

OVER HULTON NEIGHBOURHOOD  
FORUM

**NEIGHBOURHOOD PLAN**

---

2021 – 2037

BASIC CONDITIONS STATEMENT  
(INCLUDING AREA STATEMENT)

MARCH 2022



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BASIC CONDITIONS STATEMENT

(INCLUDING AREA STATEMENT)

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# 1. Introduction

## This document

1.1 This Basic Conditions Statement has been produced to accompany the Over Hulton Neighbourhood Plan. It sets out how the Basic Conditions prescribed by Paragraph 8(2) of Schedule 4B to the Town & Country Planning Act 1990 are considered to have been met. The Basic Conditions are:

- Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the Neighbourhood Plan.
- The making of the Neighbourhood Plan contributes to the achievement of sustainable development.
- The making of the Neighbourhood Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
- The making of the Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations.
- Prescribed conditions are met in relation to the Neighbourhood Plan and prescribed matters have been complied with in connection with the proposal for the Neighbourhood Plan. The prescribed condition is that the making of the Neighbourhood Plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or an offshore marine site (as defined in the Offshore Marine Conservation (Natural Habits Regulations 2007) (either alone or in combination with other plans or projects).

1.2 There are two further basic conditions but these only apply to the making of a Neighbourhood Development Order and are thus not considered relevant for this document.

## **Other supporting documents**

- 1.3 The Over Hulton Neighbourhood Plan is supported by a Consultation Statement and this Basic Conditions Statement (incorporating an Area Statement).
- 1.4 The Neighbourhood Plan also makes use of evidence prepared by and on behalf of Bolton District Council as part of the Local Plan process. These and other documents are referenced as appropriate in the Neighbourhood Plan and include:
- Over Hulton Baseline Assessment.
  - Over Hulton Housing Character Area Assessment
  - Over Hulton Design Code and Guide
  - Strategic Environmental Assessment (SEA) Screening Opinion.
  - Habitats Regulation Assessment (HRA) Screening Opinion.

## **Key statements, including Area Statement**

- 1.5 The Over Hulton Neighbourhood Plan has been prepared and submitted to Bolton District Council by the Over Hulton Neighbourhood Forum. The Neighbourhood Forum is the qualifying body and is entitled to submit a Neighbourhood Plan for the Over Hulton Neighbourhood Forum area.
- 1.6 The Over Hulton Neighbourhood Plan sets out policies that relate to development and the use of land within the neighbourhood area, as shown in Figure 1. The Neighbourhood Area was designated in 2017 (see Appendix A).
- 1.7 The Neighbourhood Plan does not relate to more than one neighbourhood area. There are no other adopted Neighbourhood Development Plans which cover the neighbourhood area.
- 1.8 The Neighbourhood Plan covers the period 2021 to 2037. This timeframe aligns with the new development plans being prepared by Bolton District Council and the Greater Manchester Combined Authority.
- 1.9 The Neighbourhood Plan does not contain any policies which relate to excluded development as defined by section 61k of the Town & Country Planning Act 1990.

Over Hulton Neighbourhood Plan: Basic Conditions Statement  
2021-2037

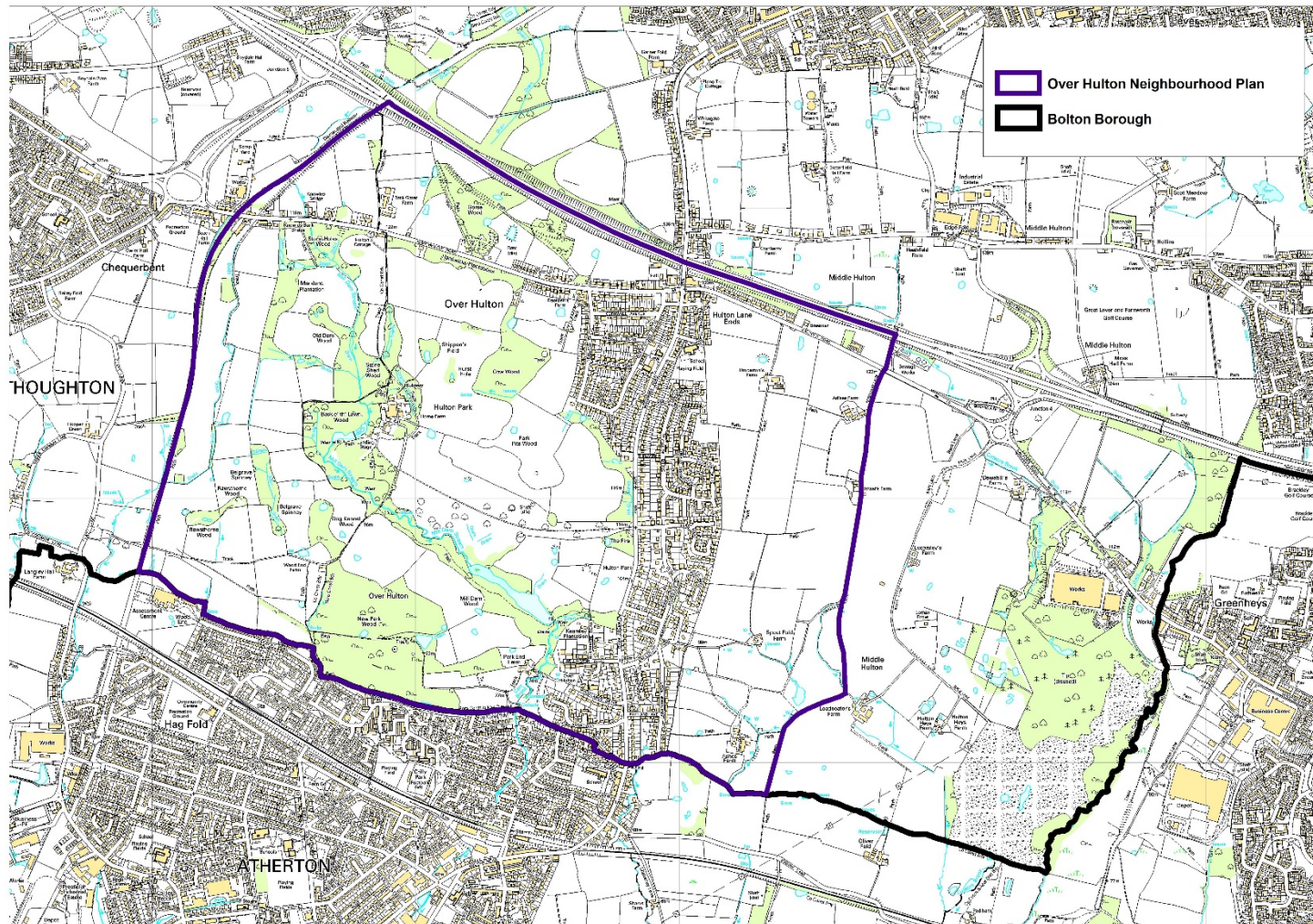


Figure 1: Over Hulton Neighbourhood Area

## 2. National Planning Policy

### Introduction

- 2.1 The Neighbourhood Plan must show that it has regard to national policies contained in guidance issued by the Secretary of State. This is principally provided by the 2021 version of the National Planning Policy Framework (NPPF)<sup>1</sup> and associated Planning Practice Guidance (PPG) published by the Ministry for Housing, Communities and Local Government (MHCLG) (renamed as the Department of Levelling Up, Housing and Communities from September 2021).
- 2.2 The NPPF states at paragraph 18 that neighbourhood plans should contain non-strategic policies. At paragraph 21 it states that strategic policies (in the Development Plan) provide a clear starting point for non-strategic policies and that strategic policies *‘should not extend to detailed matters that are more appropriately dealt with through neighbourhood plans or other non-strategic policies’*.
- 2.3 The power of a neighbourhood plan is clearly set out in paragraph 30 of the NPPF, which states that *‘once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area’*.
- 2.4 This section demonstrates that the Over Hulton Neighbourhood Plan has regard to relevant goals within the 2021 NPPF in relation to:
- Delivering a sufficient supply of homes
  - Building a strong, competitive economy
  - Ensuring the vitality of town centres
  - Promoting healthy and safe communities
  - Promoting sustainable transport
  - Supporting high quality communications
  - Making effective use of land
  - Achieving well-designed places
  - Protecting Green Belt land
  - Meeting the challenge of climate change, flooding and coastal change
  - Conserving and enhancing the natural environment
  - Conserving and enhancing the historic environment
  - Facilitating the sustainable use of minerals
- 2.5 The Over Hulton Neighbourhood Plan has ten primary objectives. We summarise them in Table 1 below and identify which NPPF goals each objective addresses. The sections following this provide a summary of how policies in the Over Hulton Neighbourhood Plan conform to the 2021 NPPF goals.

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<sup>1</sup> <https://www.gov.uk/guidance/national-planning-policy-framework>

*Table 1: Alignment of Over Hulton NDP Objectives with NPPF*

| <b>Over Hulton Neighbourhood Plan Objective</b>   | <b>Relevant National Planning Policy Framework (2021) goals</b>   |
|---|---|
| <b>OBJECTIVE 1:</b> Promote and encourage enterprise that complements the character of the area, sustains the local economy, supports increased employment within Over Hulton and capitalises on links with other opportunities nearby. | <ul style="list-style-type: none"> <li>○ Building a strong, competitive economy</li> <li>○ Ensuring the vitality of town centres</li> </ul>   |
| <b>OBJECTIVE 2:</b> Support the retention and enhancement of community facilities and their role in providing for community cohesion and opportunities for recreation.  | <ul style="list-style-type: none"> <li>○ Promoting healthy and safe communities</li> </ul>  |
| <b>OBJECTIVE 3:</b> Maintain and enhance the attractiveness of opportunities to meet day-to-day needs within the settlement and support the prosperity of existing provision on key points and routes within and through Over Hulton.   | <ul style="list-style-type: none"> <li>○ Ensuring the vitality of town centres</li> <li>○ Building a strong, competitive economy</li> <li>○ Promoting healthy and safe communities</li> </ul> |
| <b>OBJECTIVE 4:</b> Conserve, enhance and promote the built heritage contained within the settlement at Over Hulton and celebrate its contribution towards local character  | <ul style="list-style-type: none"> <li>○ Conserving and enhancing the historic environment</li> <li>○ Achieving well-designed places</li> </ul>   |
| <b>OBJECTIVE 5:</b> Optimise the use of existing walking and cycling routes within the neighbourhood area and seek opportunities to promote and improve connectivity with green infrastructure  | <ul style="list-style-type: none"> <li>○ Promoting healthy and safe communities</li> <li>○ Promoting sustainable transport</li> <li>○ Making effective use of land</li> </ul>                 |



| Over Hulton Neighbourhood Plan Objective   | Relevant National Planning Policy Framework (2021) goals   |
|--|--|
| <b>OBJECTIVE 6:</b> Support opportunities for development that minimise trips by private car for employment, education and leisure.  | <ul style="list-style-type: none"> <li>○ Promoting healthy and safe communities</li> <li>○ Promoting sustainable transport</li> </ul>  |
| <b>OBJECTIVE 7:</b> Identify and enhance the qualities Over Hulton’s surrounding landscape by promoting beneficial use of the Green Belt and through ensuring future development preserves the contribution that public access, key routes and use for recreation make to the significance and setting of Hulton Park Registered Park and Garden | <ul style="list-style-type: none"> <li>○ Conserving and enhancing the natural environment</li> <li>○ Protecting Green Belt land</li> <li>○ Promoting healthy and safe communities</li> </ul> |
| <b>OBJECTIVE 8:</b> Ensure that new development contributes to local character through good design, enhancement of the street-scene and maintaining and enhancing the qualities of the built environment and public realm associated with Over Hulton’s settlement pattern.  | <ul style="list-style-type: none"> <li>○ Achieving well-designed places</li> <li>○ Conserving and enhancing the historic environment</li> </ul>  |
| <b>OBJECTIVE 9:</b> Support opportunities for new development within the existing built settlement where this would make more effective use of previously developed land and optimise the use of existing plots where compatible with its surroundings.  | <ul style="list-style-type: none"> <li>○ Delivering a sufficient supply of homes</li> <li>○ Making effective use of land</li> <li>○ Achieving well-designed places</li> </ul>                |
| <b>OBJECTIVE 10:</b> Support and maintain the provision of primary school facilities within Over Hulton with spaces for all primary school age children living within the neighbourhood area.  | <ul style="list-style-type: none"> <li>○ Promoting healthy and safe communities</li> </ul>   |
| <b>OBJECTIVE 11:</b> Promote development that mitigates the impact of climate change and supports the use of renewable resources.  | <ul style="list-style-type: none"> <li>○ Meeting the challenge of climate change, flooding and coastal change</li> <li>○ Facilitating the sustainable use of minerals</li> </ul>             |

## Delivering a sufficient supply of homes

2.6 The Over Hulton Neighbourhood Plan sets out the following policies that aim to deliver a sufficient supply of homes:

|                                |                                      |
|--------------------------------|--------------------------------------|
| Policy SG1: Location of Growth | <b>2021 NPPF ref. (para) - 60-80</b> |
| Policy HLC1: Housing Mix       |                                      |

- The Bolton Local Plan does not allocate any sites for development within the neighbourhood plan area and The Neighbourhood Plan does not allocate any specific sites for development either. It does however, through **Policy SG1: Location of Growth**, support proposals for new housing which prioritise the regeneration and intensification of the existing settlement, through infill and redevelopment of local brownfield land, before considering development within greenfield sites.
- **Policy HLC1: Housing Mix** supports the principle of delivering a sufficient supply of homes through its alignment with paragraph 62 of the NPPF by stipulating that provision should be informed by the most up-to-date assessment of housing needs published by Bolton Council and respond, as far as possible, to local needs within Over Hulton, including affordability, type and size of the units.

### **Building a strong, competitive economy**

2.7 The Over Hulton Neighbourhood Plan sets out the following policies to build a strong and competitive economy:

|   |                                     |
|---|-------------------------------------|
| Policy LFC1: Shops and Commercial services                        | <b>2021 NPPF ref. (para)- 81-85</b> |
| Policy LFC2: Infrastructure                                       |                                     |
| <i>Project / Aspiration 1: Local Infrastructure Delivery Plan</i> |                                     |

- In accordance with paragraph 81 of the NPPF, which places significant weight on the need to support economic growth and productivity. **Policy LFC1: Shops and Commercial services** seeks to protect the existing clusters of non-residential uses, it stipulates that development within the defined village centres should diversify and enhance the range of local shops, community facilities and related commercial services, specifically it states that desirable use classes include E, F,1, and F.2, while undesirable use classes include B2 and B8. It also seeks to ensure that the loss of shops and related commercial services for the local community and from within defined Village Centres will be resisted unless it can be demonstrated that reasonable efforts have been made to secure their continued use for these purposes.
- **Policy LFC12: Infrastructure** aligns with paragraph 84 of the NPPF, which suggests that planning policy should “*seek to address potential barriers to investment, such as inadequate infrastructure*”. The policy does this by supporting proposals which put forward plans to improve existing or develop new local infrastructure where it is needed to serve existing or new development. The policy also identifies a set of important community facilities and places and seeks to ensure these are not lost to alternative development. **Project / Aspiration 1: Local Infrastructure Delivery Plan** provides an ambition for Over Hulton to develop a Local Infrastructure Delivery Plan (LIDP) which prioritises infrastructure requirements, priorities, funding and responsibilities will be kept up to date by the Neighbourhood Forum. This LIDP will inform Bolton of infrastructure desired by the local community.

## Promoting healthy and safe communities

2.8 A number of policies (and projects) in the Over Hulton Neighbourhood Plan promote healthy and safe communities:

|   |                                      |
|---|--------------------------------------|
| Policy SG2: Landscape integration   | <b>2021 NPPF ref. (para)- 92-103</b> |
| Policy TC1: Walking and cycling infrastructure  |                                      |
| <i>Project / Aspiration 2: Toucan Crossing at Firs Road and Newbrook Road</i>                                 |                                      |
| <i>Project / Aspiration 3: Removal of Central Median along Newbrook Road and Establishment of Cycle Lanes</i> |                                      |
| Policy LE6: Local Greenspace Designations   |                                      |

- Policy SG2: Landscape integration** stats that development proposals adjacent to the Green Belt, parklands and green spaces should be designed to retain access to those spaces. It also suggest that development shall wherever possible provide active frontages onto such spaces and any public right of way that connect the development with e adjacent space, providing natural surveillance. This supports para. 97 (b) of the NPPF, which stipulates that planning policies should aim to produce attractive, well designed public spaces and pedestrian routes, which encourage active and continual use and are not undermined by the fear of crime.
- Policy TC1: Walking and cycling infrastructure** promotes active travel by giving support to development proposals which incorporate improved and extended footpaths and cycle paths, that provide natural surveillance of public spaces and improve cycle facilities. This supports the aspirations laid out in para. 92 (b) of the NPPF which promotes safe places that are not undermined by fear of crime through the creation of high-quality public space and legible pedestrian routes, both of which encourage continual use of public areas as well; and para. 92 (c) of the NPPF which calls for street layouts that encourage walking and cycling. **Project/Aspiration 3** and **4** support this policy, outlining aspirations to explore the potential for a new signalised toucan crossing, linking Firs Road and the entrance to the Hulton Park Estate, replacing the existing traffic island north of this intersection, as well as removing the central median along Newbrook and establishing cycle lanes in its place. Both projects/aspirations align with para 92 (a) of the NPPF which promote street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods.
- Policy LE6: Local Greenspace Designations** designates 3 Local Green Spaces. This supports the aspirations of paras. 101 and 102 of the NPPF which highlights the importance of designating green space in line with local planning policies and sustainable development.

## Promoting sustainable transport

2.9 The following policies (and projects) in the Over Hulton Neighbourhood Plan promote sustainable transport:

|  |                                       |
|--|---------------------------------------|
| Policy TC1: Walking and cycling infrastructure   | <b>2021 NPPF ref. (para)- 104-113</b> |
| Project / Aspiration 2: Toucan Crossing at Firs Road and Newbrook Road                                 |                                       |
| Project / Aspiration 3: Removal of Central Median along Newbrook Road and Establishment of Cycle Lanes |                                       |
| Policy TC2: Electric vehicle charging points   |                                       |

- Policy TC1: Walking and cycling infrastructure** supports development which maximises the opportunities to walk and cycle within Over Hulton. This supports the aspirations laid out in paragraph 106 (d) of the NPPF which notes that planning policies should “provide for attractive and well-designed walking and cycling networks with supporting facilities such as secure cycle parking”. The NPPF also states that applications should “give priority first to pedestrian and cycle movements within the scheme and neighbouring areas” as per paragraph 112 (a). **Project / Aspirations 2 and 3** supports this by proposing a series of desired pedestrian and cycle infrastructure improvements which the Neighbourhood Forum hopes to work with the City Council to explore.
- Policy TC2: Electric vehicle charging points** supports the development of electric vehicle charging points within Over Hulton’s Village Centres. This aligns with the NPPF’s aims of actively managing patterns of growth to support sustainable transport objectives by focusing development on sustainable locations and offering a genuine choice of transport modes which can help to improve air quality, as set out in paragraph 105 of the NPPF.

## Supporting high quality communications

2.10 The Over Hulton Neighbourhood Plan sets out the following policies to support high quality communications.

|                          |                                      |
|--------------------------|--------------------------------------|
| Policy HLC1: Housing Mix | <b>2021 NPPF ref. (para) 114-118</b> |
|--------------------------|--------------------------------------|

- Paragraph 114 of the NPPF notes that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. **Policy HLC1: Housing Mix** contributes to this aspiration by stipulating that all new development should provide appropriate ducting to allow high-speed broadband connections to be made either at the time of construction or at a future date.

## Making effective use of land

2.11 The Over Hulton Neighbourhood Plan sets out the following policies (and projects) to make effective use of land.

|                                   |                                       |
|-----------------------------------|---------------------------------------|
| Policy HLC1: Housing Mix          | <b>2021 NPPF ref. (para)- 119-125</b> |
| Policy HLC2: Design Principles    |                                       |
| Policy SG1: Location of growth    |                                       |
| Policy SG2: Landscape Integration |                                       |

- **Policy HLC1: Housing Mix** supports the provision of a mix of housing that meets the needs of the community based on the most-up-to-date evidence. This aligns with paragraph 124 (a) of the NPPF which stipulates that decisions should take into account the identified need for housing and other forms of development.
- The NPPF also recognises that supporting the efficient use of land also means responding to the prevailing character and setting of an area (para 124 (d)) and of securing well-designed, attractive and healthy places (para 124 (e)). Para 125 then goes on to state that development should ‘make optimal use of the potential of each site’. This is reflected through **Policy HLC2: Design Principles** which requires proposals to show how they respect the local character of Over Hulton, for example by requiring development adjacent to listed buildings to use high quality design and materials that integrate into the surrounding context. Furthermore, **Policy SG2: Landscape integration** requires areas of landscaping and open spaces in new development to “respond positively to existing landscape character, reflected in topography, views and planting of native species.”
- **Policy SG1: Location of growth** suggests that wherever possible development should prioritise the densification through the use of brownfield sites or by gentle infill. This aligns with the NPPF, which states at paragraph 120 (d) that planning policies should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs”

## Achieving well-designed places

2.12 This section of the NPPF stresses the importance of high-quality design in buildings and places. Para. 127 of the NPPF notes that plans should set out a clear design vision and expectations that are developed with local communities to reflect local aspirations. Policies that align with this in the Over Hulton Neighbourhood Plan are:

|                                   |                                       |
|-----------------------------------|---------------------------------------|
| Policy HLC2: Design Principles    | <b>2021 NPPF ref. (para)- 126-136</b> |
| Policy SG2: Landscape integration |                                       |
| Policy LE5: Hulton Park           |                                       |

- **Policy HLC2: Design Principles** and **Policy LE5: Hulton Park** align with para 130 (c) of the NPPF which states that development should be ‘*sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)*’. Policy HLC2 does this by ensuring new development recognises the character areas identified within the Over Hulton Character Assessment, and responds sensitively and in line with the characteristics of the area the development is located in. It also notes that contemporary and innovative approaches to design are encouraged, as long as they are of an appropriate scale, form, height and materials, and the heritage or character of the village are not negatively affected. Policy LE5 stipulates that any development within the park boundary must respect and respond positively to the character and heritage value of the park
- **Policy SG2: Landscape integration** encourages new development adjacent to the Green Belt, parklands and green spaces to provide for the natural surveillance of public spaces and a safe pedestrian environment, supporting crime prevention, thus also aligning with the goals of Para 130 (f) of the NPPF which states that planning policies should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

### **Protecting Green Belt land**

2.13 The Over Hulton Neighbourhood Plan sets out the following policies to protect Green Belt Land:

|                                   |                                       |
|-----------------------------------|---------------------------------------|
| Policy SG2: Landscape integration | <b>2021 NPPF ref. (para)- 137-151</b> |
|-----------------------------------|---------------------------------------|

- **Policy SG2: Landscape Integration** stipulates that proposals outside the settlement boundary will need to satisfy national standards for development in the Green Belt. Beyond this, it sets out for design principles for development that meets those expectations to ensure that the setting of the Green Belt is not compromised.

### **Meeting the challenge of climate change, flooding and coastal change**

2.14 The overall aim of the policies (and projects) outlined below is to align with the NPPF’s agenda in para. 152 to support the transition to a low carbon future through the careful planning of development and movement:

|   |                                       |
|---|---------------------------------------|
| Policy TC1: Walking and cycling infrastructure                                | <b>2021 NPPF ref. (para)- 152-173</b> |
| Policy TC2: Electric vehicle charging points                                  |                                       |
| <i>Project / Aspiration 2: Toucan Crossing at Firs Road and Newbrook Road</i> |                                       |

|  |  |
|--|--|
| Project / Aspiration 3: Removal of Central Median along Newbrook Road and Establishment of Cycle Lanes |  |
|--|--|

- **Policies TC1: Walking and cycling infrastructure, TC2: Electric vehicle charging points and project/aspirations 2 and 3** conform to the NPPF’s aims (paragraph 152) of supporting the transition to a low carbon future and contributing to reductions in greenhouse gases by reducing overdependence on cars. This is predominantly achieved by promoting alternatives, be it through the expansion of walking and cycling routes (and facilities), new public transport services or the provision of accessible electric charging points
- **Policy LE6: Local Greenspace Designations** also help in moderating the impacts of over-development on climate change through the preservation of green infrastructure for community and public use. This aligns with paragraph 150 (a) of the NPPF whereby development is encouraged to be planned in a way that reduces climate vulnerability through the provision of green infrastructure.

## Conserving and enhancing the natural environment

2.15 This chapter of the NPPF promotes the positive impact that planning policies and decisions can have on natural environment, specifically through protection and enhancement of landscapes, biodiversity, character and soil quality. Relevant policies in the Over Hulton Neighbourhood Plan are:

|   |                                       |
|---|---------------------------------------|
| Policy SG2: Landscape integration         | <b>2021 NPPF ref. (para)- 174-188</b> |
| Policy LE2: Lighting                      |                                       |
| Policy LE3: Wildlife corridors            |                                       |
| Policy LE6: Local Greenspace Designations |                                       |

- **Policy SG2: Landscape integration** notes that development should ensure “a soft transition between the built form and landscape will be encouraged, supporting improvements to local biodiversity and views to the landscape from the exiting built form” In doing so, it builds upon the goals set out in Para. 173 (d) of the NPPF which says that ‘planning policies and decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity’. **Policy LE6: Local Greenspace Designations** also responds to these aspirations through the designation of three areas as Local Green Spaces, while **Policy LE5: Hulton Park** seeks to ensure that any development which occurs on Hulton Park does not detrimentally impact the natural environment.

- **Policy LE2: Lighting** aligns with Para 15 (c) which call for development to limit the impact of light pollution from artificial light on dark landscapes and nature conservation.
- Through **Policy LE3: Wildlife corridors**, which stipulates that New development should facilitate the creation of wildlife corridors between Sites of Biological Importance, the neighbourhood plan aligns with paragraph 179 (a) which states plans should “Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including wildlife corridors and stepping stones that connect them”

## **Conserving and enhancing the historic environment**

2.16 Paras. 189 and 190 of the NPPF promote the conservation and enhancement of heritage assets to ensure their enjoyment into the future. Relevant policies in the Over Hulton Neighbourhood Plan are:

|                                |                                       |
|--------------------------------|---------------------------------------|
| Policy HLC2: Design Principles | <b>2021 NPPF ref. (para)- 189-208</b> |
| Policy LE5: Hulton Park        |                                       |

- **Policy HLC2: Design Principles** stipulates that new development within Over Hulton shall respect the setting of listed buildings, when adjacent, through use of high-quality designs and materials that integrate into the surrounding context. This aligns with paragraph 190 of the NPPF which states that when determining applications, local planning authorities should take into account “the desirability of new development making a positive contribution to local character and distinctiveness; and “opportunities to draw on the contribution made by the historic environment to the character of a place”.
- Through **Policy LE5: Hulton Park**, the Neighbourhood Plan also seeks to protect and enhance the significant heritage of Hulton Park, a Grade II Registered Park and Garden. The policy ensures that any development on the site is of high-quality sensitive design, and that the character and heritage of the coal mining pits is be preserved. This aligns with paragraph 199 of the NPPF which notes that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation”.

## **Facilitating the sustainable use of minerals**

2.17 The Over Hulton NDP does not include policies which relate to this NPPF aim, therefore decisions on this matter will need to refer to the Bolton Council Local Plan and the Greater Manchester Joint Minerals Plan.



## 3. Sustainable Development

### Achieving sustainable development

- 3.1 The NPPF, at paragraph 7, states that the *‘purpose of the planning system is to contribute to the achievement of sustainable development’*. Sustainable development is defined as *‘meeting the needs of the present without compromising the ability of future generations to meet their own needs’* (paragraph 7).
- 3.2 The NPPF views sustainability as made up of three objectives: economic, social and environmental. These objectives are interdependent and should be pursued in mutually supportive ways. The objectives are:
- *Economic*: to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
  - *Social*: to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being.
  - *Environmental*: to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

3.3 The following tables (Tables 2 - 4) summarise how the objectives and policies in the Neighbourhood Plan contribute toward sustainable development, as defined in the NPPF. This demonstrates that the objectives of the Neighbourhood Plan are considered to comprise a balance of social, economic and environmental goals.

*Table 2: How the Neighbourhood Plan contributes to economic sustainability*

| <b>Economic</b>  |   |
|--|---|
| NPPF definition: 'Building a strong, responsive and competitive economy' |   |
| Neighbourhood Plan Objectives  | <ul style="list-style-type: none"> <li>• Promote and encourage enterprise that complements the character of the area, sustains the local economy, supports increased employment within Over Hulton and capitalises on links with other opportunities nearby</li> <li>• Support the retention and enhancement of community facilities and their role in providing for community cohesion and opportunities for recreation</li> <li>• Maintain and enhance the attractiveness of opportunities to meet day-to-day needs within the settlement and support the prosperity of existing provision on key points and routes within and through Over Hulton.</li> </ul>  |
| Neighbourhood Plan Policies (and projects)                               | <ul style="list-style-type: none"> <li>• Policy LFC1: Shops and Commercial services</li> <li>• Policy LFC2: Infrastructure</li> <li>• Project / Aspiration 1: Local Infrastructure Delivery Plan</li> <li>• Policy SG1: Location of Growth</li> </ul>   |
| Commentary   | <p>The Over Hulton Neighbourhood Plan is committed to creating an environment in which businesses can thrive, with existing social and community facilities protected and proposals for new facilities supported.</p> <p>The Over Hulton Neighbourhood Plan supports proposals for mixed use development and safeguards and promotes the provision of community facilities. This helps to guarantee that the local centre becomes a hub of civic activity, whilst also ensuring that sufficient land/uses are available in the right places and at the right time to support the level of growth earmarked for the Neighbourhood Plan Area.</p> <p>The Plan also aims to improve accessibility and connectivity within Over Hulton through enhanced walking and cycling routes.</p> |

Table 3: How the Neighbourhood Plan contributes to social sustainability

| <b>Social</b>  |  |
|--|--|
| NPPF definition: 'Support strong, vibrant and healthy communities' |  |
| Neighbourhood Plan Objectives                                      | <ul style="list-style-type: none"> <li>● Promote and encourage enterprise that complements the character of the area, sustains the local economy, supports increased employment within Over Hulton and capitalises on links with other opportunities nearby.</li> <li>● Support the retention and enhancement of community facilities and their role in providing for community cohesion and opportunities for recreation.</li> <li>● Maintain and enhance the attractiveness of opportunities to meet day-to-day needs within the settlement and support the prosperity of existing provision on key points and routes within and through Over Hulton</li> <li>● Optimise the use of existing walking and cycling routes within the neighbourhood area and seek opportunities to promote and improve connectivity with green infrastructure.</li> <li>● Support opportunities for development that minimise trips by private car for employment, education and leisure.</li> <li>● Support opportunities for new development within the existing built settlement where this would make more effective use of previously developed land and optimise the use of existing plots where compatible with its surroundings.</li> <li>● Support and maintain the provision of primary school facilities within Over Hulton with spaces for all primary school age children living within the neighbourhood area.</li> </ul> |
| Neighbourhood Plan Policies ( <i>and projects</i> )                | <ul style="list-style-type: none"> <li>● Policy SG1: Location of Growth</li> <li>● Policy SG2: Landscape integration</li> <li>● Policy HLC1: Housing Mix</li> <li>● Policy LFC1: Shops and Commercial services</li> <li>● Policy LFC2: Infrastructure</li> <li>● Project / Aspiration 1: Local Infrastructure Delivery Plan</li> <li>● Policy TC1: Walking and cycling infrastructure</li> <li>● Project / Aspiration 2: Toucan Crossing at Firs Road and Newbrook Road</li> <li>● Project / Aspiration 3: Removal of Central Median along Newbrook Road and Establishment of Cycle Lanes</li> <li>● Project / Aspiration 4: Wayfinding Signage to Hulton Park and Cutacre County Park</li> <li>● Policy TC2: Electric vehicle charging points</li> <li>● Policy LE5: Hulton Park</li> <li>● Policy LE6: Local Greenspace Designations</li> </ul>  |
| Commentary   | <p>The Plan encourages the provision of community facilities such as green infrastructure, retail, and flexible multi-use facilities. Local Green Space is designated at three specific sites. These facilities provide opportunities for community uses and increased social interaction. The Plan acknowledges that these facilities and active travel routes to connect them can contribute towards good placemaking and a healthier society.</p> <p>The plan also puts community safety at the heart of its policies, with dedicated projects intended to help deliver traffic and pedestrian safety measures as well as policies that provide natural surveillance of public spaces for the same purpose. Furthermore, throughout the Plan, policies encourage the enhancement and preservation of 'character' including the historic assets of the area.</p>   |

Table 4: How the Neighbourhood Plan contributes to environmental sustainability

| <b>Environmental</b>  |   |
|---|---|
| NPPF definition: 'Contribute to protecting and enhancing our natural, built and historic environment' |   |
| Neighbourhood Plan Objectives   | <ul style="list-style-type: none"> <li>● Conserve, enhance and promote the built heritage contained within the settlement at Over Hulton and celebrate its contribution towards local character</li> <li>● Optimise the use of existing walking and cycling routes within the neighbourhood area and seek opportunities to promote and improve connectivity with green infrastructure.</li> <li>● Identify and enhance the qualities Over Hulton's surrounding landscape by promoting beneficial use of the Green Belt and through ensuring future development preserves the contribution that public access, key routes and use for recreation make to the significance and setting of Hulton Park Registered Park and Garden</li> <li>● Ensure that new development contributes to local character through good design, enhancement of the street-scene and maintaining and enhancing the qualities of the built environment and public realm associated with Over Hulton's settlement pattern</li> <li>● Support opportunities for new development within the existing built settlement where this would make more effective use of previously developed land and optimise the use of existing plots where compatible with its surroundings</li> <li>● Promote development that mitigates the impact of climate change and supports the use of renewable resources.</li> </ul> |
| Neighbourhood Plan Policies ( <i>and projects</i> )   | <ul style="list-style-type: none"> <li>● Policy SG2: Landscape integration</li> <li>● Policy HLC2: Design Principles</li> <li>● Policy HLC3: Materials</li> <li>● Policy LE1: Locally important views</li> <li>● Policy LE2: Lighting</li> <li>● Policy LE3: Wildlife corridors</li> <li>● Policy LE4: Mature trees and hedgerows</li> <li>● Policy LE5: Hulton Park</li> <li>● Policy LE6: Local Greenspace Designations</li> </ul>  |
| Commentary  | <p>Throughout the Plan, consideration is given to the protection and enhancement of sites that hold significant environmental and historical value. The Plan designates three areas as local greenspace, recognising their value to community. There is also a policy in place which seeks to ensure that development which occurs on Hulton Park does not detrimentally impact the built and natural environment surrounding and within the plot.</p> <p>Active Travel is encouraged through connected walking and cycling routes in an attempt to decrease car usage and thus mitigate climate change. Environmental sustainability is also encouraged through the promotion of electric vehicles charging ports. This aligns with NPPF objectives through helping to minimize pollution and mitigating climate change risks through the shift towards a low carbon economy and sustainable transport modes.</p> <p>The Plan also seeks to deliver new and preserve existing wildlife corridors, mature trees and hedgerows, as well as reduce the impact of light pollution from new development.</p>  |

## 4. The Development Plan

### Status of the development plan

- 4.1 For Neighbourhood Plans to meet the Basic Conditions set out in the Neighbourhood Planning regulations they need to demonstrate general conformity with the strategic policies of the development plan.
- 4.2 The NPPF establishes what should be covered by a strategic policy in a Local Plan. It states that such policies should provide a clear starting point for any non-strategic policies that are needed and should not extend to detailed matters that are more appropriately dealt with through neighbourhood plans or other non-strategic policies. It states that such policies should help to deliver<sup>2</sup>:
- Housing (including affordable housing), employment, retail, leisure, and other commercial development;
  - Infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
  - Community facilities (such as health and cultural infrastructure); and
  - Conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.
- 4.3 For Over Hulton, these are set out in the Bolton District Council Local Plan 2011. The appendix to the Local Plan confirms that the strategic policies applicable to neighbourhood plans are:
- Policy H1: Healthy
  - Policy A1: Achieving
  - Policy P1: Employment
  - P2: Retail and leisure
  - P3: Waste
  - P4: Minerals
  - P5: Accessibility
  - S1: Safe
  - CG1: Cleaner and Greener
  - CG2: Sustainable design and construction

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<sup>2</sup> See para 20, NPPF,  
[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/740441/National\\_Planning\\_Policy\\_Framework\\_web\\_accessible\\_version.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740441/National_Planning_Policy_Framework_web_accessible_version.pdf)

- CG3: The built environment
- CG4: Compatible uses
- SC1: Housing
- SC2: Cultural and community provision

4.4 This was adopted in 2011 and covers the period through to 2026. The timeframe for the Neighbourhood Plan aligns with the new development plan (Places for Everyone) being prepared by Bolton Council and the Greater Manchester Combined Authority. This has been submitted but awaiting examination.

4.5 This section of the Basic Conditions Statement demonstrates that the Neighbourhood Plan is in conformity with the strategic policies of the development plan.

## **The Bolton District Council Local Plan 2011-2026**

4.6 Strategic policies in the Bolton District Council Local Plan 2020 of relevance to the Neighbourhood Plan are outlined below (Table 5), with a response to these provided demonstrating general conformity.

*Table 5: Summary of conformity of the Over Hulton Neighbourhood Plan with the Bolton District Council Local Plan 2020*

| <b>Overarching Policy Theme</b> | <b>Local Plan Strategic Policy</b> | <b>Over Hulton Neighbourhood Plan Policy</b>   |
|---------------------------------|------------------------------------|--|
| <b>Healthy Bolton</b>           | <b>Policy H1: Healthy</b>          | <p><b>Policy SG1: Location of Growth</b> seeks to ensure future development within Over Hulton prioritises the regeneration and intensification of the existing settlement, through infill and redevelopment of local brownfield land.</p> <p><b>Policy LFC2: Infrastructure</b> seeks to support the vision of Over Hulton, in line with Bolton’s objectives and feedback from the local community, to ensure growth is adequately provisioned for. This includes the provision of health facilities where required. Related to this is <b>Project / Aspiration 1: Local Infrastructure Delivery Plan</b>, through which the Neighbourhood Forum hopes to establish a plan which will inform Bolton Council of infrastructure desired by the local community.</p> <p><b>Policy TC1: Walking and Cycling Infrastructure</b> encourages and promotes healthy lifestyles within Over Hulton by providing greater opportunities for active travel within the Neighbourhood Plan Area.</p> |
| <b>Achieving Bolton</b>         | <b>Policy A1: Achieving</b>        | <b>Policy LFC2: Infrastructure</b> notes that the improvement or development of local infrastructure will be supported where it is needed to serve existing or new development. This includes the provision of education facilities where required.  |
|                                 | <b>Policy P1: Employment</b>       | <b>Policy LFC1: Shops and Commercial services</b> opposes the loss of local business unless evidence to justify the loss can be provided. Specifically, it seeks to existing clusters of non-residential uses, around Four Lane Ends and around the intersection of Newbrook Road and Geoffrey Street.   |

| Overarching Policy Theme   | Local Plan Strategic Policy                            | Over Hulton Neighbourhood Plan Policy  |
|----------------------------|--|--|
| Prosperous Bolton          | <b>Policy P2: Retail and Leisure</b>                   | <b>Policy LFC1: Shops and Commercial services</b> supports the diversification and enhancement of the range of local shops and related commercial services.  |
|                            | <b>Policy P3: Waste</b>                                | This policy focuses on waste management and is not relevant to the Over Hulton Neighbourhood Plan.   |
|                            | <b>Policy P4: Minerals</b>                             | This policy focuses on minerals within Bolton and is not addressed within nor relevant to the Over Hulton Neighbourhood Plan   |
|                            | <b>Policy P5: Accessibility</b>                        | <b>Policy TC1: Walking and cycling infrastructure</b> and the subsequent <b>Project / Aspirations 2 and 3</b> seek to support development which maximises the opportunities to walk and cycle within Over Hulton.<br><br>Furthermore, <b>Policy TC2: Electric vehicle charging points</b> stipulates that cycle parking spaces must be provided alongside the development of any publicly accessible EV charging points.   |
| Safe Bolton                | <b>Policy S1: Safe</b>                                 | <b>Policy SG2: Landscape integration</b> suggests that development located adjacent to the Green Belt, parklands and green spaces should wherever possible provide active frontages onto these spaces as well as any public right of way which connects to the development. This ensures that development delivers a level of natural surveillance which seeks to reduce crime and the fear of crime.<br><br>Similarly, <b>Policy TC1: Walking and cycling infrastructure</b> , stipulates that new developments which adjoin existing footpaths and bridleways shall provide active frontage upon the route. Furthermore, this policy identifies a particular need for the improvement to the quality and safety of pedestrian and cycle crossings on Newbrook Road.      |
| Cleaner and Greener Bolton | <b>Policy CG1: Cleaner and Greener</b>                 | The Neighbourhood Plan, through <b>Policies LE3: Wildlife corridors, LE4: Mature trees and hedgerows, Policy LE5: Hulton Park and Policy LE6: Local Greenspace Designations</b> seeks to safeguard and enhance biodiversity in the Neighbourhood Plan Area by protecting sites of urban biodiversity including trees, woodland and hedgerows from adverse development, and improving the quality and interconnectivity of wildlife corridors and habitats.<br><br><b>Policy TC2: Electric vehicle charging points</b> aims to maximise the potential for renewable energy development and encourage proposals that contribute towards the renewable energy targets by supporting the development of electric vehicle charging points within Over Hulton's Village Centres. |
|                            | <b>Policy CG2: Sustainable Design and Construction</b> | The Over Hulton Design Guide identifies the open landscape as one of Over Hulton's assets, while identifying the mature trees along residential roads as contributing to this natural character also. Accordingly, <b>Policy LE4: Mature trees and hedgerows</b>   |

| Overarching Policy Theme                  | Local Plan Strategic Policy                                | Over Hulton Neighbourhood Plan Policy  |
|---|--|--|
|   |  | provides further context to the areas in which such benefits should be considered, to promote sustainable development within the neighbourhood area.   |
|   | <p><b>Policy CG3: The Built Environment</b></p>            | <p><b>Policies HLC2: Design Principles</b> and <b>HLC3: Materials</b> support development which is able to demonstrate how it contributes towards conserving and enhancing the local distinctiveness of Over Hulton, ensuring development has regard to the overall built character and landscape quality of the area, and is compatible with the surrounding area.</p> <p><b>Policy HLC2: Design Principles</b> also ensures new development recognises the character areas identified within the Over Hulton Character Assessment, and responds sensitively and in line with the characteristics of the area the development is located in.</p> <p>Meanwhile, <b>Policy LE5: Over Hulton Park</b> stipulates that any development within the park boundary must respect and respond positively to the character and heritage value of the park</p> |
|   | <p><b>Policy CG4: Compatible Uses</b></p>                  | <p><b>Policy LE2: Lighting</b> aims to ensure that future development does not generate unacceptable levels of light pollution. Similarly, <b>Policy TC1: Walking and cycling infrastructure</b> notes that where appropriate <i>“low level lighting should be provided and designed to respect the amenity of any neighbouring residential property.”</i></p> <p><b>Policy SG2: Landscape integration</b> seeks to ensure that development adjacent to the Green Belt is compatible with the surrounding land. It does this by supporting development that improves and provides new connections to the surrounding landscape.</p>  |
| <p><b>Strong and Confident Bolton</b></p> | <p><b>Policy SC1: Housing</b></p>                          | <p><b>Policy HLC1: Housing Mix</b> supports the provision of a mix of housing that meets the needs of the community based on the most-up-to-date evidence (such as that provided in Policy SC1 in the Local Plan).</p>   |
|   | <p><b>Policy SC2: Cultural and Community Provision</b></p> | <p><b>Policy LFC1: Shops and Commercial services</b> supports the diversification and enhancement of the range of local shops, community facilities, and related commercial services for the local community.</p> <p><b>Policy LFC2: Infrastructure</b> supports the improvement and development of local infrastructure where it is needed to support existing or new development. It also lists set of community facilities and places of importance within Over Hulton. Development proposals which would result in the loss or reduction of these community facilities is not permitted unless sufficient evidence is provided.</p> <p><b>Policy LFC2: Infrastructure</b> and <b>Project / Aspiration 1: Local Infrastructure Delivery Plan</b> provides an ambition for Over Hulton to develop a Local Infrastructure Delivery Plan (LIDP)</p>  |



| Overarching Policy Theme | Local Plan Strategic Policy | Over Hulton Neighbourhood Plan Policy  |
|--------------------------|-----------------------------|--|
|                          |                             | which prioritises infrastructure requirements, priorities, funding and responsibilities will be kept up to date by the Neighbourhood Forum. This LIDP will inform Bolton of infrastructure desired by the local community. |

## Places for Everyone

Places for Everyone is the new Joint Development Plan Document being prepared by Bolton and eight neighbouring districts. It has been submitted for examination, although, at the time of writing, an Examiner has yet to be appointed. Although not clear from the text, Chapter 4 of Places for Everyone is taken to present strategic policies. These cover the area as a whole and not all are relevant to Over Hulton. Where they are, commentary is presented below.

Places for Everyone identifies a series of strategic allocations for future growth. None of these are within the Over Hulton area. The policies map confirms there to be no change to the Green Belt boundary in Over Hulton, with national tests applying as set out in Policy JP G-10. This is reflected in the Neighbourhood Plan at Policy SG1 and SG2.

Places for Everyone does though, at Policy JP-Strat 8, state that it supports *‘the restoration of Hulton Park, and the provision of a Ryder Cup standard golf course and associated leisure and tourism facilities’*. The Neighbourhood Plan strongly supports the restoration and enhancement of Hulton Park (at Policy LE5) and also establishes policies in respect of character and design to be applied to all new development (Policies HLC2 and HLC3), with an emphasis on the reuse of previously development land within existing built-up areas in the first instance (Policy SG1) This echoes Places for Everyone Policy JP-S 1 in respect of sustainable development, and JP-P1 in respect of suitable places and design quality. Quality of place is also reflected in local heritage assets. Hulton Park is a significant asset for Over Hulton. Policy LE5 in the Neighbourhood Plan sets out criteria to be followed by new development should proposals come forward in or in the setting of the Park. This echoes Policy JP-P 2 of Places for Everyone which recognises the importance of heritage, the need to conserve, sustain and enhance the historic environment.

It is noted that since Places for Everyone was submitted Bolton Council has refused permission for the proposed golf course and associated housing development at Hulton Park.

Places for Everyone also seeks to protect green infrastructure assets (at Policy JP-Strat 13). Hulton Park and Cutacre Country Park are named as importance green infrastructure assets in Policy JP-G 2. The protection, management and enhancement of these places as noted as being important, with Hulton Park and Cutacre being places which have the potential for improvements to be made to existing green infrastructure. Equally, the Neighbourhood Plan seeks to protect and enhance green infrastructure through Policies LE3 and LE4 and, where possible, to enhance this and see net biodiversity gains delivered.

Support is also expressed in Places for Everyone for a mode-shift from car based travel to walking, cycling and public transport, at Policy JP-Strat 14 and Policy JP-C 5. This is reflected in the Neighbourhood Plan at Policies TC1 – 3.

Based upon the above, and although not yet adopted, the Neighbourhood Plan is considered to confirm to the strategic policies of the emerging Joint Development Plan (Places for Everyone).

## 5. Strategic Environment Assessment / HRA

- 5.1 The draft Over Hulton Neighbourhood Plan was screened for SEA and HRA by Bolton District Council in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004.
- 5.2 The SEA regulations require the responsible authority (Bolton Council) to determine whether or not a plan is likely to have a significant environmental effect and therefore whether SEA is needed.
- 5.3 At the same time as the SEA screening, a Habitats Regulation Assessment (HRA) was conducted. The purpose of a HRA is to determine whether significant effects on a Natura 2000 site could be ruled out on the basis of objective information and best scientific knowledge.
- 5.4 The Screening opinion concluded that the draft Over Hulton Neighbourhood Plan does not require a SEA or a HRA. The reasons for this were listed as;
  - The draft Over Hulton neighbourhood plan is not likely to have a significant effect on the environment under the terms of the SEA Directive that was not covered in the Sustainability Appraisal of the Core Strategy or the Allocations Plan
  - There are no European protected sites within the administrative boundary of Bolton. The Greater Manchester Ecology Unit (GMEU) carried out a Habitats Regulation Assessment (HRA) screening on the Core Strategy and the Allocations plan and concluded that a HRA was not required. As part of Bolton, there are no European protected sites within the Over Hulton neighbourhood plan boundary
- 5.5 Furthermore, Bolton Council consulted with the statutory environmental bodies (Natural England, Historic England and Environment Agency) who agreed with the screening opinion that no SEA or HRA was required
- 5.6 For comprehensiveness, copies of both SEA and HRA reports are included in Appendix B.

## 6. Sustainability Appraisal

### ‘Light touch’ appraisal

- 6.1 Although the SEA/ HRA Screening concluded that these were not required, a ‘light touch’ Sustainability Appraisal (SA) has been undertaken proportionate with the Neighbourhood Plan. This reflects best practice and is based upon the Sustainability objectives prepared by Bolton District Council for the purposes of the Bolton Local Plan 2011-2026. The objectives and sub-objectives are listed in Table 6.
- 6.2 The appraisal of the Neighbourhood Plan against these objectives is presented in Table 7. This demonstrates that the Neighbourhood Plan responds positively to the objectives and will thus help contribute to the delivery of sustainable development in Over Hulton through its blend of policies that will deliver social, economic and environmental benefits.

*Table 6: Bolton District Council Sustainability Appraisal Objectives and Sub Objectives*

| SA Objective and Sub-Objectives  |
|--|
| <p><b>Healthy Bolton</b></p> <ul style="list-style-type: none"> <li>• Narrow the gap between the rich and the poor; ensuring everyone in Bolton is able to enjoy a long, healthy and happy life; regardless of where they live</li> <li>• Address the causes of ill health</li> <li>• Improving standards of, and equitable access to, local health care services, wellbeing and welfare</li> <li>• Tackle drugs and alcohol misuse</li> <li>• Promote independence by giving local people greater control over their lives</li> <li>• Increase physical activity and sports participation</li> </ul>  |
| <p><b>Achieving Bolton</b></p> <ul style="list-style-type: none"> <li>• Improve Educational attainment, providing new school buildings and improved services for the whole community</li> <li>• Provide everyone with the chance to learn, by promoting and supporting adult learning (informal and vocational), including providing good quality affordable childcare</li> <li>• Raise aspirations, create opportunities (provide tools and information) for everyone to achieve their potential and make a positive contribution to Bolton life and play a full part in society</li> <li>• Making effective use of information and communication technology</li> </ul> |
| <p><b>Prosperous Bolton</b></p> <ul style="list-style-type: none"> <li>• Match jobs and investment to those most in need by enhancing local people’s opportunities to gain new skills</li> <li>• Supporting, retaining and enhancing local based business</li> <li>• Supporting and promoting sustainable products and technologies</li> <li>• Build a transformed, vibrant town centre</li> </ul>   |

|  |
|--|
| <ul style="list-style-type: none"> <li>• Promoting the value of local distinctiveness around Bolton’s landscape and built heritage</li> <li>• Reduce the need to travel and promote walking, cycling and public transport</li> <li>• Improving the provision of effective, inclusive, affordable and integrated transport systems</li> <li>• Improving the prosperity of the borough as a competitive sub-regional centre</li> <li>• Raise and improve the profile of Bolton by building on the brand to attract more investment and opportunities for local people</li> <li>• Encouraging and promoting sustainable procurement and ethically traded goods and services</li> <li>• Improve young people’s skills, which contributes to the local economy</li> </ul>   |
| Safe Bolton  |
| <ul style="list-style-type: none"> <li>• Further reduce crime and the fear of crime</li> <li>• Prevent and tackle anti-social behaviour, by working with schools, families and the community</li> <li>• To enable all children and young people to be brought up in a safe, happy and secure environment</li> <li>• Make our roads safer</li> </ul>  |
| Cleaner and Greener Bolton   |
| <ul style="list-style-type: none"> <li>• Clean public spaces and neighbourhoods, with everyone playing their part to create safer communities</li> <li>• Providing and maintaining high quality parks and open spaces</li> <li>• Utilising green space as an educational, recreational and bio-diversity space</li> <li>• Ensuring the diversity of nature is valued by increasing the area and quality of wildlife habitats</li> <li>• Ensuring Bolton lives within its environmental limits; limiting resource use and pollution to levels at which land, air and water resources can cope without damage</li> <li>• Ensuring the way land is used and developed contributes to social, economic and environmental well-being</li> <li>• Minimise the use and maximise the efficiency of energy, and increase the contribution to renewable technologies</li> <li>• Maintaining and enhancing the built environment, incorporating good quality sustainable design and construction techniques</li> <li>• More efficient and effective use of natural resources and materials</li> <li>• Encouraging waste to be reduced at source, and providing opportunities for reuse, recycling, and recovery</li> <li>• Tackling climate change; ensuring minimisation, mitigation and adaptation methods are in place to tackle present and future challenges</li> <li>• Ensuring that flood risk is minimised</li> <li>• Future proofing policies and strategies; ensuring that the implications of policy and practice for future generations both globally and locally are fully considered</li> </ul> |
| Strong and Confident Bolton  |
| <ul style="list-style-type: none"> <li>• Create decent, affordable and resource efficient homes that meet the needs of local people</li> </ul>   |

|   |
|---|
| <ul style="list-style-type: none"><li>• Further reduce homelessness</li><li>• Encourage everyone to be more active in their community, making it easier to get involved in decision making and volunteering</li><li>• Encourage everyone to be more active in their community, making it easier to get involved in decision making and volunteering</li><li>• Ensure we all live in harmony strengthening relations between new and established communities</li><li>• Contribute to sustainable communities by improving the local environment particularly in deprived neighbourhoods</li><li>• Supporting the foundations of a strong voluntary and community sector; with community and faith groups continuing to play an important role</li><li>• Provide more cultural opportunities and ensuring they are available to all</li></ul> |
| Seizing the opportunities   |
| <ul style="list-style-type: none"><li>• Working with cross-sectoral partners to ensure effective planning and delivery across the borough</li><li>• Including appraisal, monitoring and review mechanisms</li><li>• Ensuring relevant stakeholders and active organisations are involved in the development and implementation of decisions</li><li>• Integrate with other policies</li></ul>   |

Table 7: Over Hulton Neighbourhood Plan considered against Bolton District Council Sustainability Appraisal Objectives

| Bolton Council SA Objective | Over Hulton Neighbourhood Plan Response   |
|-----------------------------|---|
| Healthy Bolton              | <p>The Neighbourhood plan mostly correlates to this SA objectives by addressing the causes of ill health, notably high level of car use and lack of active travel. <b>Policy LFC1: Shops and Commercial services</b> does this by seeking to protect and enhance the range of local shops and community facilities, meaning residents are within walking distance of essential services, and thereby reducing the need for car travel. ensuring that they are still within walking distance for nearby residents.</p> <p>Similarly, <b>Policy TC1: Walking and cycling infrastructure</b> and subsequent <b>Project / Aspirations 2 and 3</b> seek to support development which maximises the opportunities to walk and cycle within Over Hulton.</p>   |
| Achieving Bolton            | <p>This SA objective is for the most part covered by policies established the Local Plan: the Neighbourhood Plan does not seek to repeat or add to those policies as they are considered to appropriately cover the challenges for Over Hulton.</p> <p>The Neighbourhood Plan does however, through <b>Policy HLC1: Housing Mix</b> stipulate that All development shall provide appropriate ducting to allow high-speed broadband connections to be made either at the time of construction or at a future date.</p>   |
| Prosperous Bolton           | <p><b>Policy LFC2: Infrastructure</b> notes that the improvement or development of local infrastructure will be supported where it is needed to serve existing or new development. Similarly, <b>Project / Aspiration 1: Local Infrastructure Delivery Plan</b> put forward an ambition of the Neighbourhood Forum to develop a Local Infrastructure Delivery Plan (LIDP) which prioritises infrastructure requirements, priorities, funding and responsibilities.</p> <p><b>Policy TC1: Walking and cycling infrastructure</b> and subsequent <b>Project / Aspiration 2 and 3</b> supports development which maximises the opportunities to walk and cycle, thus aligning with the SA objective which aims to reduce the need to travel and promote walking, cycling and public transport.</p> |
| Safe Bolton                 | <p><b>Policy SG2: Landscape integration</b> suggests that development located adjacent to the Green Belt, parklands and green spaces should wherever possible provide active frontages onto these spaces as well as any public right of way which connects to the development. This ensures that development delivers a level of natural surveillance which seeks to reduce crime and the fear of crime.</p> <p>Similarly, <b>Policy TC1: Walking and cycling infrastructure</b>, stipulates that new developments which adjoin existing footpaths and bridleways shall provide active frontage upon the route.</p>   |

|                                    |   |
|------------------------------------|---|
| <p>Cleaner and Greener Bolton</p>  | <p><b>Policy TC1: Walking and cycling infrastructure</b> and subsequent <b>Project / Aspirations 2 and 3</b> seek to ensure that developments take measures to improve the attractiveness of walking and cycling in Over Hulton.</p> <p><b>Policy TC2: Electric vehicle charging points</b> encourages the provision of publicly accessible EV charging points within Over Hulton’s designated Village Centres. This policy therefore seeks to protect and improve Over Hulton’s air quality, mainly through efforts to reduce the reliance on petrol/diesel vehicles.</p> <p><b>Policy SG2: Landscape integration</b> encourages for development to provide a soft transition between the built form and surround landscape, specifically supporting developments which can demonstrate an improvement to local biodiversity.</p> <p><b>Policy LE3: Wildlife corridors</b> stipulates that new development should facilitate the creation of wildlife corridors between Sites of Biological Importance. It also notes that these corridors should aim to enhance biodiversity and provide increased opportunity for wildlife on properties.</p> <p><b>Policy LE5: Hulton Park</b> and <b>Policy LE6: Local Greenspace Designations</b> seeks to protect and enhance Over Hulton’s high quality parks and open spaces</p> |
| <p>Strong and Confident Bolton</p> | <p><b>Policy HLC1: Housing Mix</b> suggests that for any new development, the proposed mix of housing should be informed by the most up-to-date assessment of housing needs published by Bolton Council and respond, as far as possible, to local needs within Over Hulton, including affordability, type and size of the unit</p> <p><b>Policy SG1: Location of Growth</b> seeks to produce sustainable communities by directing future development within existing settlements through the infill and redevelopment of local brownfield land.</p> <p><b>Policy LFC1: Shops and Commercial Services</b> supports development within the defined village centres that supports the community feel and character of Over Hulton by diversifying and enhancing the range of local shops, community facilities, and related commercial services for the local community. Similarly, <b>Policy LFC2: Infrastructure</b> seeks to protect community facilities and places of importance within Over Hulton.</p>  |



## 7. Conclusion

- 7.1 The Basic Conditions as set out in Schedule 4B to the TCPA 1990 are considered to be met by the Over Hulton Neighbourhood Plan and all the policies therein.
- 7.2 It is therefore respectfully suggested to the Examiner that the Over Hulton Neighbourhood Plan complies with the Basic Conditions, and, subject to any modifications recommended by the Examiner, should proceed to referendum.

# Appendix A: Neighbourhood Plan Designation Letter

The determination letter issued by Bolton District Council in regard to the designation of the Neighbourhood Plan Area is copied overleaf.

# Bolton Council

**Report to:** Executive Cabinet Member for  
Regeneration and Resources

**Date:** 15th November 2017

**Report of:** Director of Place **Report No:** ECMRR/35/17a

**Contact Officer:** Simon Godley **Tele No:** 6111

**Report Title:** **Proposed Over Hulton Neighbourhood Plan – Applications for  
Designation of a Neighbourhood Area and a Neighbourhood  
Forum**

**Confidential /  
Non Confidential:** **(Non-Confidential)** This report does **not** contain information which  
warrants its consideration in the absence of the press or members of the  
public

**Purpose:** To make a decision on the applications for the designation of a  
neighbourhood area and a neighbourhood forum for Over Hulton

**Recommendations:** The Executive Cabinet Member is recommended to approve the  
applications for neighbourhood area and forum for Over Hulton, and carry  
out the required publicity

**Decision:**

**Background Doc(s):**

**Signed:** \_\_\_\_\_  
Leader / Executive Member                      Monitoring Officer

**Date:** \_\_\_\_\_

**Summary:** The 2011 Localism Act introduced a right for communities to prepare

neighbourhood plans. The first stages in the preparation of a neighbourhood plan are the designations of a neighbourhood area and a neighbourhood forum (in areas with no town council).

The council has received applications for the designation of a neighbourhood area and neighbourhood forum in Over Hulton. It originally publicised those applications in May/June 2017. A decision on the applications was deferred at the 26<sup>th</sup> July meeting of the Executive Cabinet Member meeting to allow the applicants to submit further information. The council has now received the additional information and carried out further consultation on it. It must now make a decision on whether to designate the proposed area and forum. The report recommends that the neighbourhood area and forum are approved and that the required publicity is carried out.

### **Background**

1. The 2011 Localism Act introduced a right for communities to produce neighbourhood plans. Communities can shape development in their areas through the production of such plans. Neighbourhood plans become part of the Development Plan and the policies contained within them are then used in the determination of planning applications. They must be in general conformity with the strategic policies of the local plan; they should not promote less development than set out in the local plan, nor undermine its strategic policies. The local plan in Bolton consists of the Core Strategy, the Allocations Plan, and the Greater Manchester Minerals and Waste Plans. The ten Greater Manchester local planning authorities are preparing the GM Spatial Framework. In its final form, this will replace elements of the current Bolton local plan,
2. Bolton Council has the duty to publicise and designate a neighbourhood area if it receives an application; and in locations where there is no town council, it has the duty to publicise and power to designate a neighbourhood forum. The neighbourhood forum would then prepare the neighbourhood plan for the designated area. Bolton Council, as local planning authority, also has statutory responsibilities to fulfil at different stages in the preparation of a neighbourhood plan. The council is eligible to apply for grants from central government to offset the costs of its statutory responsibilities.
3. Bolton Council has received applications for a neighbourhood area and neighbourhood forum for the Over Hulton area. The application letter and map are appended to this report. On 17<sup>th</sup> May 2017, the Executive Member for Regeneration and Resources resolved to publicise the applications. The period for publicity ended on 30<sup>th</sup> June 2017, but the Executive Member deferred the applications on 26<sup>th</sup> July 2017 to allow the applicants to submit further information. This was in the light of the comments received on the consultation.
4. The council has now consulted on the additional submitted information. It must now determine the applications.

### **Stages of Neighbourhood Plan Preparation**

5. The process of preparing a neighbourhood plan can be summarised as follows.
  - Designation of a neighbourhood area
  - Designation of a neighbourhood forum
  - Identify issues and aims
  - Develop policies, proposals, site allocations
  - Propose neighbourhood plan and consult on it
  - Submit the neighbourhood plan, when there will be publicity
  - Independent examination
  - Referendum

- Bringing the plan into force
6. In areas where there is no town or parish council any members of the community can apply to the local planning authority for the designation of a neighbourhood area and neighbourhood forum. If the designations are approved, then the neighbourhood forum should identify issues and aims; develop policies, proposals and site allocations, propose the plan and consult on it. It must then submit the plan to Bolton Council, who would carry out publicity, and arrange an independent examination. Following the independent examination, Bolton Council would arrange a referendum and bring the neighbourhood plan into force as part of the Bolton Development Plan. As well as these responsibilities, Bolton Council has a duty to support and advise the neighbourhood forum in the preparation of the neighbourhood plan. Examples of this could be to advise on the content of the existing local plan, and to provide access to the evidence that is used to prepare and monitor the local plan.

**Applications for Designation of Over Hulton Neighbourhood Area and Neighbourhood Forum**

7. The area proposed as the neighbourhood area is bounded on the south by the Borough boundary; to the west by the former Bolton to Kenyon railway line, which is also the eastern boundary of the Westhoughton town council area; to the north by the M61 motorway; and to the east by the edge of the Logistics North development, a line which is then continued south to the borough boundary. The letter of application and a map showing the proposed neighbourhood area are attached to this report. The neighbourhood planning regulations state that applications should include
- a map which identifies the area to which the area application relates;
  - a statement explaining why this area is considered appropriate to be designated as a neighbourhood area; and
  - a statement that the organisation or body making the area application is a relevant body for the purposes of section 61G of the 1990 Act.
8. For the purposes of neighbourhood planning, an application for a neighbourhood forum must include the following
- the name of the proposed neighbourhood forum
  - a written constitution for the proposed neighbourhood forum
  - the name of the neighbourhood area to which the forum relates and a map identifying that area
  - contact details of at least one member of the proposed neighbourhood forum
  - a statement explaining how the proposed neighbourhood forum meets legal requirements
9. Bolton Council publicised the applications in May / June 2017. One of the consultation responses was that the application for the neighbourhood area did not include a statement explaining why the area is considered appropriate in sufficient detail. The Executive Cabinet Member's deferral of the application on 26<sup>th</sup> July 2017 gave the applicant an opportunity to remedy this omission. The applicant took this opportunity and submitted additional information. The council carried out further consultation on this in September / October 2017. Appendices 1 and 2 contains a list of representations on both consultations and a summary of what they say. The representations can be divided into three broad categories;

- From statutory agencies and a developer, pointing out issues that the Neighbourhood Plan will need to address
  - From local residents supporting the designation of the neighbourhood area and the neighbourhood forum, as well as the concept of preparing a neighbourhood plan
  - From Peel Holdings (Land and Property) Ltd objecting to the designation of the neighbourhood area and the neighbourhood forum. Peel own land in and around Hulton Park, which is included in the proposed neighbourhood area.
10. None of the representations from statutory agencies or local residents raised issues that would prevent the council designating the neighbourhood area and forum. Peel's original objection, submitted in June 2017, can be summarised as follows.
- The proposed area is inappropriate because it includes green belt, a listed park of national importance, a strategic site in the draft Greater Manchester Spatial Framework, and is generally artificial and contrived
  - The proposed forum doesn't reflect the nature of the area – in particular it doesn't include landowning interests
  - The objectives of the forum are insufficiently clear and reflect national advice, rather than being specific to Over Hulton. These comments are set out in more detail in Appendices 1b and 1c, together with a proposed council response.
11. Peel have submitted a further representation in October 2017. This can be summarised as follows
- Peel continue to have significant concerns about the proposed Area and Forum, and request that the applications are refused
  - The justification for the proposed area boundaries remains fundamentally flawed
  - The Forum application also remains flawed because there is an absence of clarity about its aims and that stakeholders other than local residents are insufficiently represented. These comments are set out in more detail in Appendices 2b and 2c, together with a proposed council response.
12. On the neighbourhood area, the local planning authority can approve or refuse the application and designate an alternative area. It is considered that sufficient evidence has now been submitted to fulfil the requirements set out in paragraph 7 of this report.
13. On the Neighbourhood Forum, the local planning authority must assess the application against the criteria referred to in the legislation and designate or refuse it accordingly. It is considered that sufficient evidence has now been submitted to fulfil the requirements set out in paragraph 8 of this report.

#### **Equality Impact**

14. The decision made by the council will not have any differential effect on any of the borough's diversity groups.

#### **Recommendation**

15. The Executive Cabinet Member is recommended to

**Over Hulton Neighbourhood Plan: Basic Conditions Statement**  
**2021-2037**

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(1) Approve the applications for neighbourhood area and forum for Over Hulton,  
and carry out the required publicity



## Appendix B: SEA / HRA

The Strategic Environmental Assessment (SEA) Screening Report and subsequent 're-Screening' undertaken of the Over Hulton Neighbourhood Plan is presented in the free-standing document submitted alongside the Neighbourhood Plan.

Equally, the Habitats Regulation Assessments (HRA) of the Over Hulton Neighbourhood Plan is also presented as a free-standing document alongside the Neighbourhood Plan.

Over Hulton Neighbourhood Forum  
**Neighbourhood Plan: 2021-2037**

Basic Conditions Statement  
(Including Area Statement)

March 2022

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Over Hulton Neighbourhood Forum

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