN WILL NOT SUCCEED WITHOUT YOUR INVOLVEMENT**

Once finalised, the Plan will put us in a more influential position when decisions are made about what is built in Blackrod. Open Spaces will be protected and the Plan will have teeth when it becomes a legal document **reflecting the wishes of our community**.

# Draft Neighbourhood Plan gets Council OK

THE Blackrod Neighbourhood Plan moved closer to reality this month when the first Draft, compiled by the Residents Group, was given the green light by the Town Council.

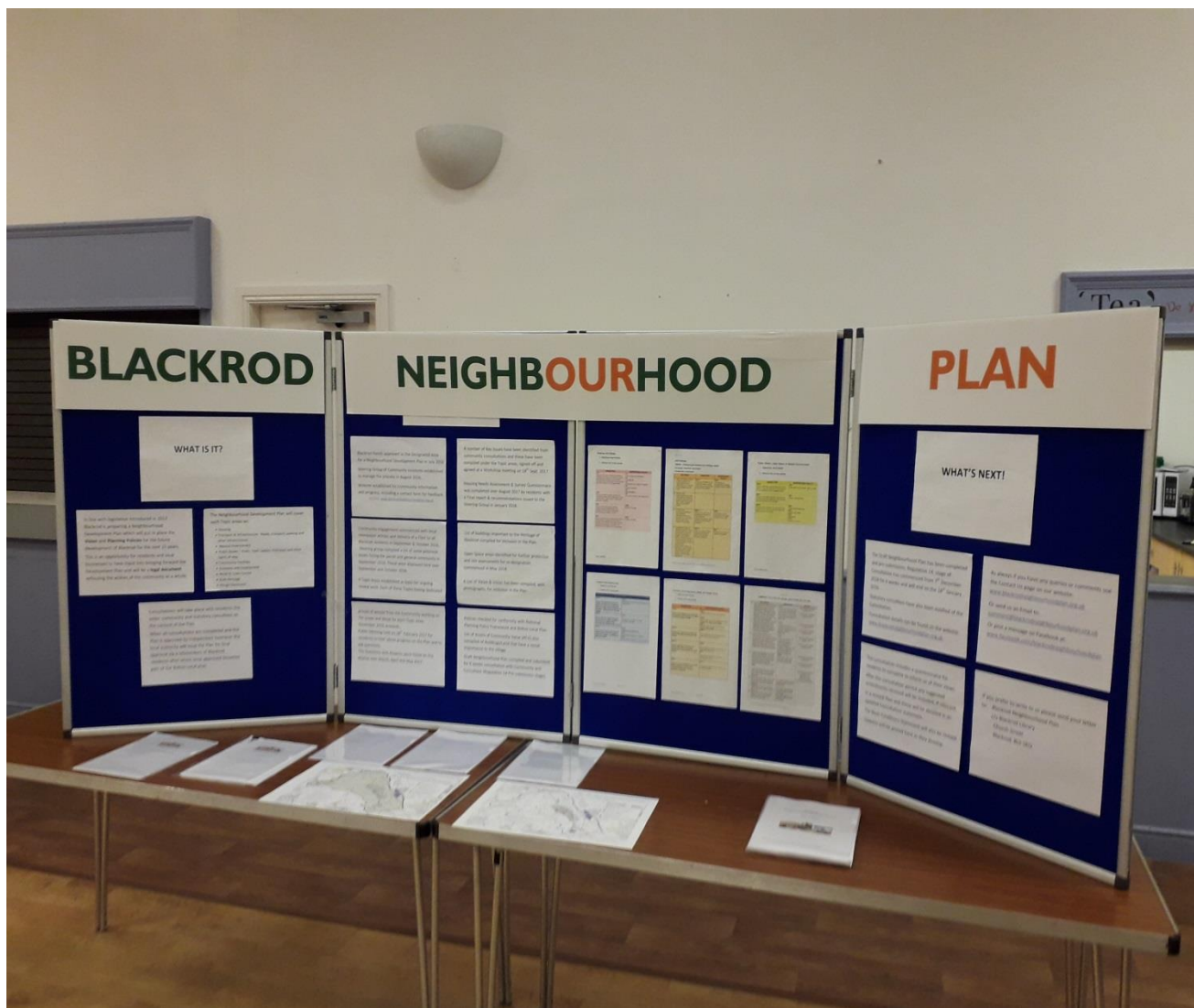
The Draft Plan will now form part of a six weeks consultation period where the community of Blackrod and other consultees can view the Draft Plan and offer their comments.

The six week consultation period started on December 7 and end on January 18. During this time, Blackrod residents and businesses can view the Draft Plan online, together with a questionnaire for completion or see paper copies which will be held in Blackrod Library and at the Poacher

public house. The residents Steering Group, who have worked tirelessly over the past two years to prepare this Draft Plan, are asking residents to make their comments known during the consultation period to ensure that the Neighbourhood Plan meets the needs of the Blackrod community over the course of the next 15 years.

A Public Drop-In event has also been arranged for those wishing to see and hear more about the Draft Plan, as well as to ask any questions they may have or raise points that require clarification. This Drop-In event will be on January 4 from 10am to 8pm and will be held at Blackrod Community Centre.

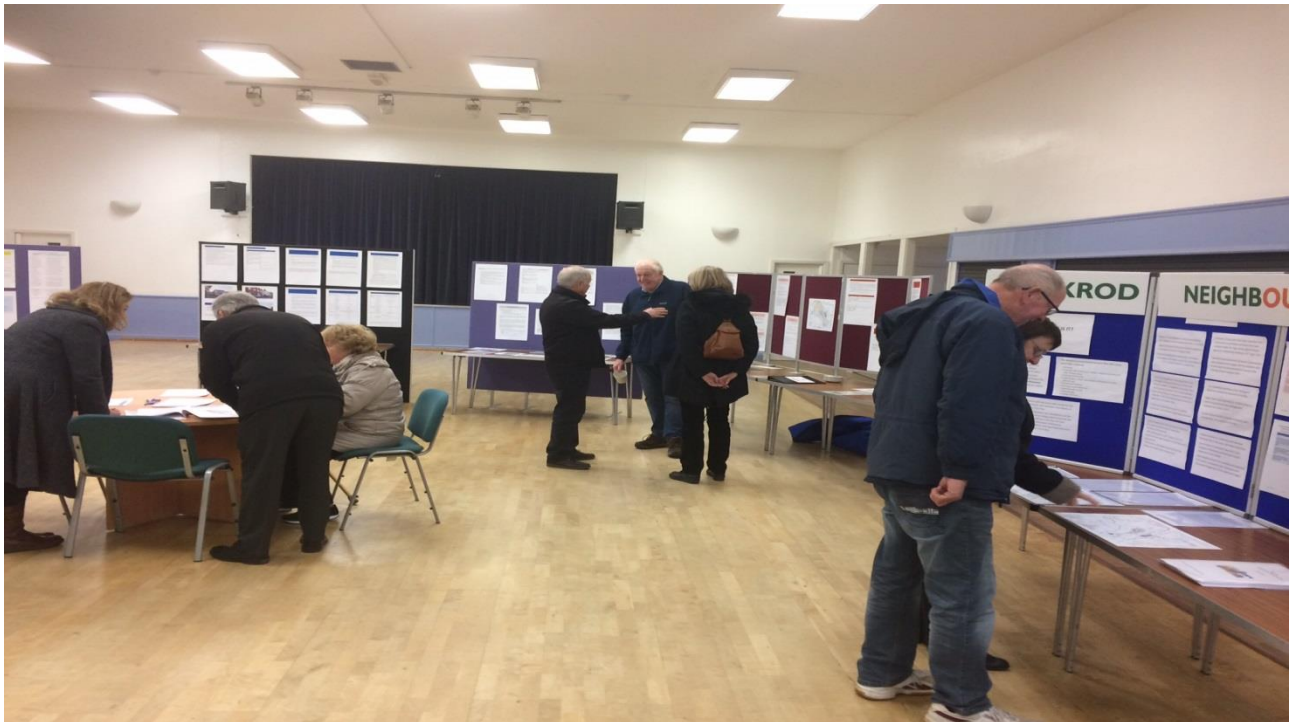




## Appendix 5 Information Banners



Appendix 6 Open Day/Drop in event



Appendix 7 Representation from Housing Developer

<b>Responses to Draft Plan Pre-Submission Consultation undertaken 7th December 2018 - 18th January 2019</b>			
<b>Summary of Representation Statement made from Jones Homes Ltd, by Contents Section with Steering Group Response and Action</b>			
<b>Contents Section</b>	<b>Steering Group Response</b>	<b>Action (amendments to Plan text)</b>	
<b>1.0 Introduction</b> 1.1 Background	All Comments noted	No Action	
<b>2.0 Local and National Planning Context</b> 2.1 National Planning Policy Framework (NPPF) 2.2 Local Planning Policy 2.3 Emerging Planning Policy - Draft Greater Manchester Spatial Framework	All Comments noted	No Action	
<b>3.0/3.1.1 Comments on the Draft Neighbourhood Development Plan</b>	Comments noted	No Action	
<b>Policy H1 - New Housing Development</b>			
3.1.2	Following the publication of the revised NPPF, the standardised housing methodology is required to be used in order to determine the minimum housing requirement within a local authority. As mentioned above, Paragraph 66 of the NPPF allows for Local Authorities to provide an indicative housing figure based on the latest evidence of local housing need. By request of Blackrod Town Council, Bolton Council has provided a figure of 215 housing units to be delivered in the Neighbourhood Plan area.	Statement correct.	No Action
3.1.3	The figure of 215 housing units over the plan period has been included within Policy H1, which also states that this will be accommodated through sites allocated in the BNDP, on sites which already have permission and also on windfall sites.	Statement correct.	No Action

3.1.4	Following a review of the Policy, we believe Policy H1 should be amended in light of the national planning policy context. Given one of the NPPF's overarching objectives is to significantly boost the supply of homes, and the borough housing target determined through the standardised housing methodology is a minimum figure, WYG considers the policy needs to be reworded to state: 'Development will be supported for a minimum of 215 new homes built within the Plan area of Blackrod over in the Plan period from January 2018 to January 2033'	There is currently insufficient land available in the designated area for any major housing development without sacrificing the Green Belt. The NPPF, GMSF, Bolton Council and Blackrod Town Council do not support any development of the Green Belt. In addition, there is no requirement for any major housing developments as the housing numbers proposed in the Plan are sufficient to meet the needs of the local population. The figure of 215 was arrived at through calculation by Bolton Council using the accepted method whereby a district figure of 798 additional dwellings is used to apportion, according to population, the parish figure. Latest Census figures (2011) suggest that 1.8% of the district population live in the parish which would give a figure of 14.36 net additional dwellings per year in Blackrod or 215 over the period of the Plan 2018 - 2033.	Amend the text in Policy H1 to clarify that the 215 is a "target" for development.
3.1.5	We also consider that part 6 of the policy should include an additional criterion specifying that the development of new housing will be supported on allocated sites. It will be important to ensure that the capacity, deliverability and proposed density of sites allocated within the Neighbourhood Plan is sufficient to meet this minimum number. Otherwise, the Neighbourhood Plan would be in conflict with the national and local planning context.	The Plan outlines an allocated site under Policy H5 to meet the bulk of the dwellings required. The balance of the dwellings required to meet the 215 overall Plan target will come via the other areas indicated in the Plan.	Amend the text under "Windfall Sites" to include historic and expected future development trends.
<b>Policy H2 - Housing Mix</b>			
3.1.6	The Policy relates to the housing mix of new developments and also seeks to address the identified needs of the local population. We welcome the specific inclusion of the policy affording a priority to the development of larger family housing, which was identified as a need in the Housing Needs Assessment.	Comment noted	No Action
3.1.7	We also wish to comment on the proposed mix in Table 2.1, which proposes a very specific mix for unit sizes and the proportion of properties suitable for older residents, for example 50% of new properties should 1-bed or 2-bed, 90% of these should be suitable for older people, only 20% should be 3-bed, and 30% should be 4-bed.	As detailed in the Plan this mix of unit sizes is specific to redress the balance of housing need in the early years of the Plan to accommodate the older population and larger families.	No Action

3.1.8	Any housing mix policy would have to be consistent with Local Plan Policy (i.e. Bolton Core Strategy Policy SC1) but these two policies, whilst not directly in conflict very much work against each other and would leave very little room for flexibility for developers in Blackrod (see the table in the detailed representation document). Then there is the very high requirement for older persons housing, which would leave little scope to meet other housing needs, and for which we have not yet seen robust evidence of need. We consider that Policy H2 is not sufficiently consistent with Policy SC1.	As above. Also, Policies only need to be in general conformity with the strategic policies of the Local Plan and Policy H2 is evidenced by the Blackrod housing needs assessment.	No Action
3.1.9	We believe that the housing mix set out above, (see the detailed representation document table 2.1) and the wording of the policy which does not allow review or exceptions, is overly prescriptive, which will lead to difficulties in practice. It will not allow a sufficient mix of developments to come forward nor allow for housing provision to respond to the local housing market and changes to the market during the Plan period. We wish to see the full evidence base that supports these assumptions, which would have to robustly demonstrate the need for this specific mix. This could be difficult to demonstrate, especially as the Neighbourhood Development area does not correspond with any recognised Housing Market Area, and it would be difficult to achieve robust data at this level. The mix proposed is an unusual one and is much more inflexible than those typically provided at Local Plan level. The Neighbourhood Forum are reminded of the need for any housing mix targets to fit within the wider context of the Greater Manchester Strategic Housing Market Assessment. Government guidance states that “where [Neighbourhood Plans] do contain policies relevant to housing supply, these policies should take account of latest and up-to-date evidence of housing need.” [NPPG, Paragraph: 040 Revision date: 11 02 2016]. The policy will also need to properly evidenced in terms of viability (see NPPF para 57).	Refer to our responses above for sections 3.1.7 and 3.1.8 of the representation. Also, the Blackrod Housing Needs Assessment completed in 2018 is the most up to date and relevant evidence of local housing need available.	No Action
3.1.10	In summary, if any housing mix is provided within the BNDP it must: <ul style="list-style-type: none"> <li>• Reflect the current identified housing need;</li> <li>• Demonstrate that this is based on robust evidence (on need and viability);</li> <li>• Allow sufficient flexibility to respond to changing housing needs and to reflect other site-specific factors;</li> <li>• Allow for viability, in line with all planning policy requirements, as stated in the NPPF.</li> </ul>	See our responses to sections 3.1.7; 3.1.8 and 3.1.9	No Action
<b>Policy H4 - Local Occupancy</b>			

3.1.11	<p>The policy seeks to ensure that houses developed in the plan area are occupied by residents with a local connection which is defined in criterion 3 of the policy as:</p> <ul style="list-style-type: none"> <li>• A person who is, or was, a resident there and the residence was of their own choice; or</li> <li>• A person who is employed there; or</li> <li>• A person with a close family association there; or</li> <li>• A person with other special circumstances, such as children attending the school.</li> </ul>	Policy H4 refers to Affordable/Social rented housing <b>only</b> .	No Action
3.1.12	<p>The Policy also seeks to offer a preference of 80% of new build properties going to people who can demonstrate a local connection, unless this cannot be demonstrated that this is not achievable, and 50% of the housing going to those who are economically active.</p>	Policy H4 refers to Affordable/Social rented housing only and mirrors a preference that is currently offered on new build homes on Hill Lane by housing provider Bolton at Home. This sets out an 80% preference and conforms to the method of determining a local connection under the Homes for Bolton Lettings Policy.	No Action
3.1.13	<p>As previously mentioned, neighbourhood plans should support strategic development needs and can be used to address the development and use of land and can identify policies to deliver these improvements. Actions dealing with non-land use matters should be clearly identifiable and, for example, set out in a companion document or annex. [National Planning Guidance ref ID: 41-002-20140306.</p>	This Neighbourhood Plan supports the Local Plan, reflects the aims of the GMSF and more specifically enables planning to take place at the appropriate level to help achieve local needs and ambitions. Other made Plans including this type of Policy include; Kirdford and Woodcote.	No Action
3.1.14	<p>The NPPF states that “A neighbourhood plan should support the strategic development needs set out in the Local Plan and plan positively to support local development” [NPPF, para 13, 2018] and also that “Neighbourhood plans should not promote less development than set out in strategic policies for the area” [NPPF, para 29, 2018]. The Planning Act clarifies that “A neighbourhood plan can be used to address the development and use of land” [section 38(6) of the Planning and Compulsory Purchase Act 2004)]. We are concerned that the proposed Policy H4 may exceed these bounds.</p>	This Neighbourhood Plan supports the Local Plan, reflects the aims of the GMSF and more specifically enables planning to take place at the appropriate level to help achieve local needs and ambitions. Other made Plans including this type of Policy include; Kirdford and Woodcote.	No Action

3.1.15	Whilst the inclusion of policies which place restrictions on new housing developments being occupied from people outside of the area have been used in Neighbourhood Plans (Such as the St Ives Neighbourhood Plan), this is primarily only in relation to specific sets of circumstances such as in areas with high levels of second homes and homes used for holiday lettings. Taking the example of the St Ives Neighbourhood Plan, the Examiner was concerned with the inclusion of a policy which sought to restrict the sale of market housing to non-local people. After thorough consideration, the Policy was included after it was modified to ensure that the people purchased properties with the intent they would be their 'principal residence'.	Comment noted but not relevant as concerns market housing whereas Policy H4 is specifically for Affordable/Social rented housing.	No Action
3.1.16	Establishing a 'local connection' on a more specific level would be difficult to evidence, open to challenge and may be criticised for being overly discriminatory, even more so the requirement for recipients. How for example would one determine who has a "close family association" and to fairly decide the relative strength of connections between two people who may both make such a claim without there being sufficient housing for both? What about someone who grew up as a child in the village, moved away and wished to return, maybe after their parents had died or moved away – they would fail to qualify for any of the criteria (as they were not 'living there by choice' as a child'). Who would make these decisions, and how could they be made transparent, accountable and open to fair appeal? Our view is that all of this would put unreasonable pressure on the decision-maker and would be unworkable in practice.	Policy H4 is for Affordable/Social rented housing only and as outlined in the policy local need is determined under the Homes for Bolton Lettings Policy.	No Action
3.1.17	In summary, we consider the Policy in its current form to be unsuitable and not substantiated by sufficient evidence in relation to placing a restriction on the sale of market housing to those being from outside of the area and those who may or may not be economically active. Furthermore, we believe it exceeds the planning and land-use parameters of a planning policy.	Policy H4 does not apply to market housing. See our responses to sections 3.1.11; 3.1.12; 3.1.13; 3.1.14; 3.1.15 and 3.1.16	No Action
	<b>Policy H5 - Housing Development Site Allocation</b>		
3.1.18	The draft policy allocates a single site for housing, which is the land behind Vicarage Road between the Church School and the cricket club. More specifically, the Policy allocates the site for a 'designated development of Lifestyle Living for the over 55's' comprising of a minimum of 20 and maximum of 60 dwellings. The Policy continues and specifies the allocation is purely for the development of a specialist housing and continuing care facility (which would constitute Use Class C2) and is not allocated for conventional (Use Class C3) housing.	The Policy allocation site is for Use Class C3 not C2 as the proposal is not for a care home or nursing home.	Clarify the text of the policy as Use Class C3.



3.1.19	Whilst we do not object to the principle of developing a site for a specialist housing and community care facility, we consider that the Policy in its current form does not adequately address the identified needs of the population and does not accommodate the levels of development determined by Bolton Council. We therefore recommend that either the policy be re-worded, or an additional policy be included in the BNDP to ensure that identified housing needs are met.	This Policy proposal of independent living for the older population was identified in the Blackrod Housing Needs Assessment and Household Survey. This proposal provides more options for housing the elderly.	No Action
3.1.20	By the BNDP's own figures the development of the Vicarage Lane site would see a shortfall of 67-27 units against the housing target. It is therefore clear that the site allocation policy in the BNDP does not allow the identified housing needs of Blackrod to be met and would conflict with the requirement for Neighbourhood Plans to be consistent with the Local Plan and its evidence base and to deliver at least as much housing as is proposed in the Local Plan, as required under Paragraphs 13 and 29 of the NPPF. This policy in its current form therefore should not be allowed. Further site allocations are required to meet the full housing target of 215 dwellings for the village.	There is sufficient justification in the Plan to show how the overall housing requirement will be met, through a combination of planning permissions, the allocated site and windfalls.	Amend the text under "Windfall Sites" to include historic and potential future development rates.
3.1.21	We also question the level of development the site allocated in H5 is able to support. The policy states a minimum of 20 units and a maximum of 60 units of a specialist care facility which we consider would fall under Use Class C2. We estimate the site to be approximately 0.6 hectares in size. As a general 'rule of thumb', the housing capacity (Use Class C3) of is often calculated as a ratio of 30-40 dwellings per hectare for houses. Based on the measurement of 0.6 hectares, the site has the capacity to deliver around 18-24 houses, achieving capacity greater than this would rely on use of apartments or an extra care type facility, which at 60 dwellings per hectare would have to be a building of significant massing. This could be difficult to achieve, offers little flexibility and provides little scope to meet other housing needs in the village.	The proposed allocation site is for Use Class C3 not C2 as the proposal is not for a care home or nursing home. Due to restrictions in land availability near to the retail centre of the village it is anticipated that this site would need to be a higher density, therefore, a two storey apartment development is envisaged. This would provide for a number of dwellings, between 20 and 60 units, subject to final designs, access and landscaping.	No Action
3.1.22	Whilst we appreciate this ratio relates to the delivery of C3 housing development, and not specialist care facilities, we would consider the delivery of 60 units on a site of this size to be difficult to achieve in light of its physical characteristics (narrow profile), its surrounding land uses (school adjacent to the west and dwellings to the north) and the need to accommodate the required supporting parking and amenity space. It is also pertinent to note that the development of the site for Use Class C2 would not be required to provide affordable housing.	The allocated site is intended for Use Class C3. It is expected that the site would be for varied tenancy options from affordable to market dwellings. Other comments noted.	No Action
3.1.23	Paragraph 6.6 of the BNDP sets out the headline findings of the Housing Needs Assessment (HNA) conducted by Arc4 consultants (published in January 2018). In brief, the HNA found that there was a disproportionate amount of three-bedroom semi-detached properties and also that there was a lack of good quality large (4+ bedroom) family housing and 1-2 bedroom properties. The allocated site, if developed for care accommodation, would not meet those needs.	Comments noted. The allocated site is not for Use Class C2 - Care Home, Nursing Home.	No Action

3.1.24	<p>Paragraphs 6.36 and 6.37 of the BNDP set out that small windfall sites will contribute to housing supply over the plan period, and gives the example of two sites coming forward during the writing of the BNDP providing 13 units. Whilst not specifically stated within the document, it appears that the BNDP is reliant on windfalls sites coming forward at similar rates in order to meet the identified housing need – given windfall sites by their very nature are unpredictable WYG considers this to be ambitious at best and unrealistic in its aim to accommodate the remainder of the minimum required development.</p>	<p>A characteristic of land ownership in the parish of Blackrod is that there are lots of small plots of land which are owned by different people. These plots have become developed over time as the land owners seek to convert them into a financial gain. We are therefore confident that over the course of the Plan (15 years) the larger family sized dwelling requirement will be met with the addition of some smaller bungalow/apartment style units.</p>	<p>Amend the text under "Windfall Sites" to include historic and potential future development rates.</p>
3.1.25	<p>To summarise, whilst we agree that Policy H5 makes some provisions towards addressing the housing need;</p> <ul style="list-style-type: none"> <li>• The sites allocated for development cater only for the needs of the elder population and no measures are included to address the shortfall of larger, family housing as identified in the Housing Needs Assessment.</li> <li>• The amount of development planned in draft policy H5 states that the current allocations can accommodate the development of 20-60 units – which would leave a shortfall of 67-20 units as determined by the standardised OAN figures.</li> <li>• We also consider the levels of development the site is earmarked to deliver is too high and based on its characteristics and constraints, it would be unable to deliver the figures currently stated in the Policy.</li> <li>• The development of the site for an extra care facility, which would constitute Use Class C2 would be exempt from contributing towards affordable housing, of which there is a significant need as demonstrated in the executive summary in the Housing Needs Assessment.</li> </ul>	<p>Refer to our responses above. Also: As can be seen from the Housing Needs Assessment and Household Survey the most pressing need is for housing to accommodate our elderly population. There is sufficient justification in the Plan to show how the overall housing requirement will be met, through a combination of planning permissions, the allocated site and windfalls. The allocated site is intended for Use C3 Class not C2 Class.</p>	<p>No Action</p>
3.1.26	<p>Alternatively, we would consider the development of a separate policy allocating a site for development as an acceptable alternative.</p>	<p>Not necessary as enough options are covered in the Plan.</p>	<p>No Action</p>
3.1.27	<p>We believe that the land fronting onto the A6 bypass would be a suitable site to accommodate the shortfall in housing numbers and also in addressing the identified housing need and mixture. We will outline the reasons for the site's suitability in more detail in the next section.</p>	<p>This proposed site is not suitable as it is located in the Green Belt and outside of the urban settlement.</p>	<p>No Action</p>
	<p><b>Policy DES1 - Design Principles</b></p>		

3.1.28	The policy sets out a series of design principles that new developments within the plan area should demonstrate. Whilst we agree with the Policies intention and concur with the majority of the policies, we draw attention to parts q, r and s of the policy. We consider that the inclusion of vehicle charging facilities, incorporation of superfast broadband and solar energy capture are positive aspects but there is a need to consider if these design principles would be feasible, suitable and viable to be included within design proposals.	Part q of the Policy refers to vehicle charging facilities and part r refers to superfast broadband both of which are supported in the NPPF (paragraphs 105 and 112 respectively). NPPF paragraph 151 outline the importance of increased use of renewable and low carbon energy and heat source.	No Action
3.1.29	We therefore suggest this part of the Policy be worded as follows: q. Where feasible and viable, incorporate vehicle charging facilities – to be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations – in line with latest design principles; r. where feasible and viable, incorporate superfast (fibre optic) broadband connection – equipped with a high speed ready in-building physical infrastructure, up to the network termination points – in line with latest design practices; s. where feasible and viable, incorporate solar energy capture, sympathetically built within the roof construction incorporating best current standards and should be sympathetic to the location – in line with latest design practices;	The latest GMSF sets out the importance of having developments that provide superfast broadband capability, charging points for electric vehicles and reducing carbon emissions by the adoption of renewable energy sources. These areas are also promoted by the government as necessary going forward when considering new housing developments. It is the intention that this Plan whilst setting out the planning needs of the local population also recognises the wider strategic influences that should be considered over the 15 year period of the Plan. Automotive construction is moving away from diesel and petrol to electric, more flexible home working options mean people need faster internet connections at home and our commitment as a country to lowering our carbon emissions and moving to more sustainable sources is well understood.	No Action
	<b>Policy PR1 - Safe and Fit for purpose rights of way</b>		
3.1.30	2.4.30 The policy seeks to ensure that new developments have adequate public realm and pathways which are accessible for all and also seeks to protect existing pathways, including public rights of way.	Statement correct.	No Action
3.1.31	Part 3 of the Policy states: “All major development shall make provision (on-site and off-site via S106 or S278 agreements) to extend or connect to existing routes for walkers and cyclists including, where possible, routes linking into the countryside as well as into the village and to accommodate people of all ages and abilities including with pushchairs and wheelchairs.”	Statement correct.	No Action

3.1.32	We consider amendments should be made within the wording of this part of the policy to ensure and specify that the above provisions are sought in instances where they would be required to make the development acceptable in planning terms and if they were related in scale and kind to the development.	It is the intention that any such provisions are related to making the development acceptable and are related in scale and kind to the development.	Amend the Policy PR1 text accordingly.
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	<b>Policy CF1 - Community Facilities Infrastructure</b>		
3.1.33	The policy relates to the development of new community facilities and infrastructure in the plan area and also relates to the provision of infrastructure. We consider the Policy as currently worded takes a blanket approach to financial contributions from developments and should be amended to ensure that financial contributions are only sought in instances where they would make developments acceptable in planning terms and also which are relative in scale and kind to the proposed development. To comply with policy, it is important that requirements for planning contributions relate to identified needs and are clearly, evidenced, and crucially that they relate directly and proportionately to the proposed development within each planning application (see especially NPPF para 57 and NPPG on use of planning obligations paras 002, 006, 007, 031 and 056, 2014-16]. The draft policy as currently worded does not sufficiently reflect the permissible scope of such policies and is not sufficiently evidenced in terms of understanding infrastructure needs, nor viability.	The Policy does refer to infrastructure requirements identified through planning applications. The Policy does comply with Bolton Core Strategy Policy IPC1 and reasonably identifies some specific education and health facilities in Blackrod.	No Action
3.1.34	We also note that Bolton Council's Community Infrastructure Levy 123 list is currently in draft format, with work being halted since at least April 2013. The BNDP should consider rewording the policy to reflect this draft status and also to reflect any future versions.	Comments noted and accepted.	Amend the relevant text of Policy CF1 to clarify the status of CIL
<b>3.2 Summary</b>			
3.2.1	We have sought to address a number of Policies in the BNDP and suggested a series of alterations to make them more suitable and acceptable.		
3.2.2	We consider that the policies relating to housing are unacceptable in their current form, particularly Policy H5 as it does not adequately address the housing need as identified by Bolton Council or the housing mixture need as identified in the 2018 HNA. We consider that Blackrod Town Council do not identify sufficient land for the housing target for Blackrod, as identified in local policy, to be met are too reliant on windfall sites to make up the shortfall in housing and that additional sites should be allocated for housing development.	Refer to our responses above.	No Action
<b>4.0 Land Fronting the A6 Bypass</b>			

4.1.1	Jones Homes have an interest in a site within the village (hereafter known as 'land fronting the A6 bypass'). It is acknowledged that the site is currently in the Green Belt and that neighbourhood plans are unable to allocate or remove sites from the designation, as this would be contrary to strategic policy. We also note that the recently published GMSF does not propose its release from the Green Belt.	Comment noted	No Action
4.1.2	However, we are aware that neighbourhood plans can suggest amendments to the Green Belt boundaries, should a strategic level review occur. This was demonstrated in the Little Aston Neighbourhood Plan (Adopted in April 2016). Jones Homes will be submitting representations on the forthcoming GMSF consultation to release the site from the Green Belt.	Neither the adopted Local Plan nor the emerging GMSF allow for Green Belt changes in this vicinity and therefore the Neighbourhood Development Plan cannot propose Green Belt changes here.	No Action
4.1.3	We consider that the site does not make a major contribution to the Green Belt, when assessed against the five purposes of Green Belt land, and its development would not harm the openness of the Green Belt if the site is released. We believe that, if released from Green Belt, which may occur as a result of the GMSF consultation process, then the site would make a significant contribution to helping Blackrod meet its housing requirement. Therefore, we have set out the case for its allocation within the Neighbourhood Plan, in the event that it is released from Green Belt. We propose to Blackrod Town Council that they recommend that this site is therefore released and allocated for housing.	Development of the Green Belt in Blackrod is not supported and Blackrod Town Council do not recommend the site be released for housing. Blackrod Town Council have the firm belief that the proposals in the Plan will ensure that the housing mix determined via the HNA 2018 and Bolton's advice on the overall dwelling numbers required will be met.	No Action
	<b>Site Characteristics</b> Sub-sections 4.1.4; 4.1.5 and 4.1.6	Comments noted	No Action
<b>4.2 Blackrod Sustainability Characteristics</b>			
	Sub-sections 4.2.1; 4.2.2; 4.2.3; 4.2.4 and 4.2.5	Comments noted	No Action
<b>4.3 Site Sustainability Characteristics</b>			
4.3.1	The site is located to the south east of Blackrod, close to the periphery of Horwich. It is therefore close to, and served by, a range of services and facilities within both urban areas.	The site is outside the urban area. It is separated from Horwich by a railway line and a Motorway.	No Action
4.3.2	Within 2.0 km distance of the site are; two primary schools, Blackrod Community Centre, a cricket club, a tennis club, a health centre, a chemist, the retail conveniences of Blackrod Village centre and other retail conveniences along Church Road, public houses and other retail conveniences. There are also several bus stops in the within 1.0 km walking distance of the site and Blackrod train station is located approximately 0.6 km to the north west.	The site is outside the urban area and separated from community facilities by the busy A6 bypass.	No Action

4.3.3	Horwich town centre is located approximately 2.2 km distance to the north and has a wider range of retail conveniences and services than what is available within Blackrod village centre including supermarkets and retail banks.	The site is not adjacent to the urban area and direct access to Horwich is not possibly due to a railway line and the M61 Motorway cutting across the northern end of the proposed development.	No Action
4.3.4	Given the range of services and facilities in the vicinity of the site, we would consider the site to be in a highly sustainable location for residential development.	Due to the restrictions outlined above the site is not considered to be a sustainable location.	No Action
<b>4.4 Potential Impacts on the Green Belt</b>			
4.4.1	As part of the GMSF, a Green Belt assessment was undertaken to inform its drafting. A review of the document has found the site was not assessed as an individual parcel but as part of a larger area, parcel BT_BA03 – this is a broad area of search which encompasses a large area around the entirety of Blackrod and the village of Aspull to the south. Whilst this area is too large to adequately inform an appropriate assessment of the site, it is of relevance to note that BT_BA03 was assessed as having a medium overall contribution to the Green Belt.	Comment noted	No Action
4.4.2	The site is currently designated as Green Belt and, as previously mentioned in this statement, we are intending to submit separate representations to the Greater Manchester Spatial Framework. In future, it may be the case that the Green Belt designation is removed from the site following the next consultation, which is set to run from 14th January 2019 until 18th March 2019.	Comment noted	No Action
<b>Summary</b>			
4.4.3	We consider that the release of the site from the Green Belt and its allocation, and subsequent development, for housing will not harm the openness of the Green Belt. The allocation and development of the site presents a small-scale urban extension in a sustainable location with strong defensible boundaries. We do not consider the site makes a significant contribution to the Green Belt.	Refer to our responses above.	No Action
<b>4.5 Deliverability</b>			
<b>Accessibility</b>			
4.5.1	The site fronts onto the A6 which would allow for the provision of a vehicular access to the site, as the site is in single ownership there is the potential to incorporate a wider range of junction designs than what would be feasible otherwise.		No Action
4.5.2	The A6 also includes pedestrian pavement which allows for access to Blackrod, the train station Horwich and other facilities (See section 5.2 and 5.3 for full details).		No Action
<b>Flood Risk</b>			

4.5.3	3.5.3 A search on the Environment Agency and the Greater Manchester combined Authority websites have confirmed the site wholly within Flood Risk Zone 1 with a very low (less than 0.1% change) of flooding from fluvial sources. The site does have a high risk (Greater than 3.3% chance per year) of surface water flooding at the northern extreme of the site at the lowest point of the slope, however we consider this risk can be minimised with appropriate site master planning and design National and local policy seeks to direct development to sites which are the least vulnerable to flood risk and the impacts of climate change – such as this site.		No Action
	<b>GEO-Environmental</b>		
4.5.4	It is understood that the site may be located over old mine workings. Desktop and site investigations can be undertaken to confirm the presence and extent of any mine workings. Should any features be located, the assessments can advise specific remediation measures which, along with appropriate design interventions, would seek to ensure the site remains deliverable and suitable for residential development.	Significant mine shafts are located on the site which will impact on the viability of any proposed development.	No Action
4.5.5	In brief, whilst the presence of old mine workings could impact on the site, detailed surveys can be undertaken, and strategies devised based on their findings, coupled with a strong master planning approach would allow for the site to be deliverable.	Comments noted	No Action
	<b>Ecology</b>		
4.5.6	The site has been used for agricultural purposes for a significant amount of time. There are trees and hedgerows which comprise the sites edges and a small woodland at the southern boundary which could be enhanced through adopting a landscape-based masterplan approach.		No Action
	<b>Heritage and Conservation</b>		
4.5.7	A desktop-based search has confirmed the site does not fall within or adjacent to any Conservation Areas and also that there are no Listed Buildings or Scheduled Ancient Monuments in proximity to the site. There are also no Tree Preservation Orders.	Comments noted	No Action
	<b>Contamination</b>		
4.5.8	Preliminary checks of Environment Agency documents have found that that site is at low risk of air pollution and the site is not a register landfill, or within 500m of one. We are aware that the M61 is subject to an Air Quality Management Area but this does not cover the site directly. Records also indicate there is a low risk of pollution on the site from industrial sources or pollution incidents.	Comments noted	No Action
	<b>Developer</b>		

4.5.9	The site is in the control of a reputable local developer with a history of housing delivery in Bolton over many years. If allocated, the site is assured to be delivered in a timely manner.		No Action
<b>5.0 Conclusion</b>			
5.1.1	Following a review of the BNDP, WYG considers that the Plan fails to adequately address the housing numbers as determined by Bolton Council and it does not make appropriate provisions to accommodate the identified housing mix needs from the Housing Needs Assessment. We believe the proposed Policy H4 on providing a local connection would fail the policy tests for inclusion and would be unworkable in practice.	Comments noted and our responses are outlined above in the appropriate sections.	No Action
5.1.2	We have suggested a number of amendments which in our opinion would address this issue. The most prominent of which is the re-wording of Policy H5 to include an additional housing allocation or the provision of an additional policy allocating a site for housing development.	Comments noted and our responses are outlined above in the appropriate sections.	No Action
5.1.3	We have also presented the case for the Land fronting the A6 Bypass to be designated as housing land in order to help meet the identified housing deficit should this site be released from Green Belt.	Comments noted and our responses are outlined above in the appropriate sections.	No Action
5.1.4	The current form of the BNDP is unsuitable however we have made several suggestions to the wording of specific policies in order to make them more viable and in line with national policy.	Comments noted and our responses are outlined above in the appropriate sections.	No Action
5.1.5	The Plan currently allocated a single site for housing development, which is specifically for a specialist care facility of a minimum of 20 and maximum of 60 units, disregarding the fact that this is not the traditional C3 Use Class, this still does not address the housing figure apportioned to Blackrod by Bolton Council of 215 units, even when considering current housing permissions. The allocation also does not address the need to deliver larger sized family housing for which a need was identified in the 2018 HNA. We therefore consider that the BNDP needs to allocate additional sites for development in order to address this.	Comments noted and our responses are outlined above in the appropriate sections.	No Action
5.1.6	The site clearly has a minimal amount of constraints and the ones which are identified can be minimised and designed around through appropriate landscape based master planning and design. The site is in single ownership and is available for development now with a national housebuilder contractually agreed to deliver the site should it be allocated.	Comments noted and our responses are outlined above in the appropriate sections.	No Action
5.1.7	Looking at the current GMSF, there is a clear drive towards developing housing in the most sustainable locations, with the site itself falling into one of the higher density development brackets as outlined in draft Policy GM-H 4.	Comments noted and our responses are outlined above in the appropriate sections.	No Action
5.1.8	We therefore consider the site is suitable to be allocated for housing development and contribute towards Blackrod meeting its housing requirement as specified by Bolton council and the identified housing need mix as determined through the Housing Needs Assessment.	Comments noted and our responses are outlined above in the appropriate sections.	No Action
	<b>Appendix 1. Site Boundary</b>	Noted	No Action



Appendix 8 Statutory and Non-statutory Consultee responses

<b>Responses to Draft Plan Pre-Submission Consultation undertaken 7th December 2018 - 18th January 2019</b>			
<b>Consultee Organisation Name</b>	<b>Comments Received</b>	<b>Steering Group Response</b>	<b>Action (Amendments to Plan text)</b>
<b>Statutory Consultee responses received via email</b>			
Adlington Town Council	None	None	None
Chorley Council	None	None	None
Haigh Parish Council	None	None	None
Wigan Council	None	None	None
Horwich Town Council	Acknowledgement and thanks	None	None
Westhoughton Town Hall	None	None	None
Lancashire County Council	None	None	None
United Utilities Water plc	None	None	None
Historic England North West Region	Generic advice/guidance and Sources of specific relevant information were provided in a letter dated 10th December 2018.	Informative sources of information, which have been utilised where relevant in the compilation of the draft Plan.	None
Highways England	None	None	None
Network Rail (Minerals and Waste Team)	None	None	None
Clinical Commissioning Group	None	None	None
Natural England	Communication received dated 10th December 2018 stated: We have reviewed the attached plan however Natural England does not have any specific comments on this draft neighbourhood plan.	None	None
Entec on b/h of National Grid	None	None	None

The Coal Authority	<p>Communication received dated 7th January 2019 stated in summary: As you will be aware the Neighbourhood Plan area lies within the current defined coalfield. It is noted that the Neighbourhood Plan appears to allocate a site for residential development, Housing Policy H5. I have reviewed our records in relation to past coal mining activity on and around the site and can confirm that there appears to be significant coal mining legacy, including mine entries, present. The presence of mine entries on a site poses a significant risk to surface stability and public safety and the impacts that these may have on the quantum of development sites can accommodate would need careful consideration prior to any formal allocation.</p> <p>The Coal Authority Policy for building over or within the influencing distance of a mine entry was also provided.</p>	<p>Areas of Blackrod parish and the wider district of Bolton have old coal mining areas which have been successfully developed. Each new site and potential development should acknowledge the Coal Authority Policy for building over or within the influencing distance of a mine entry. Potential sites such as that outlined in the Plan Policy H5 would fall under the Coal Authority Policy which should be considered as part of the viability assessment of the site prior to development and as part of any proposed planning application.</p>	None
Homes and Community Agency	None	None	None
Knight Frank	None	None	None
SSA Planning	None	None	None
Environmental Agency	None	None	None
Greater Manchester Chamber of Commerce	None	None	None
GMAAS University of Salford	None	None	None

Appendix 9 Responses via emails


Responses to Draft Plan Pre-Submission Consultation undertaken 7th December 2018 - 18th January 2019				
Resp ID	Section of Plan	Comments Received	Steering Group Response	Action (Amendments to Plan text)
<b>Community Consultation responses received via separate email or directly through the website</b>				
RE01	Policy TR3	The public footpath from the Crows Nest to the fisheries – was built as an alternative to people walking past "the big houses." The footpath from the fisheries to Chorley Road (A6) is not currently marked as a footpath (it is a private road). This would enable any circular route to join up with either the Adlington Rotary walk – or the footpath to Aberdeen farm – accessed off Waterhouse Nook.	Comment noted and suggestion to be considered under Policy TR3 part d and h when undertaking the "getting about around Blackrod" strategy.	No Action
RE02	Local Green Space Designation	The Neighbourhood Plan is a thoughtful and well produced document which succeeds in striking the difficult balance between preserving Blackrod's built environment heritage, and the likely future needs of a rising population. In particular, its attempt to identify Local Green Spaces for future preservation seems to me an important part of its wider task of helping create and sustain the open spaces Blackrod needs as a counterpoint to its residential, commercial, and cultural offer. My reservation is that the spaces designated by the term 'LGS' are not sufficiently extensive, and to argue for an extension of the LGS designation to cover the land that is at the side and rear of Berry Square , at the foot of Whitehall Lane, and which then wraps around the rear of Coniston Road and Nightingale Road. This land effectively forms a green buffer between the main part of the Village, at its north east quadrant, and the Blackrod By Pass (A6). The land was considered sufficiently important in green space and forestation terms, by Bolton Council in the early 1990's to be used for tree planting as part of the EU funded 'Red Rose Forest Project'. At the time, Bolton Council promised local residents in the Berry Square, Coniston Road, Nightingale Road that, post - planting the area would then be actively 'managed' as an open space/ woodland area- a promise that was never kept. As a result, as the trees matured and the attendant vegetation developed, what had been a well-used footpath through the area, and which gave fine views of Rivington Pike and the moorlands opposite, became all but derelict and impassable. But this piece of land still has the potential to offer an open space and woodland trail as the only part of the highest portion of the village from which such great views are still possible. It has, in other words, the potential to be more than a passive green buffer. It could, and should, be designated as, and developed as, a natural resource for walking and wild-life observation.	Comment noted and suggestion to be considered under Policy TR3 part d and h when undertaking the "getting about around Blackrod" strategy. In addition this comment is supported under Policy NE1 part b subsection ii.	No Action

RE03	General Comment	I live in Ainse road, myself and my wife very often use the bus so we know what it's like to wait on Blackhorse corner in the wind and rain, surely a small shelter on either side of the road is not too much to ask for.	Provision is currently under review as part of the Nightingale Gardens development.	No Action
RE04		<p>Firstly thank you to you and all members of the Working Group for the phenomenal amount of work that has gone into the Blackrod Neighbourhood Plan. I have read it all, and considered all the positives and a few of the negatives outlined, and can see there is a considerable amount of work still to be undertaken by all involved to ensure the proposals outlined come to fruition, which clearly requires commitment, funding and a working together which is not always easy to achieve.</p> <p>I have few additional observations to make as a few of the thoughts I had upon original submission have been incorporated wherever possible.</p> <p>Parking in Blackrod remains a major issue, which is problematic, especially on pavements throughout the village, and which needs the attention of the planners, and where necessary the penalisation of consistent, and at times, thoughtless individuals, e.g. parking in front of John's Store, when there is a carpark adjacent. My thought on that carpark is that it had a sign, since removed, to stop overnight parking, which meant it could be used by shoppers. It now seems to be used as permanent parking for those living nearby, reducing spaces for short-term shoppers and visitors. Because most of us have to pay Community tax on our own premises, including driveways, maybe one option would be to designate certain numbered spaces for residents who should pay an annual fee for the space's use, and that fee used if possible for the enhancement of local facilities. Parking on pavements is a serious hazard and has a negative environmental impact on the village. Could sections of the Community centre carpark be used for local residents in marked bays, and again such annual costs be used by the Community Centre to improve the Centre and its environment? I'm in total agreement with the reduction of wide pavements being utilised for parking improved, as stated, by tree additions. More policing and maybe the installation of cameras in certain parts of the village would facilitate the detection of crimes, of which there appears to be a significant increase recently. The 'not-in-my-backyard' issue of the use of certain flat premises being used as hostel/s needs attention to ensure such use is properly managed 24 hours per day to minimise potential problems for our local community.</p>	Comments noted and supportive of Policy TR5 on Car Parking. Policing and management/overseeing property use are beyond the scope of the Neighbourhood Plan.	No Action

RE04 Contd		<p>It is agreed that the Scotland Lane Industrial site should be made more physically appealing, and investment needed to improve facilities and the environment, and alongside that any increase in heavy goods vehicles be better managed with, as noted, traffic lights by the Poacher Public house, to improve movement and minimise dangers from traffic taking and creating risks to exit Scot Lane.</p> <p>So little green space is left, which has been clearly identified, must be maintained, alongside pathways and in the case of designated rights of way be improved and maintained, e.g. the path now very overgrown and inaccessible from the rear of Coniston Road to Whitehall Lane. There will be other 'lost paths' around Blackrod which need identification and signage replaced.</p> <p>Development for housing has been well considered, alongside safeguards to ensure Blackrod does not lose any more of its much reduced stone, interesting and important sites, like the recent loss of Whitehall Cottage to be replaced by two poorly designed houses and, as stated, The Green Barn Pub.</p> <p>Identified issues of the population have been thorough, and Blackrod is clearly different from Bolton Borough more generally, but action to ensure this knowledge is not only acknowledged by Bolton Borough but its individualism considered in all planning issues. Previously such identification was not evident, other than to local residents who I believe have always known that Blackrod has a higher-than-normal elderly population with its needs and positive contributions known.</p>	Comments noted and supportive of the Policies of the Plan.	No Action
RE05	Policy DES1 & General Comment	<p>Comments on section DES 1, regarding provision for car parking at new build properties. It is naive to expect developers to voluntarily reduce the number of houses to permit adequate parking at the new properties. Much better, surely, to lay down the minimum square footage per bedroom of parking to be provided, thus ensuring that the developer knows what he has to provide before he starts drawing up plans.</p> <p>A general comment. In your preamble, it is speculated that Blackrod may even have been the Roman Capital of Lancashire. This notion is fanciful to say the least. There has been no Roman finds in Blackrod, in fact I regard the whole idea of Roman occupation in this immediate area as an absolute non-starter. Regional capitals for administration and goods were always situated at the navigable heads of estuaries. Locally these were: Chester, Manchester, Ribchester and Lancaster. Ribchester the nearest to here was routinely garrisoned by up to 4000 soldiers through most of its history. They leave significant remains, like granaries and other buildings. The hilly terrain of Blackrod negates that type of occupation. Better to rewrite that particular paragraph before everyone cracks up laughing!</p>	Comments noted. The Plan seeks to slightly amend existing car parking standards within the Local Plan rather than introduce a new methodology. The reference in the Brief History section refers to what was a long held claim that Blackrod may have been the ancient roman capital Coccium. This has in recent times been disclaimed and the text should reflect this.	Reword the reference to the ancient roman capital.
RE05 Contd	General Comment	Typo on page 75 section 6.122 Scot Land should read Scot Lane	Comment noted.	Amend typo as indicated.

RE06	General Comment	<p>May I congratulate and offer my admiration to you and your team of volunteers for the efforts you have made in getting the project thus far.</p> <p>Having been involved all my working life in Planning and in particular Structure Planning, supporting staff developing Local Plans and all the associated research and development of policies, public consultation, other agent and political consultations, I truly understand the efforts and hurdles you have encountered.</p> <p>I know you are not yet there, but hopefully you will progress through the next stages and have the Plan approved and incorporated into the Local Planning framework. The "Referendum" causes me a little trepidation given recent history and the effect it may have on a local turnout for a more esoteric subject.</p> <p>Planning in many senses is a "negative" activity, in that you are creating a framework to prevent the unwanted. It is also an activity that does not sit at the fore of many minds, until that is, they are adversely affected, then it is "those ***** planners" !!</p> <p>Success over time is only noticed if the unwanted does not take place, but each individual may have different view of what is unwanted ! Only when something impinges on an individual that they generally want to be involved.</p> <p>This may sound cynical, but it is borne out of my experience and is the basis of my feeling regarding the referendum stage.</p> <p>The Plan you have produced is partly a "control;" which will sit in the Development Planning function for new and modification type developments, but many of the policies included are what I term aspirational - nearly all of which I totally support !</p> <p>The "control" elements may allow some income from Section 106 and CIL, if imposed, and again I totally support your efforts in this direction, but many of the Policies are those I class as aspirational and have certainly raised my expectations.</p> <p>I believe others who have engaged with this project and those who will in the future will have similar hopes, and it is here that I hope Blackrod Town Council will wholeheartedly and proactively support the Plan you and your team have produced.</p> <p>The delivery of the Policies and projects are going to keep you well occupied in the future, so good luck and hope for a following wind!</p>	Supportive Comments noted.	No Action
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RE07	Transport	<p>It was good to speak with you earlier this afternoon and once again, congratulations to you and the Steering Group for all your efforts in bringing together the Plan to this stage.</p> <p>We discussed usage of Blackrod train station vs. other local stations. The web site to get you to the data is here:</p> <p style="text-align: center;"><a href="http://orr.gov.uk/statistics/popular-statistics/busiest-stations-in-britain">http://orr.gov.uk/statistics/popular-statistics/busiest-stations-in-britain</a></p> <p>Thereafter, you need to play around with the search terms of interest - presumably looking under 'Bolton' is the most informative. I have attached a screenshot of the data for the 10 Bolton stations which shows that usage of Blackrod station (550k entries/exits per year) is only a little behind Horwich (580k) and more than twice that of Lostock (243k). A quick look at the timetables for this coming Tuesday (a normal weekday on the system) shows that the trains per day for Blackrod heading towards Manchester is 25, well below both Lostock (37) and Horwich (52).</p> <p style="text-align: center;">It might be that some numbers to this effect could be useful in the Plan.</p>	Comments and support noted.	Amend wording accordingly in Transport and Infrastructure section.
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Blackrod Neighbourhood Development Plan Consultation

**DRAFT BNDP - FEEDBACK QUESTIONNAIRE HAVE YOUR SAY!**

We have been consulting with you over the last two years to find out what you think are the key issues for Blackrod and how you think from a planning development point of view Blackrod needs to change in the future. Your views have been used to draw up the Draft Blackrod Neighbourhood Development Plan. We now wish to seek your views on this Plan.  
*THANK YOU for completing this questionnaire. Your response is confidential and the information you provide will not be used for any other purpose other than to help inform the Blackrod Neighbourhood Plan. Answers provided will be used in consultation reports but individuals names will not be used or attached in any way. We will not share your information with any other parties and once the Plan has been approved via referendum your information will be destroyed. In completing this questionnaire you are providing your consent to us using the information as outlined above.*

\* 1. Your details

Name

Resident or Business

Postal Code

Email Address (Optional)

Phone Number (Optional)

\* 2. VISION Do you agree with the Vision for the Plan as outlined in para 5.4 p21?

Yes

No

3. If not please tell us the reason why you disagree together with any suggestions:

4. Any other comments:

\* 5. WHAT WE AIM TO ACHIEVE Do you agree with the overall objectives of the Plan as outlined in para 5.5 p22?

Yes

No



6. If not please tell us the reason why you disagree together with any suggestions:

7. Any other comments:

\* 8. **PLANNING OBJECTIVES AND POLICIES** Do you agree with the Planning Objectives and Policies in the Draft Plan (Section 6)? (Please tick **all** that you agree with)

- Housing and Design (pp30-42)
- Transport and Infrastructure (pp46-57)
- Natural Environment (pp60-66)
- Public Realm (pp70-72)
- Community Facilities (pp77-83)
- Retail (pp87-90)
- Economy and Employment (pp92-95)
- Built Heritage (pp97-109)

9. If not please tell us the reason why not, together with any suggestions, indicating clearly which objectives or policies you disagree with:

10. Any other comments:

\* 11. **OVERVIEW** Overall do you agree with the the Draft Plan?

- Yes
- No

12. If not please tell us the reason why you disagree together with any suggestions:

13. Any other comments:

**ADDITIONAL QUESTIONS** In order to gather further information from the community to help us in the future we would very much welcome your comments on the following areas which are included in the Draft Plan

14. **Housing Policy H5 (p 36)** This policy proposes the specific development of a high quality facility for Lifestyle Living for the Over 55's (refer to glossary for definition). Are there particular facilities or aspects of this that you would like to see included as part of this proposed development? - for example: size of apartment - one or two bed; owner occupier or rent; landscaping and seating areas; cafe; communal areas; etc

**Natural Environment Policy NE1(f) (p 62)** This policy proposes Designated Local Green Spaces which will be preserved and enhanced for their community value. In particular we would welcome your comments with regard to Parcels 5 and 6 (Whitehall Lane and Greenbarn Way respectively) ( Ref Appendix 1 p117)

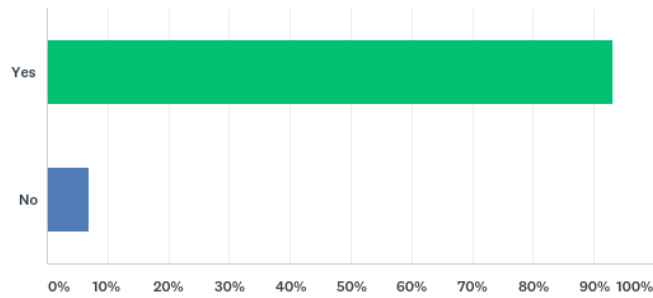
15. **Local Green Space 5 (Whitehall Lane)** It is proposed that this space could be developed as a community amenity. What would you like to see in this area? For example: A community garden? Are there any particular features you think should be provided? Any other comments?

16. **Local Green Space 6 (Greenbarn Way)** It is proposed that this space could be developed as a community orchard. What do you think the orchard should include? Are there any particular facilities you think should be provided? Any other comments?

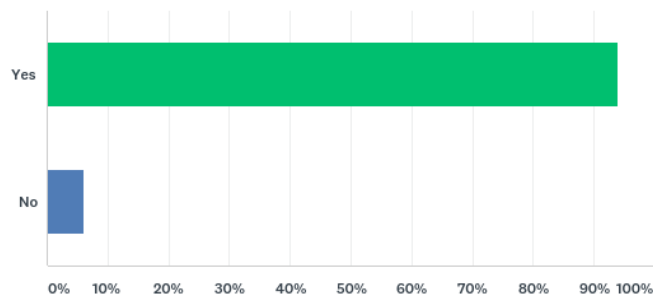
THANK YOU FOR TAKING THE TIME TO COMPLETE THIS QUESTIONNAIRE

## Appendix 11 Summary of Questionnaire findings

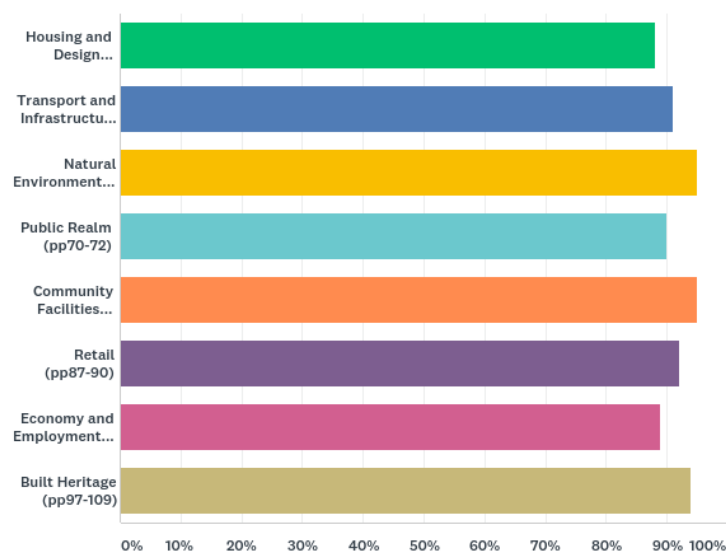
Q2 VISION Do you agree with the Vision for the Plan as outlined in para 5.4 p21?



Q5 WHAT WE AIM TO ACHIEVE Do you agree with the overall objectives of the Plan as outlined in para 5.5 p22?



Q8 PLANNING OBJECTIVES AND POLICIES Do you agree with the Planning Objectives and Policies in the Draft Plan (Section 6)? (Please tick all that you agree with)



Appendix 12 Residents responses to the Questionnaire

Responses to Draft Plan Pre-Submission Consultation undertaken 7th December 2018 - 18th January 2019				
Res ID	Section of Plan	Comments Received	Steering Group Response	ACTION (amendments to Plan text)
<b>Community Consultation comments received via the Draft Plan Questionnaire</b>				
R001	Housing Policy H5	One and two bed options, Owner Occupier and renting options, Communal area, space to relax and landscaping.	Outline specification for any potential development to take note of these suggestions.	No Action.
R001 contd	Local Green Space 5	A community amenity of some kind would be nice.	The specification for any potential development of the Space to take note of these suggestions.	No Action
R001 contd	Local Green Space 6	Variety of apple trees and other fruit trees also maybe a butterfly garden.	The specification for any potential development of the Space to take note of these suggestions.	No Action
R002	Housing Policy H5	Two bedrooms; mixed owner occupied and rented- private and social rented; communal areas; room(s) for visiting health care professionals eg podiatrist	Outline specification for any potential development to take note of these suggestions.	No Action.
R002 contd	Local Green Space 5	Seating; community allotment; trees to provide shade	The specification for any potential development of the Space to take note of these suggestions.	No Action
R002 contd	Local Green Space 6	Seated areas	The specification for any potential development of the Space to take note of these suggestions.	No Action

R003	Housing Policy H5	One and two bed and both owner occupier and rental options; High quality landscaping and seating out areas; A common meeting area	Outline specification for any potential development to take note of these suggestions.	No Action.
R003 contd	Local Green Space 5	Community garden; Seating areas; May be herb garden and sensory garden	The specification for any potential development of the Space to take note of these suggestions.	No Action
R003 contd	Local Green Space 6	Fruit trees; Herbal garden; suitable seating area	The specification for any potential development of the Space to take note of these suggestions.	No Action
R004	Vision	Well-thought out.	Comments noted	No Action
R004 contd	Overall objectives	Again, well-thought out.	Comments noted	No Action
R004 contd	Planning objectives and policies	Highly detailed - thank you	Comments noted	No Action
R004 contd	Overall	Sincere thanks to all those who have contributed to this excellent Plan for the good of Blackrod and its residents.	Comments noted	No Action
R004 contd	Housing Policy H5	All the above. Plus nearness of public transport.	Outline specification for any potential development to take note of these suggestions.	No Action.
R004 contd	Local Green Space 5	A community garden with seating.	The specification for any potential development of the Space to take note of these suggestions.	No Action
R004 contd	Local Green Space 6	Great idea! Apples, pears. Plus seating and bins.	The specification for any potential development of the Space to take note of these suggestions.	No Action

R005	Housing Policy H5	I feel that the best way to go about this would be for the apartments to be owner occupied. Sympathetic landscaping would also be required but perhaps not a seating area. The idea of a cafe and communal area also sounds like a very good idea as this would provide a focal point for people to gather in.	Outline specification for any potential development to take note of these suggestions.	No Action.
R005 contd	Local Green Space 5	The options are endless, the area could be used for: a 3g pitch, a communal orchard, gardens, sitting area, children's playground, additional car parking for residents, shops, a communal meeting area/cafe in line with the community centre.	The specification for any potential development of the Space to take note of these suggestions.	No Action
R005 contd	Local Green Space 6	The orchard should be made up of deciduous trees. I wouldn't like to see coniferous trees going up there. Fruit trees would be nice. Herbs as well would be nice. An area that provides the correct environment for little animals (hedgehogs etc) would also seem like a good idea.	The specification for any potential development of the Space to take note of these suggestions.	No Action
R006	Overall objectives	I don't feel there is any more development needed in our village it's already at bursting point. If you're ill you can't get to see a doctor we don't have a dentist and the schools are full.	The housing target is in line with the Local Authority and Government requirements and also reflects local need as determined in the HNA and Blackrod Housing Survey of 2018. All residents, community organisations were informed during the consultation period of the proposals in the Plan. The Community Facilities section of the plan sets out how we will address the infrastructure concerns.	No Action

R006 contd	Housing and Design	<p>I would like to see this not developed further on other protect land which is rich in minerals seeing that hill lane development had been allowed on this type of site in recent years. The access road to this area is already busy enough and the surrounding road congested with the school and the safety of children with this becoming a public access road has not been considered. The children enjoy interaction with the horses grazing. I am also disappointed that properties which would be directly affected have not been consulted. There is a large green space area off green barn way which is not any longer used as the play area it was intended for and I feel this site would be far more suitable. Or the community facilities could be installed in a hub in the middle of Roocroft square without the need for more housing units as these are 1 bedroom bungalows already. Further to this how will the doctors cope with an influx of more people who will fill the 60 suggested properties? When I was poorly I got offered an appointment on a Thursday from the Monday, couldn't get a blood test until the following Tuesday. I can't see how we can put further pressure on this service by opening up housing which will see more aging people moving to the village.</p>	<p>Mineral extraction ceased on this area of land in the early 1900's and is the only remaining area of land classed as open protected in Blackrod. The access to the area and any proposed development of the site would be subject to the normal planning process where assessment, viability and consultation with residents are undertaken. Any potential site for this development needs to be as close to the centre of the village amenities as possible and have sufficient space to build the number of dwellings envisaged, hence the proposed location. Community facilities are more likely to be affected by the current development on Hill Lane than on this proposed site, however, meetings with the Bolton Clinical Commissioning Group and the Unsworth Group who are responsible for the provision of Primary care services have assured us that there is satisfactory levels of service provision from our Health Centre to cover these expected increase in village</p>	No Action
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			population. The whole point of this development is to provide an option for our existing older population to move into the new development, where feasible and where desired, to release where possible larger housing onto the market and to ensure they can stay within their existing network of family and friends.	
R007 contd	Local Green Space 5	If this space becomes an orchard then residents should be encouraged to not allow dogs into the area.	The specification for any potential development of the Space to take note of these suggestions.	No Action
R008	Local Green Sppace 6	The vision is great, however, I feel that the plan lacks the detail necessary to actively engage members of the community that might be considered to be the silent voice	Comments noted	No Action
R008 contd	Vision	See above, I think language can engage and equally disengage.	Comments noted	No Action
R008 contd	Overall objectives	I think more can be done for young people. I know they are acknowledged, however, I questions whether the plan has gone as far as it I think more can be done for young people. I know they are acknowledged, however, I questions whether the plan has gone as far as it can with regards to supporting young people to have a sense of belonging and agency to Blackrod.	Comments noted. The Primary Schools' Youth Council has been involved in the process as have older youths in High Schools and on the streets of Blackrod.	No Action
R008 contd	Planning objectives and policies	Yes, however, how do you plan to engage new buyers? How will you encourage housing to be affordable? Whether it is big enough or not if you can't afford it the question is nugatory.	Outline specification for any potential development to take note of these suggestions.	No Action.
R008 contd	Housing Policy H5	No I think the spaces could be utilised for young people more.	The specification for any potential development of the Space to take note of these suggestions.	No Action



R008 contd	Local Green Space 5	See above, the idea is okay for part of the population not all.	The specification for any potential development of the Space to take note of these suggestions.	No Action
R009	Local Green Space 6	Agree in principle but have no idea how you could possibly implement it with limited resources, as for public transport it can only be fixed at a national level, in fact there is no public transport its private transport running on a publicly funded network for the benefit of foreign investors	Comments noted.	No Action
R009 contd	Vision	Don't care much for a gateway think money could be better spent elsewhere	Gateways are important features to welcome residents and visitors to the village. They help to enhance the quality feel of the village and help enhance the sense of Place.	No Action
R009 contd	Public Realm	All retail should be relevant to a village	Comments noted	No Action
R009 contd	Planning policies and objectives	Unless we are police don't bother the local school has its greenhouse constantly vandalised and that's fenced in	The specification for any potential development of the space to take note of these suggestions.	No Action
R010	Local Green Space 5	I would like to see accessible areas where one could exercise their dogs. Most areas have kissing gates or other such obstructions, enabling people in electric wheelchairs or scooters to access the local Green spaces.	The specification for any potential development of the Space to take note of these suggestions.	No Action
R011	Local Green Space 6	Disable friendly	Outline specification for any potential development to take note of these suggestions.	No Action.
R012	Housing Policy H5	High speed internet needs to be mentioned here as not all properties have access. I do not and it is very difficult to find out if or when this is ever to happen. High speed internet is essential.	Agreed. This is covered in Design Policy DES1	No Action
R013	Planning policies and objectives	TR2 Would suggest adding aspiration for a direct link into Manchester Metrolink Tram System	Comments noted	No Action

R013 contd	Transport 2	Provision of one and two bed apartments with recreational and sports facilities with communal gardens offering views to local countryside and with water features	Outline specification for any potential development to take note of these suggestions.	No Action.
R013 contd	Housing Policy H5	Communal gardens with seating and bird feeders	The specification for any potential development of the Space to take note of these suggestions.	No Action
R013 contd	Local Green Space 5	Seating and water feature	The specification for any potential development of the Space to take note of these suggestions.	No Action
R014	Local Green Space 6	Traffic speed along New Street.	Comments noted	No Action
R014 contd	Vision	Leave it alone	The specification for any potential development of the Space to take note of these suggestions.	No Action
R015	Vision	Definitely agree that the retail provision needs to be improved as does the parking. Need to remove some of the parking in place on Manchester Road which causes the road to bottleneck and prevents 2 way passing traffic. Need to improve the drainage on the A6 bypass and add some road lighting to both the A6 bypass and to Dark Lane which is now a main gateway to the village. Need to improve access to banking and also Hermes parcel shop in the village is needed. The current occupiers of the Post Office Counter within the Spa are dreadful. Concerned about the retail businesses that have closed on the precinct area and need to improve the fast food/takeaway provision for the area - no chinese takeaway, no italian takeaway. Would like to see another restaurant of high quality such as Sagars, preferably Chinese or Italian. Would also need to improve the provisions for children if trying to attract families, i.e. the park space, nursery/childcare. There is also a need to work with neighbouring council Chorley with the aim of introducing a new motorway junction near Grimeford Lane to improve the access and ease the terrible congestion on the route to the current motorway junction 6 of the M61	Comments noted. When developing public realm, retail and Movement Strategy for Blackrod (Policy TR3), all relevant comments will be taken into consideration.	No Action
R015 contd	Overall objectives	Need to improve the security of the area - currently many burglaries are taking place and residents are on edge and concerned about	Comments noted	No Action

R015 contd	Planning policies and objectives	Special focus needed on improving the retail elements within the village. This adds to the community, creates jobs locally and improves the financial viability of other retail outlets, particularly those in the service industry. Need to encourage a dental provision in the village	Comments noted	No Action
R015 contd	Housing Policy H5	Conversions of older properties such as the Conservative club into stylish apartments, encourage the uptake of solar panels on properties	Outline specification for any potential development to take note of these suggestions.	No Action.
R015 contd	Local Green Space 5	Good visuals of planted areas, benches,	The specification for any potential development of the Space to take note of these suggestions.	No Action
R016	Local Green Space 5	General landscaped area	The specification for any potential development of the Space to take note of these suggestions.	No Action
R016 contd	Local Green Space 6	This should be a general landscaped area designed with minimum maintenance in mind	The specification for any potential development of the Space to take note of these suggestions.	No Action

R017	Natural Environment Public Realm Community Facilities	There is a massive omission in terms of the area of search for minerals and the possibility of subsequent restoration - by importation of waste. Blackrod is surrounded by such land. Experience in the Horwich area shows such development can have a massive departmental effect on footpaths and indeed the local amenity. Provision needs to be made to protect the footpaths from such development and indeed the vista from public places and protected properties (e.g. land within 150m of such a development. 2 There is no mention of the green corridor running through the North West of Blackrod. This has been significantly degraded in recent years by unlawful felling of trees and also housing development. This area would likely for part of any circular footpath route around Blackrod and should be afforded special protection	The Scope of the Neighbourhood Plan does not include Minerals and Waste for which there are detailed strategies and policies already laid down by Bolton and the wider GM authorities. We are obviously keen to protect our footpaths, especially through the countryside, and this is included in the draft Plan. We are also keen to protect the views and vistas around the parish again as detailed in the Plan and the supporting document. Vistas and Views can only be protected when they are seen from public locations and cannot include private locations e.g. someone's back garden.	Add the following to the Plan text: The use of land generally in the parish whether it be for residential development, employment, mineral or waste management will be subject to the policies of this Neighbourhood Plan and must comply to NPPF and local planning procedures".
R017 contd	Overall	See above massive omissions regarding areas of search for minerals and protection of vistas from public areas. Failure to mention / protect green corridor.	Refer to our response above.	No Action
R017 contd	Local Green Space 5	Impossible to determine from information given. Is this the land put aside for housing or part of the green belt. If the latter a community garden would be inappropriate, and in the wrong place.	Comments noted	No Action
R018	Planning policies and objectives	Agree with idea of mini-roundabout at Scot Lane/Manchester road however do not support traffic lights as they would not be a suitable solution	Comments noted	No Action
R019	Local Green Space 6	Apples damsons herbs- possibly a natural willow feature	The specification for any potential development of the Space to take note of these suggestions.	No Action

R020	Local Green Space 5	A community garden	The specification for any potential development of the Space to take note of these suggestions.	No Action
R020 contd	Local Green Space 6	Yes please, to orchard	The specification for any potential development of the Space to take note of these suggestions.	No Action
R021	Housing Policy H5	I think it should support two bed accommodation. One bed property has limited demand. The scheme should support both owner occupation and rented sectors. Ideally to free up larger properties for families would be a plus if targeted at existing Blackrod residents. Think it is very important that the policy does not become a retirement village concept. Mixed family housing for owner occupation is vital to bring young families into Blackrod.	Outline specification for any potential development to take note of these suggestions.	No Action.
R021 contd	Local Green Space 5	Community gardens need dedicated users for it to work. Fully support this provided it is managed properly. What about nature trails? We get many walkers coming here in the summer months as well.	The specification for any potential development of the Space to take note of these suggestions.	No Action
R021 contd	Local Green Space 6	Again, an orchard brings the planting of trees, which I support. However some form of management and maintenance plan will be needed to make it work.	The specification for any potential development of the Space to take note of these suggestions.	No Action
R022	Vision	I only agree with any plans that do not include increasing the population.	The housing target is in line with the Local Authority and Government requirements and also reflects local need as determined in the HNA and Blackrod Housing Survey of 2018. All residents, community organisations were informed during the consultation period of the proposals in the Plan.	No Action

R022 contd	Overall objectives	I think we do not need more housing. The streets get congested with parked traffic & we do not need trees in the streets to add to this. We do need to keep this as a village & not a town suburb. Most of its assets have vanished & it has lost most of its character. The cemetery chapel needs to be restored. We have enough public transport.	The housing target is in line with the Local Authority and Government requirements and also reflects local need as determined in the HNA and Blackrod Housing Survey of 2018. All residents, community organisations were informed during the consultation period of the proposals in the Plan.	No Action
R022 contd	Housing & Design Transport Community Facilities Economy & Employment	We don't need a bigger population	The housing target is in line with the Local Authority and Government requirements and also reflects local need as determined in the HNA and Blackrod Housing Survey of 2018. All residents, community organisations were informed during the consultation period of the proposals in the Plan.	No Action
R022 contd	Overall	I agree with some of it but not all of it. This form does not provide an easy way to express what we want or don't want.	Comments noted	No Action

R022 contd	Housing Policy H5	There is enough housing already	The housing target is in line with the Local Authority and Government requirements and also reflects local need as determined in the HNA and Blackrod Housing Survey of 2018. All residents, community organisations were informed during the consultation period of the proposals in the Plan.	No Action
R022 contd	Local Green Space 5	A community garden.	The specification for any potential development of the Space to take note of this suggestion.	No Action
R022 contd	Local Green Space 6	You could provide some seats & a toilet.	The specification for any potential development of the Space to take note of these suggestions.	No Action
R023	Planning policies and objectives	Bus 575 Wigan needs renumbering or addition of 'A' to differentiate from those finishing in Horwich	Comments noted	No Action
R023 contd	Local Green Space 6	Easy maintenance required. Herb garden	The specification for any potential development of the Space to take note of these suggestions.	No Action
R024 contd	Housing Policy H5	Include facility for car parking. Lots of older people have a car out of need due to poor public transport and a need to reach a greater number of shops.	Outline specification for any potential development to take note of these suggestions.	No Action.
R024 contd	Local Green Space 5	Play area and garden for young mothers and child.	The specification for any potential development of the Space to take note of these suggestions.	No Action

R024 contd	Local Green Space 6	An orchard will need maintenance, how will this be covered?	The specification for any potential development of the Space to take note of these suggestions.	No Action
R025	Housing Policy H5	I think this is a great idea.	Outline specification for any potential development to take note of these suggestions.	No Action.
R025 contd	Local Green Space 5	A community garden could be a good idea. Perhaps seating/shelter and paving to the seating area. Can the area be made vehicle 'unfriendly' without necessarily fencing it off which can make it feel less open to public access.	The specification for any potential development of the Space to take note of these suggestions.	No Action
R025 contd	Local Green Space 6	This sounds a great idea. Fruit trees and shrubs/brambles could be planted (with varieties suited to the aspect and weather!). Bees would benefit the fruit - perhaps a couple of hives could be managed. A small shelter for tools and persons working could be useful, too with a power supply and (disabled) toilet facilities. Not sure about security. Is fencing envisaged around the plot?	The specification for any potential development of the Space to take note of these suggestions.	No Action



**Responses to Draft Plan Pre-Submission Consultation undertaken 7th December 2018 - 18th January 2019**

<b>Resp ID</b>	<b>Section of Plan</b>	<b>Comments Received</b>	<b>Steering Group Response</b>	<b>Action (amendments to Plan text)</b>
<b>Community Consultation comments received via the Draft Plan Questionnaire</b>				
R026	Housing Policy H5	Patrolled or secured flats and bungalows would be a great asset here. A communal area would be good to provide socialising opportunities.	Outline specification for any potential development to take note of these suggestions.	No Action.
R026 contd	Local Green Space 5	A garden with sheltered/shaded seating area would provide opportunities for socialising.	The specification for any potential development of the Space to take note of these suggestions.	No Action
R026 contd	Local Green Space 6	Play equipment for children could make it more attractive to parents. Some seating/shelter.	The specification for any potential development of the Space to take note of these suggestions.	No Action
R027	Local Green Space 5	I support a community park/garden in this area.	Comments noted	No Action
R028	Local Green Space 6	I would be a great idea to have it designed to attract pollinators. Maybe include an insect house.	The specification for any potential development of the Space to take note of these suggestions.	No Action
R030	Housing Policy H5	All of the above ie: size of apartment - one or two bed; owner occupier or rent; landscaping and seating areas; cafe; communal areas; etc.	Outline specification for any potential development to take note of these suggestions.	No Action
R030 contd	Local Green Space 5	Dog poo bin	The specification for any potential development of the Space to take note of this suggestion.	No Action
R030 contd	Local Green Space 6	Dog poo bin	The specification for any potential development of the Space to take note of this suggestion.	No Action

R031	Housing Policy H5	1/2 bed; Mixed owner/occupier/rent; Landscaping/seating/communal areas	Outline specification for any potential development to take note of these suggestions.	No Action
R031 contd	Local Green Space 5	Definitely a community garden	Comments noted	No Action
R031 contd	Local Green Space 6	Good idea for an orchard with seating and water feature	The specification for any potential development of the Space to take note of these suggestions.	No Action
R032	TRA	Generally ok - just very aware that traffic is already very much heavier than a few years ago - something to bear in mind.	Comments noted	No Action
R032 contd	Local Green Space 5	Community garden/orchard. Also see patch of land on the Cheethams	Comments noted. Land at the Cheethams not included in this particular question	No Action
R032 contd	Local Green Space 6	Not sure if this would spoil the space for walkers/feels open and accessible with nice views	Comments noted	No Action
R033	Housing Policy H5	One bedded apartments; seating areas; cafe; social areas, etc.	Outline specification for any potential development to take note of these suggestions.	No Action
R033 contd	Local Green Space 5	Garden with seating areas. Toddlers play area.	The specification for any potential development of the Space to take note of these suggestions.	No Action
R033 contd	Local Green Space 6	Fruit trees.	The specification for any potential development of the Space to take note of this suggestion.	No Action
R034	Local Green Space 5	In theory this is an excellent proposal and would enhance the village greatly. A community garden/allotment encouraging everyone to take part and help, thence sharing in the harvest and open space would be ideal. Could this be achieved?	Potential development will be subject to planning and feasibility.	No Action

R034 contd	Local Green Space 6	As answer to LGS 5 above	Potential development will be subject to planning and feasibility.	No Action
R036	NE and PR	Think it is important that we look to maintain and develop community. Open space, footpaths/cycle ways to give a balanced opportunity in Blackrod.	Comments noted	No Action
R036 contd	COM and PR	Look for opportunities for community led contributions to the Plan e.g. around existing community/voluntary organisations being supported/become social enterprises to "add" to what's here and is planned. Give community more ownership and control and create some employment and volunteering opportunities. The Community Centre could be a focus for this. A circular walk/cycleway around Blackrod to make the most of the vistas, encourage walking/health and fitness would be great.	Residents, wider community including community groups and volunteers will be included in the delivery of the Plan where possible.	No Action
R036 contd	Housing Policy H5	Will think about this. Seems ok.	Comment noted	No Action
R036 contd	Local Green Space 5	This land is used by children to play but dog walkers also use it. A community garden/herb garden might be a good idea to be (included?) with other sites in the Village to give variety.	The specification for any potential development of the Space to take note of these suggestions.	No Action
R036 contd	Local Green Space 6	There are examples - in Manchester cider is being produced from a community orchard - so idea has potential as a social enterprise and community asset.	Comments noted	No Action
R037	Local Green Space 5	Isn't just an empty green space on its own enough?	Comments noted	No Action
R037 contd	Local Green Space 6	As above - just the space for its own sake.	Comments noted	No Action
R038	Housing Policy H5	Village orchard/street floral areas	Outline specification for any potential development to take note of these suggestions.	No Action
R038 contd	Local Green Space 5	Garden/play area	The specification for any potential development of the Space to take note of these suggestions.	No Action
R038 contd	Local Green Space 6	Fruit trees/herb garden/vegetable plot	The specification for any potential development of the Space to take note of these suggestions.	No Action

R039	Housing Policy H5	Both one and two bedroom. Both owner occupier and rental. Place to socialise such as cafe. Warden staffed	Outline specification for any potential development to take note of these suggestions.	No Action
R039 contd	Local Green Space 5	Just a well maintained grass area with wildflowers encouraged	The specification for any potential development of the Space to take note of these suggestions.	No Action
R039 contd	Local Green Space 6	Orchard with a variety of fruits	The specification for any potential development of the Space to take note of these suggestions.	No Action
R042	Housing Policy H1 Point 5	H1 Point 5: Agree with the principle to not build houses on greenbelt, however, concerned about the statement "only allowed under exception in NPPF". Would like the council to be strong and oppositional to the NPPF where there is an impact on greenbelt. The Hill Lane development should not be the beginning of further building works into Little Scotland as this is a green, rural part of the village with historic significance and importance to the village around Rigby Hill. This should be preserved at all cost.	Development of the Green Belt is not supported by the Steering Group, Blackrod Town Council, Bolton Council or the GMSF. The NPPF is the official government guiding framework for planning and associated developments. The Hill Lane development is on "open-protected land" not Green belt.	No Action
R042 contd	Housing Policy H5	The look and feel of the retail units in the village should be maintained in keeping with a premium and in-keeping feel. At present I feel some of the units look dated, unkempt and uninviting. It would be good to have a 'Standard' set out which all landlords could adhere to for example like is done in the village of Ramsbottom. It would also be good to see café's, coffee shops and true community facilities that could be enjoyed by all ages. There are many of these types of facilities in local Horwich but it would be good to have an offering in Blackrod.	Comments noted.	No Action
R042 contd	Local Green Space 5	Children's park and community garden	The specification for any potential development of the Space to take note of these suggestions.	No Action

R042 contd	Local Green Space 6	Seating. Opportunity to purchase locally grown produce.	The specification for any potential development of the Space to take note of these suggestions.	No Action
R044	Vision	Why spend money on "improving the village gateway", I feel that any money allocated to this section would be better used to improving existing facilities within the village.	Gateways are important features to welcome residents and visitors to the village. They help to enhance the quality feel of the village and help enhance the sense of Place.	No Action
R044 contd	Objectives	Section 5, Community facilities, the statement seems ambiguous and just plain PC; whilst being admirable, how can this be achieved for the high percentage of over 60s, which by the plans assumptions is going to increase?	The Community Facilities section of the Plan sets out how we propose to deliver on the objectives through the Policies CF1 and CF2.	No Action
R044 contd	Housing & Design NE Retail	Housing and design - section 1g, states that car parking so as to have minimal impact on the street scene", so how do you deal with the proliferation of caravans parked in households front gardens? Natural Environment refers to the provision of trees and hedgerows by developers, but once occupied what is to stop households from cutting down trees and ripping out hedges etc? The most popular noise in Blackrod on a summer weekend is the sound of a chainsaw! Retail - There is a statement that within a housing development there must be a diversity of units built, but within Retail this ideal is difficult to achieve, but it would seem that in most cases within Blackrod if a business closes then it reopens as a Ladies hairdresser. I am not entirely convinced that this is in the best interest of, the (assumed increase) elderly residents shopping experience.	Comments noted.	No Action
R044 contd	Housing Policy H5	A development of 1 and 2 bedroom apartments within a warden controlled complex. The site would have a mix of residents, with and without disabilities an on-site daytime manager and care staff should be available. The units should be a mix of units for rent and units to buy but all should have heating and light provided within the cost of the rent or the cost of the annual maintenance. There should be a resident's laundry facility for washing and drying. There should be a communal lounge and an outside sheltered seating area. If the complex is 60 units then a rentable (by the night) facility should be provided for overnight stays by relatives of the residents.	Outline specification for any potential development to take note of these suggestions.	No Action
R044 contd	Local Green Space 5	Please see as for LGS 6	The specification for any potential development of the Space to take note of these suggestions.	No Action

R044 contd	Local Green Space 6	A community orchard would by its nature attract more parked cars, (garden tools and equipment transportation) and this corner is difficult to see around, particularly at school dropping off and collection times. I also think that providing an orchard would remove the space for dog walkers. The space I feel would be more suited to the idea of a garden area particularly with the vista it provides. I would therefore like to suggest that the propositions for the two greenspaces 5 and 6 be swapped over, garden on Greenbarn and orchard on Whitehall.	The specification for any potential development of the Space to take note of these suggestions.	No Action
R045	Housing	Housing plans for more houses to be built on land next to the church school. We have too many houses already adding to the demands of the GP surgery, road use and schools.	The village does not have the right mix of housing to accommodate the older population as determined in the HNA and Household Survey 2018.	No Action
R045 contd	Local Green Space 5	Somewhere that allows the views of Rivington Pike to be admired and a place for people to go and relax in.	The specification for any potential development of the Space to take note of these suggestions.	No Action
R046	Vision	Disagree with building houses next to Blackrod Church School- unsafe so close to a school, unfair to move the horses and unfair to residents already there who will lose their views.	Comments noted.	No Action
R046 contd	Housing Policy H5	Need to find an alternative location. Not suitable in proposed area.	Potential site for new development of dwellings for the older population needs to be located as near to the centre of the village as possible for easy access to shops and other community services. There is no other suitable site.	No Action.
R046 contd	Local Green Space 5	Children's play area	The specification for any potential development of the Space to take note of this suggestion.	No Action

R047	Vision	<p>We need a more diverse demographic profile, over focus on housing development for over 55's/elderly (particularly land hungry bungalows that the market will simply not develop). if we need accommodation of this type it should in the form of mid density Extra Care. Continued protection of poor commercial estates at Blackrod and distribution warehousing opposite train station) is not supported- the areas should be reallocated for housing - the revised draft GMSF is proposing significant commercial development off J6 - adequate replacement/relocation opportunities. One small site has been specifically allocated for new housing (20- 60 Units), it is a very small site so will probably deliver the lower end of the range, where will the rest go? The City Council are unable to maintain existing highway and public realm infrastructure in the area, new development will not improve the position in any tangible way.</p>	<p>The Plan outlines that the required housing mix to correct the imbalance in housing types, based on a demographic trend towards an older population, should be a priority in the early years of this Plan. The Plan reflects the current needs of the community, see below for additional detail. Potential development off J6 of the M61 is outside of the designated area of this Plan.</p>	<p>Revise section of Plan covering the GMSF, in line with latest version, as appropriate.</p>
R047 contd	What We Aim Achieve	<p>The housing proposals are flawed. There is insufficient land identified to deliver the numbers stated with too great an emphasis on housing the over 55's/elderly to placate the existing populate. You have constructed a housing strategy underpinned, in part by the presumption the existing over 55's / elderly will downsize to more suitable housing, thereby freeing up family housing. What evidence is there to support such an assertion and strategy? The market will not delivery bungalows, why is this being suggested, what evidence is there to support it. With regards to Affordable Housing it is incorrect to suggest that new homes will be protected in perpetuity as affordable provision. It legally impossible, you can seek to protect the benefit through S106 (ie ring fence receipts for re-investment in Bolton) but not an individual property due to Right to Acquire legislation.</p> <p>Fails to recognise the emerging proposals for Bolton in the GMSF, new employment allocations and the potential for change of use of the poor quality employment areas in Blackrod to housing.</p>	<p>The HNA and Housing Needs Survey 2018 identified the required mix of housing needed with the largest and more pressing requirement being dwellings for the older population. Policies in this Plan suggest "dwellings" rather than specifically bungalows to allow for more flexibility in options. The revised GMSF was issued during this consultation period ie after the draft Plan was issued. The revised GMSF will however be reviewed for any relevant information and included in the amended Plan text if appropriate.</p>	<p>Revise section of Plan covering the GMSF, in line with latest version, as appropriate.</p>

R047 contd	Planning Objectives and Policies	How will feedback be used to inform the document, will a further draft be issued?	Comments received from the consultation will be reviewed by the Steering Group and where appropriate amendments will be made to the Plan text. The amended Plan will then be made available on the website.	No Action
R047 contd	Housing Policy H5	Don't agree with the over emphasis of the over 55 accommodation.	The Site is proposed to meet the urgent requirement for suitable dwellings for the older population. The HNA and Household survey outlined the need for this type of accommodation and Policy H5 particularly focusses on this need.	No Action
R047 contd	Local Green Space 5	No	Comments noted	No Action
R047 contd	Local Green Space 6	It just needs maintaining properly by the LA as it used to be, regular full mowing with the grass taken away. We don't need a Community Orchard.	Comments noted	No Action
R048	Housing Policy H5	A mix of sizes, landscaping and overall desirability	Outline specification for any potential development to take note of these suggestions.	No Action
R049	Vision	Building houses right next to the school with that one road is a joke it would be too busy as it is already crammed. Kicking the people who rent that with animals is ridiculous. Literally the most stupidest and selfish arrangement to make cash. All you're doing is making Blackrod worse. Don't consider building houses on there, opposite church school.	The proposed site is to meet the urgent requirement for suitable dwellings for the older population. All proposed developments will be subject to planning rules and viability assessment.	No Action



R049 contd	What we aim to Achieve	Ruining Blackrod. Stop taking away the country side.	The Plan does not propose any development of the countryside or Green Belt.	No Action
R049 contd	Housing Policy H5	Build somewhere else	Comment noted	No Action
R049 contd	Local Green Space 5	Leave it as it is	Comments noted	No Action
R050	Overview	The housing target by Blackrod Neighbourhood Development in the draft pre submission is excessive and unreasonable and overstates local need. Blackrod councillors and the council need to bury political differences and work constructively in the best interest of the borough to establish and commit to a lower housing that matches local need, reject the housing plan from the Blackrod Neighbourhood Plan because it takes scarce land resources that are important to our local environment. This is an excessive housing development plan, we are a densely developed village and least able to take so many extra houses, while overloading local infrastructure for health, education and roads. We have had very little communication and not informed of the land adjacent Blackrod Church School what so ever. The school was not even informed.	The housing target is in line with the Local Authority and Government requirements and also reflects local need as determined in the HNA and Blackrod Housing Survey of 2018. All residents, community organisations were informed during the consultation period of the proposals in the Plan.	No Action
R050 contd	Housing Policy H5	None	Comment noted	No Action
R050 contd	Local Green Space 5	Community garden	The specification for any potential development of the Space to take note of this suggestion.	No Action
R050 contd	Local Green Space 6	Community orchard	The specification for any potential development of the Space to take note of this suggestion.	No Action

**Responses to Draft Plan Pre-Submission Consultation undertaken 7th December 2018 - 18th January 2019**

<b>Resp ID</b>	<b>Section of Plan</b>	<b>Comments Received</b>	<b>Steering Group Response</b>	<b>Action (amendments to Plan text)</b>
<b>Community Consultation comments received via the Draft Plan Questionnaire</b>				
R051	Housing Policy H5	The ideas of landscaping and seating areas, cafe and communal areas are all very good but with regards size of apartment there will be data that drives this decision. Owner occupied or rented again must reflect the opportunities of the people who are interested. Therefore there should probably be a mix.	Outline specification for any development to take note of these suggestions	No Action
R051 contd	Local Green Space 5	Accessible to all. Range of features, seating, flower beds, possible sensory area	The specification for any potential development of the Space to take note of these suggestions	No Action
R051 contd	Local Green Space 6	A variety of trees and bushes. May be seating area	The specification for any potential development of the Space to take note of these suggestions	No Action
R052	Housing Policy H5	I like the idea of a cafe and seating areas landscaped for all to enjoy	Outline specification for any development to take note of these suggestions	No Action
R052 contd	Local Green Space 5	a good idea of a community garden for those living on the estate in that area. Difficult to be accessed by the ageing community from other areas of the village as the hill to it quite steep.	Comments noted	No Action
R052 contd	Local Green Space 6	A variety of trees, fruit trees, bushes, blackberries etc. Seating area	The specification for any potential development of the Space to take note of these suggestions	No Action
R053	Housing Policy H5	Landscaping, seating and communal areas, cafe. All very desirable	Outline specification for any development to take note of these suggestions	No Action
R053 contd	Local Green Space 5	A community garden is a splendid proposal.	Comments noted	No Action
R053 contd	Local Green Space 6	An even better idea!	Comments noted	No Action
R054	Housing Policy H5	A development that includes some sort of community area/facility and ensure that the properties are suitable for disabled users etc.	Outline specification for any development to take note of these suggestions	No Action

R055	Housing Policy H5	Both private and rental bungalows (rather than apartments). Two bedrooms essential for relative/living-in carer. Good landscaping with the option of garden areas for the occupier to be involved in. Seating areas facing South. Cafe/communal areas if possible. Parking for both occupiers and visitors essential. Should the proposal be two-storey there must be a minimum of two lifts and accessible housing suitable for people with physical and/or sensory needs. Having the option of a pet as animals are very much needed by many retired/disabled persons. Many will have had a pet throughout life, and also for therapeutic reasons. There may need to be some written contract/agreement to ensure a) proper care and b) responsibility to others also.	Outline specification for any development to take note of these suggestions	No Action
R055 contd	Local Green Space 5	The area needs clearing of undergrowth, there needs to be a path around or through it because there is no footpath currently on that side of the road. A community garden would be ideal but maintenance could be an issue. Currently Bolton Borough does a limited amount of maintenance and one would hope this would continue. Parking should be forbidden (notice needed), as often currently occurs, causing damage. Some flower beds would be lovely but would require some Blackrod residents to offer their voluntary time as occurs in some other parts of Blackrod. A small seating area, preferably facing South and flower-beds would be preferable. Maybe a camera to check it's proper use could be considered.	The specification for any potential development of the Space to take note of these suggestions	No Action
R055 contd	Local Green Space 6	A range of fruit trees that could survive the rather cold environment of Blackrod would be lovely. Again cameras to ensure proper use and minimise risk. The orchard would need maintenance and by whom? I doubt Bolton Borough would do it as they do not currently manage well small forests. If not an orchard, some trees that do not become too tall, attract birds and bees, but are sturdy specimens when planted which are protected, from squirrels, etc.	The specification for any potential development of the Space to take note of these suggestions	No Action
R056	Housing Policy H5	Provision of one/two bedrooms is required for the older generation and first time buyers to sustain the balance of age groups in Blackrod. Maintaining of the established seating areas helps to add to the character of Blackrod and the village group do a great job keeping these areas tidy.	Outline specification for any development to take note of these suggestions	No Action
R056 contd	Local Green Space 5	I feel it is vital that this green space is retained for the community. I currently live in that area and it has been well used by dog walkers and children as a play space. I don't think a community garden is required here as the properties all have a decent garden of their own.	The specification for any potential development of the Space to take note of these suggestions	No Action
R056 contd	Local Green Space 6	A community orchard sounds like an interesting suggestion. The area does get water logged during autumn/winter restricted its use by the younger generation.	Comments noted	No Action
R058	Local Green Space 6	Varieties of apple depending on soil	The specification for any potential development of the Space to take note of this suggestion.	No Action
R059	Housing Policy H5	Mine shafts on Vicarage Road West Site, 3 in all.	Any potential development of the Space will require full site appraisal prior to any planning application.	No Action

R059 contd	Housing Policy H5	Should have gone on Skip site for elderly people.	Comments noted	No Action
R061	Transport & Infrastruct're	No restriction planned to the weight and length of transport (in or out) of Scot Lane corner.	Comments noted	No Action
R061 contd	General	Well done Blackrod Planning Group.	Comment and approval noted	No Action
R063	Vision	The infrastructure must be put in place BEFORE any more housing is built. The roads and parking are totally inadequate	Comments noted	No Action
R063 contd	Local Green Space 5	Although a community garden sounds attractive is it really necessary? Everyone has gardens so would it be used? Would it then fall on the overstretched gardening group to maintain it? If the garden was an orchard would it need as much maintenance?	Comments noted	No Action
R063 contd	Local Green Space 6	Apple, plum & pear trees, currant bushes, gooseberries	The specification for any potential development of the Space to take note of these suggestions	No Action
R064	Local Green Space 5	Herbs area to attract bees birds and butterflies	The specification for any potential development of the Space to take note of this suggestion.	No Action
R064 contd	Local Green Space 6	Nut, cherry, apples and pear trees	The specification for any potential development of the Space to take note of these suggestions	No Action
R065	Employment Transport & Infrastruc're	We would like to see the development of more employment opportunities to link local people to local companies thus negating commuter requirement on already congested road system	Comments noted	No Action
R065 contd	Housing Policy H5	Already mentioned in plan but parking facilities should be carefully considered along with local shopping facilities	Comments noted	No Action
R065 contd	Local Green Space 5	Areas for young people to engage in outside pursuits/sport etc.	The specification for any potential development of the Space to take note of these suggestions	No Action
R065 contd	Local Green Space 6	Could the Orchard idea be developed into a community business opportunity to encourage visitors & commerce	The specification for any potential development of the Space to take note of this suggestion.	No Action

R066	Vision	The queuing traffic on the A6 from 7am onwards in the mornings is due to poor traffic management system at the M61 roundabout, similar roundabouts at Chorley M61 junction 8 and at the end of the M65 near Bamber Bridge all flow smoothly. Improving this junction by correct traffic light control is also needed for traffic leaving the M61 from a south bound direction that need to turn right towards Blackrod. This is a potential spot for a tragic accident as it is so dangerous.	Comments noted	No Action
R066 contd	Housing Policy H5	Although this is an idea I would support every facility I have seen similar to this the cost of the apartments are extortionately high. E.g. the Horwich development by RMI apartments were nearly 200,000 more expensive than a house thus excluding a large section of our local population	Outline specification for any development to take note of these suggestions	No Action
R066 contd	Local Green Space 6	Not keen on an orchard just a nice park/garden area with seating for enjoying the view or picnics	The specification for any potential development of the Space to take note of these suggestions	No Action
R069	Aims	Very thorough discussions with the public and from the NP team have resulted in an excellent outcome and problems identified.	Comments and approval noted	No Action
R069 contd	Objectives	Can't add to this excellent document	Comments and approval noted	No Action
R069 contd	Local Green Space 5	Plenty of seating and areas for play where residents young and older can meet.	The specification for any potential development of the Space to take note of these suggestions	No Action
R069 contd	Local Green Space 6	Planting to attract bees and include wild flowers. Seating should be attractive and of a permanent composition to avoid rotting wood, etc. Whatever is decided there should always be sufficient litter bins provided which will be emptied. The play area off Vicarage Road should be properly maintained and the land close by tidied up whoever owns it as it is an eyesore. Picnic benches - metal preferably- can be erected at all the above as well as at the small play area near Scot Lane. That is a great open space but no seating and more importantly no parking.	The specification for any potential development of the Space to take note of these suggestions	No Action
R070	Housing Policy H5	On Site Manager. Visitor accommodation.	Outline specification for any development to take note of these suggestions	No Action
R070 contd	Local Green Space 5	Leave as is.	Comments noted	No Action
R070 contd	Local Green Space 6	Any Fruit tree	The specification for any potential development of the Space to take note of this suggestion.	No Action

R071	Housing Policy H5	Similar to houses near Aldi, Horwich then agree.	Comment noted	No Action
R071 contd	Local Green Space 5	Perhaps veg for community	The specification for any potential development of the Space to take note of this suggestion.	No Action
R071 contd	Local Green Space 6	Fruit for the community& bee hives	The specification for any potential development of the Space to take note of these suggestions	No Action
R072	Housing Policy H5	This is essential in order that over 55's are catered for.	Comment and approval noted	No Action
R072 contd	Local Green Space 5	A community garden would be brilliant with local artists perhaps donating some time to providing artwork for the area	The specification for any potential development of the Space to take note of these suggestions	No Action
R072 contd	Local Green Space 6	Seating, bins, maybe a little trail for children to explore	The specification for any potential development of the Space to take note of these suggestions	No Action
R073	Housing Policy H5	I think renting would be the best option as it enables older people to have less commitment later in life. It would also enable a quicker turnover of vacant apartments if they don't have to be sold.	Outline specification for any development to take note of these suggestions	No Action
R073 contd	Local Green Space 5	The vistas over Rivington could be enjoyed by many people, and you could get a lot of local involvement in maintaining and developing the gardens - great idea.	The specification for any potential development of the Space to take note of these suggestions	No Action
R073 contd	Local Green Space 6	Local involvement would be essential to ensure that the scheme is maintained and "looked after" - be good to get the schools involved.	The specification for any potential development of the Space to take note of these suggestions	No Action

R074	Transport & Infrastruct're NE	Policy TR3 - As a director of a local haulage company, I have concerns about the restrictions on HGVs, as there are occasions when HGVs may need to come through the village as a result of road closures in the vicinity. Natural Environment - I agree with maintaining and enhancing all the open and green spaces and planting more trees along the main road. I agree with the ideas for the community orchard and other open space.	Comment noted. Diversion routes due to road closures would take account of the most suitable alternatives based on the particular circumstances prevailing at the time.	No Action
R074 contd	Overview	I think this is a very important document and I hope it will mean we can keep Blackrod as the special place it is.	Comments noted	No Action
R074 contd	Housing Policy H5	Two beds and mixed tenure with a range of facilities	Outline specification for any development to take note of these suggestions	No Action
R074 contd	Local Green Space 5	Community garden/allotment - but thought will need to be given to maintenance and protection from vandalism	The specification for any potential development of the Space to take note of these suggestions	No Action
R074 contd	Local Green Space 6	A great idea but again thought to be given to maintenance and protection from vandalism	The specification for any potential development of the Space to take note of these suggestions	No Action
R075 contd	Vision	It all looks good	Comments and approval noted	No Action
R075 contd	Overview	It all seems well balanced	Comments and approval noted	No Action
R075 contd	Housing Policy H5	Communal areas that would also incorporate existing sheltered homes who have no facilities. Also storage space for things like walkers and mobility scooters, along with adequate parking facilities designated for the residents.	Outline specification for any development to take note of these suggestions	No Action
R075 contd	Local Green Space 5	There is very little for teens to do in Blackrod, and it should have easy access for disabled people.	Comments noted	No Action
R075 contd	Local Green Space 6	Not too sure on this one. Not sure what it would entail.	Comments noted	No Action

**Responses to Draft Plan Pre-Submission Consultation undertaken 7th December 2018 - 18th January 2019**

<b>Resp ID</b>	<b>Section of Plan</b>	<b>Comments Received</b>	<b>Steering Group Response</b>	<b>Action (amendments to Plan text)</b>
<b>Community Consultation comments received via the Draft Plan Questionnaire</b>				
R076	Housing Policy H5	Great idea - needs to have in-house facilities to keep the occupants active and also involved in the community activities	Outline specification for any potential development to take note of these suggestions.	No Action
R076 cont	Local Green Space 5	Needs to be a low maintenance area that people can relax in, and keep the undesirables out.	The specification for any potential development of this Space to take note of these suggestions.	No Action
R076 cont	Local Green Space 6	Wide variety of trees, but ongoing maintenance needs to be considered	The specification for any potential development of this Space to take note of these suggestions.	No Action
R077	Housing Policy H5	No leasehold properties	Outline specification for any potential development to take note of these suggestions.	No Action
R077 cont	Local Green Space 5	Extra seating and flower beds	The specification for any potential development of this Space to take note of these suggestions.	No Action
R077 cont	Local Green Space 6	Excellent idea	Comment and approval noted.	No Action
R078	Housing Policy H5	Adaptable accommodation, warden monitored for older people.	Outline specification for any potential development to take note of these suggestions.	No Action



R078 cont	Local Green Space 5	Children's play area.	The specification for any potential development of this Space to take note of this suggestion.	No Action
R078 cont	Local Green Space 6	Dog waste bins or dog free area.	The specification for any potential development of this Space to take note of these suggestions	No Action
R079	Transport Policy TR3	I am the director of a local haulage company in Adlington. I have the following comment with regard to HGV weight restrictions - there are occasions when trucks need to pass through the village due to road closures on other local routes	Noted. Diversion routes due to road closures would take account of the most suitable alternatives based on the particular circumstances prevailing at the time.	No Action
R080	Transport Policy TR3	The Blackhorse junction is a potentially dangerous area. Uncontrolled parking on a blind bend creating a chicane effect aggravated by the speed of vehicles coming from the village needs addressing.	Comments noted. When developing the Public Realm and Movement Strategy for Blackrod (Ref Policy TR3) all relevant suggestions will be taken into consideration	No Action
R080 cont	Overview	Please ensure that "enhancements" for visual or other reason, are cost effective, do not add to ongoing maintenance costs eg flower pots on railings and lamp posts requiring repotting & watering. Pretty does not guarantee respect.	Comments noted.	No Action
R080 cont	Local Green Space 5	It is already a community amenity used by children for various games & dog walkers (who in the main seem to pick up their debris. More benches equals more litter, see Vicarage Rd play area. Additional fencing from corner down to existing fences would deter on grass parking by visitors to 21? etc some shrubbery may assist, gardens would restrict kids play area ??	Comments noted.	No Action

R080 cont	Local Green Space 6	Don't understand why it should be restricted to an orchard with problems that would attract, consider an arboretum with ornamental /staggered blossoming trees or similar with pathways ? See no mention of potential use of land to left at end of Whitehall, nor the land that used to be a football pitch at the rear of Fryent?	The specification for any potential development of this Space to take note of these suggestions.	No Action
R081	Overview of Draft Plan	Thank you for all the work that Has gone into producing such a comprehensive and constructive plan	Comments and approval noted.	No Action
R081 cont	Housing Policy H5	In order to cater meet the needs of the widest range of residents there should be a mixture of one and two bedroom and properties for both rent and private ownership.	Outline specification for any potential development to take note of these suggestions.	No Action
R081 cont	Local Green Space 5	A community garden is a great idea, perhaps with a community allotment?	The specification for any potential development of this Space to take note of this suggestion.	No Action
R081 cont	Local Green Space 6	Community orchard is a great idea, perhaps with a wild life area?	The specification for any potential development of this Space to take note of this suggestion.	No Action
R084	Housing Policy H5	I object to retirement living being built in the village. The village is bursting at the seams as it is and an influx of such a large population alongside current development will push the village services to breaking point	Blackrod has an ageing population and there is an identified need to provide facilities specifically for this sector of the community.	No Action
R084 cont	Housing Policy H5	I would like to see this not built. There is no need for a monstrous building to be built on land which will affect the lives of residents of vicarage road west an area which is already too busy during peak school times. You would endanger children making the school drive a public highway as parents will drive down at drop off time alongside traffic attempting to go to the retirement living. Doctors cannot cope with the village as it is and there is no dental provision. In fact there is hardly any business provision left.	Comments noted.	No Action
R085	Housing Policy H5	Minimum of two beds and communal outside apace	Outline specification for any potential development to take note of these suggestions.	No Action

R085 cont	Local Green Space 5	Community garden with posts to prevent cars parking on the grass.	The specification for any potential development of this Space to take note of these suggestions.	No Action
R085 cont	Local Green Space 6	Herbs, tomatoes and potatoes	The specification for any potential development of this Space to take note of these suggestions.	No Action
R086	Housing Policy H5	Regarding housing for over 55's on land at back of Vicarage Rd - I agree but would want low level building that does not impact on view from Blackrod Cricket Club	Outline specification for any potential development to take note of these suggestions.	No Action
R086 cont	Housing Policy H5	Low level building that does not impact the view from Blackrod Cricket Club. Preserve ancient hedge separating cricket club from land. Preserve footpath leading to Rigby Hill.	Outline specification for any potential development to take note of these suggestions.	No Action
R086 cont	Local Green Space 5	Seating; low level fruit bushes as well as trees so that all ages can enjoy. Similar thing in Hebden Bridge - incredible edibles - lots of herbs, etc	The specification for any potential development of this Space to take note of these suggestions.	No Action
R086 cont	Local Green Space 6	Fruit bushes and trees	The specification for any potential development of this Space to take note of these suggestions.	No Action
R087	Housing Policy H5	Small development; low rise	Outline specification for any potential development to take note of these suggestions.	No Action
R087 cont	Local Green Space 5	Landscaped; Benches	The specification for any potential development of this Space to take note of these suggestions.	No Action
R087 cont	Local Green Space 6	Agree to orchard	Comment and approval noted.	No Action
R088	Housing Policy H5	Communal areas	The specification for any potential development of this Space to take note of this suggestion.	No Action

R088 cont	Local Green Space 5	Small gardens	The specification for any potential development of this Space to take note of this suggestion.	No Action
R088 cont	Local Green Space 6	Orchard	The specification for any potential development of this Space to take note of this suggestion.	No Action
R089	Transport Policy TR2	Review of bus service to Middlebrook needed. Could a 575 service be re-directed to Middlebrook say one an hour	When developing the Public Transport Strategy for Blackrod (Policy TR2) all relevant suggestions will be taken into consideration.	No Action
R089 cont	Housing Policy H5	Lifestyle living a good idea but some can be very expensive.	Comment noted.	No Action
R089 cont	Local Green Space 5	May be communal allotments. Herbs and veg. Is there space at the side of the community centre which could be used for communal allotments?	The specification for any potential development of this Space to take note of these suggestions. The scope for using space adjacent to the community centre for communal allotments is not included in this Local Green Space review but will be signposted to the Sports and Community Centre management team who oversee the land.	No Action
R089 cont	Local Green Space 6	Good idea. Apples, plums, pears, blueberry bushes.	The specification for any potential development of this Space to take note of these suggestions.	No Action
R091	Local Green Space 6	Seating - benches with backs	The specification for any potential development of this Space to take note of these suggestions.	No Action

R092	Housing Policy H5	This development should not even be proposed	Comment noted.	No Action
R092 cont	Local Green Space 6	Yes put your over 55 development there, it is unoccupied land!	Comment and approval noted.	No Action
R093	Transport Policy TR5	Just don't do any crazy parking bays like the angled one near the church which drivers struggle to manoeuvre into.	Comment noted.	No Action
R093 cont	Transport Policy TR5	Whilst design of narrowing pavements and including parking bays and trees looks lovely, the bays and trees will reduce parking space.	Comment noted.	No Action
R093 cont	Transport Policy TR2 and Local Green Spaces 5 and 6	A. What about the concept of shared taxis to/from Middlebrook. Each passenger pays a set fare and the driver earns more money the more passengers he takes. B. Fumigation of the blackberry trees makes them dangerous to eat the fruit.	A. When developing the Public Transport Strategy for Blackrod (Policy TR2) all relevant suggestions will be taken into consideration B. Comment noted.	No Action
R093 cont	Local Green Space 5	Seating, garden, play area children, retain some space for letting dogs run if it is compatible with a garden	The specification for any potential development of this Space to take note of these suggestions.	No Action
R094	Local Green Space 5	A community garden is a good idea	Comment and approval noted.	No Action
R094 cont	Local Green Space 6	Activities for children that are related to conserving nature	The specification for any potential development of this Space to take note of this suggestion.	No Action
R095	Various	<b>See separate response below</b>		
R096	Housing Policy H5	Definitely!	Comment and approval noted.	No Action

R096 cont	Local Green Space 5	Sheltered seating also an orchard	The specification for any potential development of this Space to take note of these suggestions.	No Action
R096 cont	Local Green Space 6	Orchard with sheltered seating for under 5's and elderly	The specification for any potential development of this Space to take note of these suggestions.	No Action
R097	Housing Policy H5	One Bedroom Bungalow	Outline specification for any potential development to take note of this suggestion.	No Action
R097 cont	Local Green Space 5	Garden	Outline specification for any potential development to take note of this suggestion.	No Action
R097 cont	Local Green Space 6	Edible Fruit Trees	Outline specification for any potential development to take note of this suggestion.	No Action
R098	Housing Policy H5	Not sure re' location of housing	Comment noted.	No Action
R098 cont	Local Green Space 5	Agree	Comment and approval noted.	No Action
R098 cont	Local Green Space 6	Agree	Comment and approval noted.	No Action
R099	Housing Policy H5	Agree	Comment and approval noted.	No Action
R099 cont	Local Green Space 5	Agree	Comment and approval noted.	No Action
R099 cont	Local Green Space 6	Agree	Comment and approval noted.	No Action
R100	Housing Policy H5	Agree	Comment and approval noted.	No Action
R100 cont	Local Green Space 5	Agree	Comment and approval noted.	No Action
R100 cont	Local Green Space 6	Agree	Comment and approval noted.	No Action

Responses to Draft Plan Pre-Submission Consultation undertaken 7th December 2018 - 18th January 2019				
Resp ID	Section of Plan	Comments Received	Steering Group Response	Action (amendments to Plan text)
<b>Community Consultation comments received via the Draft Plan Questionnaire</b>				
R095	Our Vision (Para 5.4)	<p>What are the shortcomings of the Bolton Local Plan re: Blackrod? What value-added will the NDP bring?</p> <p>p.1 para.1.4: what about Horwich to the east?</p> <p>p.4 para.1.6: "Policies" aren't "rules"?</p> <p>p.11 Despite the images of a rural setting, the NDP doesn't really address many rural / farming issues?</p> <p>p.17 / 18 In various parts, the order of some of the Issues, Policies etc get put in a different order.</p> <p>Should try to keep consistent e.g. here Public Realm before Natural Environment, elsewhere, the other way around.p.21 para.5.4 I agree with the sentiments but not the wording. The NDP is not an implementation tool but promotes and guides development? Other agencies and the private sector are the implementers. I think there will be requirement to consult with Chorley BC, Wigan MBC and neighbouring Parish Councils as neighbouring LAs? Should this be mentioned? (perhaps at para 1.7?).</p> <p>p. 1 Rose Garden. Whilst an attractive feature we surely should be using a more substantial image that reflects the importance of this document? p.20 image of planter possibly as well?</p>	<p>Comments noted. The Bolton Local Plan has a comprehensive coverage and this Plan seeks to build on this by incorporating specific plans and proposals which are particularly relevant to Blackrod. The benefits or value added that the plans and proposals bring are as indicated in the Plan. The issues covered in the Plan are those as set out at the beginning of the process when the scope of the Plan was agreed. Statutory and non- statutory consultees are detailed in the Consultation Statement.</p>	<p>Include the reference of Horwich to the east in the boundary text on page 1.</p>
R095 Cont	Objectives of the Plan	<p>p.22: I've some reservations e.g. Natural Environment should mention increasing biodiversity. The wording relates more to POS?</p>	<p>Comment noted.</p>	<p>No Action</p>

R095 Cont	The Policies of the Plan (Section 6)	<p><b>Housing and Design:</b>          Whilst social housing is mentioned, the term Rented Sector doesn't get mentioned much. They are of course not the same but I think the rented sector needs some explanation? E.g my perception is that it's increased significantly. There's no reference to Bolton's SPGs Sustainable Design and Construction and General Design Principles. Good design should be relevant to all buildings and indeed this is reflected in Policy DES1. However this section is tacked onto the end of the Housing section (para.6.61 onwards) and headed "Housing and Design" as if good design only relates to Housing. Should it be a stand-alone section? Whilst the quoted standards may address Climate Change, flood alleviation, etc there's little or no reference to sustainability in the text (e.g. climate change, sustainable drainage). Inconsistent use of houses and homes as terms. p.24 para.6.6 4th bullet point: doesn't this intend to say "...with no children living at home;"? p.25 para.6.8: The only place where reference made to "Blackrod Town Council". Shouldn't this be "...the NDP's policies"? Is the following reference to "Town Council" be "Bolton Council"? I'm unsure. p.26 para.6.19: presumably the recent publication of the GMSF for consultation helps and this can be updated? p.25-28: trying to explain the HNA and the references to it, must have been one of the most difficult tasks. I remain rather confused by what exactly this section is saying but I can offer no better ideas! p.29 para.6.34: house for house, I think self- build actually often take longer to complete and there are several examples in the Parish. p.39 and 43: I would delete images of the publications. They add little and will invariably will date quickly as either new editions are published or guidance changes. Farm redevelopment: there is no mention of the demolition, conversion, etc of existing farm houses, barns and outbuildings. To be encouraged? Design issues. Loss of some older property? Not enough about people with disabilities?</p>	Comments noted. The private rented sector is not mentioned much as according to the HNA2018 the sector is not regarded as significant. Blackrod Town Council is the Authorative body of the NDP therefore the NDP policies are the Town Councils policies. Blackrod Town Council is correct not Bolton Council.	Add reference to children living at home on page 24, para 6.6 4th bullet.
R095 Cont	The Policies of the Plan (Section 6) (Cont)	<p><b>Transport and Infrastructure:</b>          p.44 Poor image of train station. p.49 <b>Policy TR2:</b> should additional car parking at the Station be included. It is mentioned elsewhere? p.52, <b>Policy TR3 1b:</b> (there is no. 2 part, so numbering needs adjusting? Similar with some other Policies.): whilst accepting this is a problem junction, haven't such improvements been considered before and the space deemed to be too tight without demolition of The Poacher PH and / or the terraced houses? <b>TR3 1c:</b> I'm unsure what type of vehicle a 7.5t is. Should an example be given? Is this exclusion practical? <b>TR3 1d:</b> is this referring to the Public Rights of Way Improvement Plan prepared by Bolton Council Highways? Why not refer to this document? Is it still a Draft? <b>TR3 1g:</b> Whilst improvements for cyclists along the A6 are to be welcomed, has any consideration been given to the effect this may have for the iconic trees / woodland lining the A6? p.52, <b>Policy TR3 1h:</b> there is mention of a possible "Village Circular" here but generally there's very little if anything about the presence and potential for horse riding, stables, etc in Blackrod, a strong presence. p.54 <b>Policy TR5 1:</b> a good idea but involves private land? p.16 (3rd bullet) shouldn't have referred to business names but the addresses, as in this para. p.56 <b>Appendix TRA1:</b> wouldn't this be better at the end of the document?</p>	Comments noted. All suggestions could be considered in the proposed strategy review.	Remove/amend reference to business names on page 6, 3rd bullet.



R095 Cont	The Policies of the Plan (Section 6) (Cont)	<p><b>Natural Environment:</b></p> <p>There seems to be a general haziness in addressing Natural Environment and Public Realm and the difference between them? They seem to be regarded as the same in some aspects? p.60 <b>Objective NEO2:</b> this is exactly the same as PRO2 on p.70. p.61 <b>Policy NE1 1a:</b> should be mention of TPOs as a tool? p.65 para. 6.103: The majority of the Parish enjoys beautiful views? An exaggeration?</p> <p>At several points the substantial rural aspects of the Parish are mentioned, though farms and farming get little or no consideration, including the likelihood that some farmhouse ought to make it on the Local List? Farmland. Environmental improvements. What quality is the farmland around Blackrod? Agricultural Land Classification Grades. Probably not Best and Most Versatile Class but some Grade 3: Good /Moderate farmland but probably some Grade 4: Poor, due to former opencast mining and other spoil heaps / spreading? Woodland planting potential? City of Trees / Greater Manchester Forests Partnership involvement? Parish is in the proposed Northern Forest initiative launched Jan 2018. Potential for planting along the M61? Is there any Ancient Woodland in the Parish? Seems poorly drained between Blackrod and Aspall / Haigh? Potential for woodland / hedgerow planting? Increased biodiversity. p. 67 Para.6.107: No substantial mention of water bodies and watercourses around the Parish e.g. Arley Hall Moat, Leeds Liverpool Canal, pond being created within the Hill Lane housing development. Retention and improvement for biodiversity and drainage reasons. Is there potential for alleviation of Flooding further downstream of the Douglas through the creation of new water bodies, planting of woodland, etc. to decrease surface water run-off. Just because the Parish doesn't suffer too much that doesn't mean we can't play a role in the wider area. Contaminated Land? Probably around former collieries along A6?</p>	Comments noted. Objectives NE02 and PRO2 although worded the same are different in context and have different policies. The Neighbourhood Profile document outlines agricultural land grades of the parish and there are no ancient woodlands in the parish. The Themes covered in the Plan are those as set out at the beginning of the process when the scope of the Plan was agreed and the community was consulted.	No Action
R095 Cont	The Policies of the Plan (Section 6) (Cont)	<p><b>Public Realm:</b></p> <p>No mention of existing or potential Tree Preservation Orders (TPOs). Advertisements not mentioned. Apart from clutter in the street scene, inappropriate advert hoardings could adversely affect views (Policy NE3 ...should be a PR policy?) and / or Gateways (Policy PR2).</p>	Comments noted. TPO's were not included in the scope of the Plan. Advertisements were not included in the scope of the Plan as already sufficiently covered under Bolton Council planning application guidance for advertisement consent.	No Action

R095 Cont	The Policies of the Plan (Section 6) (Cont)	<p><b>Community Facilities:</b>  p.75 para. 6.122 The football pitch at Scot Lane End is a junior pitch only suitable for children. Ought to mention this. para. 6.123: Name Blackrod CC as the football club are? para. 6.127: its viability? para. 6.129 ; needs a bit of clarification? p.78 para.6.132 perhaps mentioned where this is, although is mentioned elsewhere. There may be mining issues on this site? (I enquired about it for a relocation of the Scout Hut many years ago) p.82 wouldn't an image of the Millennium tapestry in St.Katharine's better illustrate the nature of the settlement? p.83: paras. 6.137 / 8: the old recycling centre is not remembered kindly by all? It brought a lot of traffic into the village. There was a lot of litter, disruption, etc around the facility. Also, although undoubtedly nearer, the majority of trips to the yard were made by car even over short distances. The strategic policy on recycling is unlikely to change.</p>	Comments noted.	Make reference to Housing Policy H5 at the end of section 6.132 on p78.
R095 Cont	The Policies of the Plan (Section 6) (Cont)	<p><b>Retail:</b>  No mention about Farm Diversification e.g. farm shops. Existing / potential retail activity from farms. p.85 para.6.149 There are two butchers rather than one. 6.151. "...in need of refurbishment..." rather than "looking tired..."? Economy and Employment: p. 95 Policy ER7: given the development along the A6 to the south, in Westoughton, I would imagine that there could be a future pressure to redevelop the Scot Lane site for housing? Similarly, I expect the repair garage north along Manchester Road could also be proposed for Housing at some future point? I wonder what the response would be to either of these scenarios?</p>	Comments noted. Policy ER4 covers Farmers markets and shops. Correction - there is only one Butcher in Blackrod. Any speculative development would be viewed on its merits, or not, at the planning application stage.	No Action

R095 Cont	The Policies of the Plan (Section 6) (Cont)	<p><b>Built Heritage:</b> p.98 : spelling of St.Katharine's should be consistent. para.6.181: The National Heritage List is mentioned but perhaps a reference to the relevant website for a description of the buildings / structures would be helpful? Some mention of the need to obtain Listed Building Consent as well as planning permission might be informative? Historic England is the relevant body re: listing. English Heritage now looks after their historic buildings estate. At numerous points (e.g. BH1.3) 'conserve' should be used rather than 'preserve'. The latter implies preserving in aspic rather than conserving the best bits and improving the remainder. That's why the legislation has Conservation Orders. If 'preserve' is to be used then perhaps re: listed buildings? para.6.179: personal tense has not been edited out of key issues. Needs editing. para. 6.181: Table 6.1 buildings are part of the National Heritage List, not "added". p.103 para.6.185 Careful! By adding this specifically in the Plan, we may actually make changes more likely to happen more quickly, unless urgent action re: listing and TPO is taken outside of the Plan's preparation p.104 Table 6.2. Why has Highfield House, Highfield Farm, Station Road been excluded? It was on the draft list? It's an important omission. 19. Former Police Station. This should include 229 as well as 227, New Street. 27. Red Lion PH. I thought we'd agreed that as planning permission has been granted for it's demolition, there was little point in it's inclusion as it immediately falls foul of Policy BH2? Could be mentioned as an example to the recent loss / impending loss of historic buildings? 21 / 28 former Victoria Inn 141 New Street / 135, 137 139 New Street. As these were very likely built by the same architect or owner and very probably at the same period, these should be juxtapositioned on the list. NB: former Victoria Inn may be a good example of what can happen? i.e. thankfully the building was retained rather than demolished. However the detailing of the windows and door has been poor. Policy BH3.2e (p.109) should include both former pub and cottages. Policy BH 3.5: many extensions and alterations will not require planning permission. p.106 Policy BH2 Windows, doors, demolition of walls, etc could all be done without planning permission.para.6.194 p.108 should refer to Appendix 2 (p.119) for locations. However, OS base maps would be better as whole curtilages should be included for Pool Green cottages, Bobbin Hall and cottages particularly as the front and rear walls (and balls re: the latter) are an important part of the Street Scene. No mention is made of Bolton's Supplementary Planning Documents?</p>	Comments noted. P98 is an extract of the entry name made in the Historic England List of Buildings as is relevant on that page of the Plan. Highfield House and Highfield Farm were not included on the Local List as no nominations were received and little is known about these buildings, however, an approach has been made to the Steering Group by the owner during this data compilation stage. Agreed - Old Police station should include 229. The demolition order on the Red Lion has been removed. No proof of New Street cottages and old Victoria pub being built by the same architect or owner, or when, so best to currently leave as stated in the policy.	Add 229 to old Police Station description in Plan and to the Local List document and maps. Add Highfield House to the Plan table and to the detailed Local List - document and map.
R095 Cont	The Policies of the Plan (Section 6) (Cont)	<p><b>Other comments:</b> The need to improve Air Quality doesn't seem to get a mention anywhere. This is a big priority for local communities at present? Could go in Transport though other sections are relevant e.g. planting of woodland to improve air quality. p.113, Table 8.1: Policy Delivery: Perhaps some other organisations / agencies ought to be mentioned? What about the private sector (not always via planning applications)? What about the voluntary sector? e.g. Policy NE1: Green Infrastructure.... Bolton Council, Environment Agency, Lancashire Wildlife Trust, City of Trees, Canal and Rivers Trust. e.g. Policy BH 1: Historic England.</p>	Air Quality is important but not included in the scope of the Plan as sufficient coverage is provided by Bolton Council under its environmental objectives and obligations.	No Action

R095 Cont	Overview of the Draft Plan	<b>Any other comments:</b> Who will do the monitoring / Review? Whilst the Town Council are named, it will be a big ask for future volunteers. Should any mention be made of what could be 'Big Issues' e.g. Fracking, Wind Turbine, Solar farms, mineral extraction.	Comments noted. It will be the responsibility of the Town Council to ensure appropriate monitoring and review is undertaken.	No Action
R095 Cont	Local Green Space 5	Agree	Comment noted.	No Action
R095 Cont	Local Green Space 6	Agree	Comment noted.	No Action
R095 Cont	General	<b>Suggested improvements on typos, etc:</b> Indiscriminate uses of '&s'. I think better is a consistent use of 'and' in a formal document. A popular error nowadays but inconsistent use throughout of possessive apostrophe rather than plural i.e. should be 1800s and not 1800's. Directions (e.g. west, north) inconsistently written as West, North, etc. Should be lower case? Formal correct term for the part of the highway used by pedestrians is the footway (vehicles use the carriageway), not pavements as used in many parts of the document.	Comments noted. Writing style has been determined by the contributors to the process and the Plan. Rather than use of formal terms it was agreed to use words that residents can best understand and relate to when reading the text of the Plan.	No Action