

Over Hulton Neighbourhood Plan Consultation Statement



August 2022

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SECTION 1

Introduction

What is this document

This Consultation Statement has been produced to accompany the Over Hulton Neighbourhood Plan. It sets out an overview of the process which the Forum has undertaken in preparing the Draft Neighbourhood Plan (DNP) and how this has informed the submission version of the Plan. One of the purposes of this statement is to reveal the quality and effectiveness of the consultation which has helped informed the plan proposals.

The majority of the work has all been carried out by local volunteers and residents from the locality by attending a range of consultation events and completing surveys in their spare time in order to offer us their feedback. This has helped identify the key issues for the area which developed our policies.

In developing the DNP, our purpose has always been to promote and improve the social, economic and environmental wellbeing of Hulton. The key theme of feedback received from local residents is around the distinctive character and heritage of Over Hulton, therefore the Forum has given consideration to all comments received on this topic and we have set out to ensure that all development in the boundary area preserves or enhances its character is included in the DNP.

Following our designation on 4th December 2017, our total membership numbers is **116** members and expect to recruit more in the future. We are pleased that we have more members than the legislative requirement and can confirm they are predominately residents in the area. Membership is open to all individuals who live or work in the area and also to elected members representing the area. We have been successful in recruiting members from across the geographical area and from difference sections of the community. The forum does not charge a membership fee.

In order to assist us develop the DNP, the forum engaged Planning Consultants Troy Planning & Design in October 2017 to help us project manage the Neighbourhood Plan. We have received grant funding from Locality to us cover the costs of project managing the Neighbourhood Plan, including support of consultants Troy Planning + Design.

Further details about the Over Hulton Neighbourhood Forum can be found on our website. www.overhultonneighbourhoodforum.com which includes details of our constitution, minutes of all our general and Committee meetings and a general explanation of the Forum and our activities. We use our web address in all media coverage of the Forum , including the Bolton

News, Facebook etc, as it provides an easy way of contact us for those with internet connection. The Steering Group communicate via a WhatsApp Group which has been a key way of communicating over the last couple of years

For residents without internet connection, our consultation events and open days have all been advertised in the local supermarket, in the shops and display cabinet on the precinct and we have provided post boxes for resident responses in the local supermarket, conservative club and Milk Maids to save on postage costs.

Despite the last two years being very challenging, overall we feel we have made great efforts from the outset to be as inclusive of all groups within our community as possible – we want everyone to feel included in the Over Hulton Neighbourhood Forum and for everyone to have a voice to shape the place they live, work or pass through.



Diane Parkinson

Chair - Over Hulton Neighbourhood Plan

SECTION 2

Methods of Engagement and Consultation

2.1 Engagement with Blackrod & Horwich Neighbourhood Plans

On the 18th April 2017, the Steering Group met with Alan Berry, Chair of Blackrod Neighbourhood Plan to learn their experiences about neighbourhood planning and the processes involved as they were in the process of developing a NP for their area at that time. Alan attended an early forum meeting where he took everyone through the NP process and gave some helpful advice, tips and useful contact numbers. The forum has also been in contact with Councillor Marie Brady who was the Chair of Howich Neighbourhood Plan who a very helpful sounding board to the forum at the outset.

2.2 Inaugural Meeting & AGM – 27th March 2018

Following our designation as a Forum on 4/12/2017, the members were invited to their first AGM meeting which was held at St Andrew's Church, Over Hulton on Tuesday 27 March 2018 from 7pm – 9pm. The event was well attended with over **80** members of the community attending. Registration was carried out at the front desk as people arrived. The session was advertised locally in the display cabinet on the Over Hulton Precinct, by hand delivered leaflet, email, social media and promoted by the local Ward Councillors. A copy of the forum's membership form and other materials can be found in **APPENDIX A**.

Following the meeting formalities, the Forum showed a short video from Locality on an overhead projector explaining how Neighbourhood Plan's work and process involved as well as explaining how the neighbourhood plan was being prepared for Over Hulton and what it could cover in addition to discussing the activities and roles residents could get themselves involved in to help develop the plan such as researching, leafleting and social media as well as engaging on local topical issues.

Following the video, the room was set out with 8 different workstations covering a number of topics, we asked the community for their feedback with this interactive exercise to help form our policies. Feedback was given on PostIt notes that was positioned in the relevant area. The topic areas were :

1. Business & Employment
 2. Infrastructure
 3. Other Areas of concern
 4. Ecology / Agriculture
 5. Environment / Green Spaces / Local Environment
 6. Community Vision
 7. Heritage Identity
 8. Housing.
- The feedback from this interactive session can be found at **APPENDIX A**.



Fig 1 Cllr Diane Parkinson showing residents the agreed boundary for the Over Hulton NP at their meeting on 27.3.2018

2.3 Drone Aerial Footage of NDP boundary area

In February 2018, we engaged with a local resident who is an experienced drone operator in order for him to carry out aerial drone footage of the local NDP area. The forum paid for his time and was invoiced at a cost of £70.

The aim of having this footage done was for it to be viewed by the community at our next consultation event and to show the neighbourhood plan area from a different perspective. You can view the aerial footage via the link below.

https://drive.google.com/file/d/1ditBMAOJUN-qKv5I8ERWY4_dfQLnp6LM/view

2.4. Design a Logo Competition with Local Primary School

In April 2017, the Neighbourhood Forum engaged with St Andrew's CofE Primary School which is situated within the boundary of the neighbourhood plan. The Headteacher, Simon Charnock gave the forum full endorsement for the pupils to get involved in designing a logo for the Over Hulton Neighbourhood Plan website once built.

The children were handed an Entry Form as shown on the next page with a closing date of Monday 5 June 2017. All of the entries received were excellent and a lot of thought and effort

had gone into their work, however three winning pupils were chosen. The winners were announced on Friday 14 July 2017 at the school's Celebration Assembly. Amazon vouchers were given as prizes and there was a small sweet gift bag for all the children that took part. Councillor Diane Parkinson handed out the prizes and certificates to the lucky winners, the pupils also heard what the role and purpose of a Councillor was as well as recognising the importance of having a neighbourhood plan in Over Hulton which was a great way of explaining to the pupils how the younger generation could contribute to the future of the neighbourhood plan.



Figure 1 - Winning logo



Figure 2 - The 3 winners from Year 1, Year 3 and Year 5 all pupils at St Andrew's CofE Primary School with Councillor Diane Parkinson and in the assembly showing their Certificates and winning logo on projector in background

COMPETITION

‘Design a Logo for Over Hulton Neighbourhood Plan website.



ENTRY FORM

I would like to take part in the Over Hulton Neighbourhood Plan Children’s Art Competition for designing a logo and banner artwork for their new website.

NAME _____

CLASS _____

AGE _____

Be as creative as possible in your representation of the community you live in by taking in all factors such as schools, churches, roads, local ancient woodlands along with history of Hulton Estate. Your artwork needs to show what Over Hulton represents as a place to live, so get your thinking head on and start drawing.....

Rules

1. Applicants may enter the competition by creating a logo, banner or collage of their representation of the community they live in, involving local historic features of Over Hulton. This competition is open to children in St Andrews School, Over Hulton, Bolton only
2. All applicants in the art competition aged under 18 must get consent from their parent(s) or legal guardian(s) before entering the competition. The parent(s) or legal guardian(s) of applicants under 18 agree to the Rules and Terms and Conditions on behalf of the applicants. The competition is free to enter and no purchase is necessary.
3. All entries must be handed into the School Office by the last day of Term in an envelope detailing name, age, class.
4. The Over Hulton Neighbourhood Plan Committee must receive all entries by Monday 5 June 2017 in order to take part in the competition.
5. The judges shall assess the entries and three winners will be selected (1st, 2nd & 3rd). The judges’ decisions shall be final. No correspondence regarding the results will be entered into.
6. The winner will receive an Amazon Vouchers to the value of £25. The 2nd runner up will receive an Amazon voucher of £15. 3rd runner up will receive £10. All prizewinners will be announced to the school as soon as possible after the 5th June, 2017 and a date will be arranged to visit the school to announce the winners
7. The Over Hulton Neighbourhood Plan Committee would like to use the opportunity to promote their community engagement with the local schools in the Bolton News. Please sign bottom of this page to agree that photographs may be taken of your child and used on the website, social media and in the Neighbourhood Plan submission.
8. The winner will be announced at the morning assembly by the Headmaster
9. The prizes offered are non-exchangeable, non-transferable and no cash alternative is offered.
10. The winner's name will be published on the competition website when built .
11. All entries will be returned back to the children after the winners have been chosen.

.....
(Signed by Parent)

.....
(Date)

I authorise that my child can take part in the competition and agree to the rules as above

2.5 Consultation Event – 20th September 2018

On the 20th September 2018, the Forum held its second consultation event which was held at Over Hulton Conservative Club, St Helens Road from 7pm until 8.30pm. We were consulting around the DNP that we were developing and was another opportunity for the local community to drop in and find out more about the Plan and for them to have their say to help shape the future of Over Hulton.

Each workstation was manned by a member of the Forum who guided the local community on their feedback. PostIt notes were handed out and pens. Local Ward Councillors also supported and attended the event. A list was also prepared for other various roles such as leafleting, fundraising, research if any of the residents were interested in helping out further.

The session was advertised by an A5 leaflet by email, on social media and promoted by the local Ward Councillors. The details can be found at **APPENDIX B**.



Fig 3 Local residents moving around the various workstations at Over Hulton Conservative Club on 20.9.2018



Fig 4 Local residents providing their feedback on one of the workstations at the event on 20.9.2018

2.6 Bolton FM Community Radio Broadcast

The forum was asked by Radio Bolton FM Community Radio to attend a local broadcast "Community Corner" from the Over Hulton Conservative Club on 17th October 2018 between 7pm-10pm. Other local businesses and residents were also in attendance.

The broadcast covered how we were recently designated and what local events we had held so far as well as a general discussion on Over Hulton and what we enjoyed living in the area.



2.7 Consultation Event – 19th March 2019

On the 19th March 2019, a further consultation event was held at Over Hulton Conservative Club, St Helens Road from 4pm - 7pm. The session was advertised by leaflet, by email, social media, on the Over Hulton precinct and local shops and promoted by the local Ward Councillors. There was a sign in sheet as people arrived and we recorded **140** people attending the session. Further details can be found at **APPENDIX C**



Fig 5 Event Advertising Banner for the 19th March 2019 event at Over Hulton Conservative Club



Fig 5 Welcome sign at the registration desk as residents arrive to the meeting

Troy Planning + Design, planning consultants also attended the event with three of their senior planners who helped with the smooth running of the event and who mixed with the local community to get further feedback from them. A1 Boards were set up on four work stations in each corner of the venue around our policies. The forum provided pens, PostIt notes and coloured pins.



Fig 7 Clr Derek Bullock assisting local residents at the 19th March 2019 consultation event

The workstations were manned by either a member of the forum, local Ward Councillor and Troy Planning + Design. Residents were asked to review the information on the tables and then to provide their feedback. The workstations were (1) Landscape & The Environment (2) Transport and Communication (3) Housing and Local Character (4) Local Facilities and Community.

The final workstation was an interactive survey with iPads where local residents were asked to complete a short survey and also watch a 3 minute drone footage of Over Hulton . The survey was able to provide the forum with instant polling figures.



Fig 8 Poll Everywhere tablet survey at Workstation 4

The Committee considered the community responses to each of the proposed policies below collated from the community event :

Landscape & the environment

LE1 developments should prioritise the use of brownfield sites

LE2 developments should preserve greenspace where relevant interconnecting with existing greenspace.

LE3 developments should protect and enhance wildlife and their habitats on the development site and surrounding sites giving extra consideration to the protection, provision and maintenance of wildlife corridors.

LE4 development proposals should respect and respond positively to CB 2 Over Hulton's green and wooded environment through, the retention of existing trees, hedgerows and woodlands and the introduction of further appropriate planting taking into consideration the local pattern, composition and species of the tree, hedgerow and woodland planting.

LE5 developments must be designed or constructed to reduce flood risk

Transport and communication

TC1 development proposals must identify the realistic level of traffic likely to be generated. It must assess the potential impact of this traffic on pedestrians, cyclists, road safety, parking and congestion within Over Hulton particularly around the cross roads and include measures to mitigate any impacts. Development that would give rise to unacceptable highway dangers will not be permitted.

TC2 maximise opportunities to walk and cycle, including between Westhoughton, Atherton, Morris Green and Dene via enhanced access to the greenbelt as well as supporting public transport where needed.

TC3 provide opportunities to mitigate the rise in traffic congestion around peak times across Over Hulton in particular around the village crossroads and traffic congestion leading up to the chequebent roundabout on the A6.

TC4 schemes to mitigate existing traffic issues while maintaining the village character of Over Hulton and the surround area will be supported in principle.



Fig 9 A1 display board featuring photographs collated of local green spaces/key views at the event on the 19.3.2019

Housing and local character

HLC1 any development will be inkeeping with the character of Over Hulton and should preserve and enhance the character of the neighbourhood area. For example, houses are set back from the road with designated driveways and proportionate gardens. Parking spaces should be provided to limit the requirement for on street parking.

HLC2 -where a large number of houses are built together, they should be of a mix of dwellings. Housing mix should be informed by upto date housing needs assessment.

HLC3 housing built within the Over Hulton area will be designed to minimise its impact on the natural environment and adopt to future impacts of climate change.

HLC4 development will be supported that respects the local character, historic and natural assets of the area through design and materials that reinforce the local distinctiveness and strong sense of place. Any development must help define, protect and enhance Over Hulton which is known for its landscape, green spaces and character of its buildings. Consideration needs to be given to height, scale, spacing, layout, orientation, design materials and also given to nature conservation assets, trees and biodiversity, views and vistas, landscaping and boundary.

HLC5 policy will welcome and encourage development which provides for new tree planting in order to compliment and extend the tree cover across Over Hulton. Tree management plans must be included. If any trees are felled due to any proposed development in the area then two trees must be planted for everyone that is removed.



Fig 10 Cllr Toby Hewitt speaking to local resident on the housing and local character workstation

Local facilities and community

LCF1 proposals for development will be required to identify their likely impact on local infrastructure, services and facilities and to demonstrate how any such impacts will be addressed. Account should also be taken of cumulative impacts arising from the new development combined with other schemes that have planning permission. Where new development proposals bring new access to services (particularly enhancement of the greenbelt, open spaces and improved access to them) from the village, this will be seen as a positive benefit.

LCF2 development that supports the community feel and character of over Hulton village centre by diversifying and enhancing the range of local shops and related commercial services for the local community will be allowed.

LCF3 the loss of shops and related commercial services for the local community and from within Over Hulton will be resisted unless it can be demonstrated that reasonable efforts have been made to secure their continued use for these purposes.

LCF4 development that supports and accommodates a commensurate amount of community space and access to the greenbelt will be allowed and development proposals which enhance or improve existing community facilities will be supported.

LCF5 development proposals that will result in the loss or reduction in scale of a community facility will not be permitted unless: Alternative facilities of equal or better accessibility, size and suitability are provided; or it can be demonstrated that the community facility is no longer viable and it has been marketed for at least a year as a community use.

LCF6 – development proposals which are likely to increase the requirements for local facilities such as healthcare and schooling much also include the provision of such services within their plans. In such instances, proposals must be accompanied by appropriate measures to cater for increased activity around these areas such as school drop off and pick up time ensuring this activity can take the extra use.

LCF7 – retain existing farmland and associated economic activity, developments will not be supported where it encroaches on farmland.



Fig 11 Over Hulton local community getting involved



Fig 12 Clr Derek Bullock welcomes local residents to the consultation event

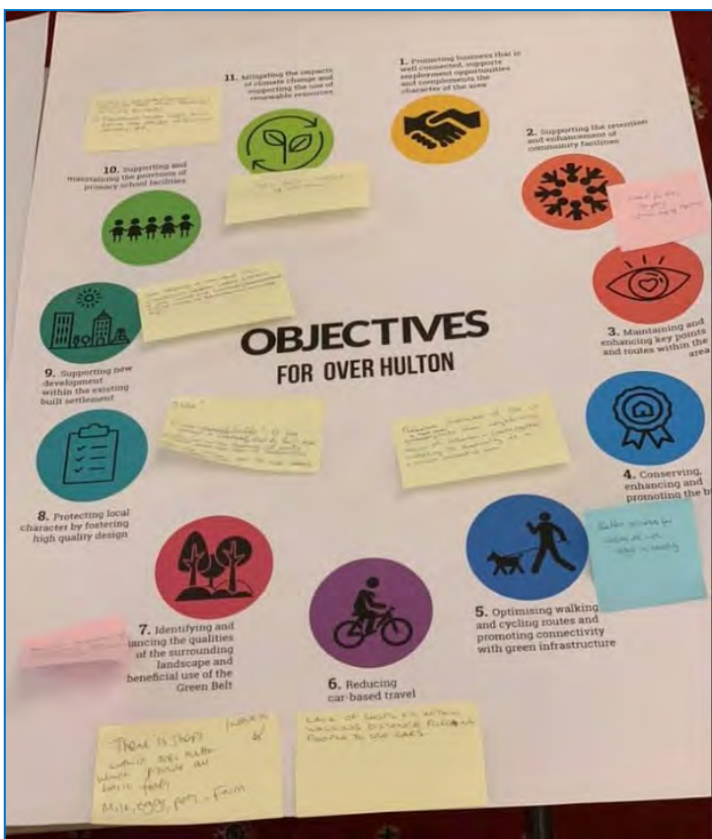


Fig 13 Example objectives for Over Hulton

2.8. – Local Resident & Business Surveys

Local Resident Survey

The survey was sent to residents and stakeholders within the boundary of the Over Hulton neighbourhood plan as part of the consultations and evidence gathering carried out with people from the area to help inform and produce our area development plan.

The completed surveys were collated prior to the the public consultation exercise that was held at Over Hulton Conservative Club on 20th September 2018. We recorded in total **110** completed returned surveys.

Surveys could be posted at the supermarket on the Precinct, Milk Maids or on the evening at the consultation event. We provided postboxes so that residents could post their completed survey confidentially. We offered a £20 Milk Maids Voucher as a prize for the first survey picked at random on the evening of the consultation event. Details of the survey together with supporting materials can be found at **APPENDIX D**

Local Business Survey

A coloured postcard was posted and hand delivered to all local businesses within the boundary including Logistics North, Cutacre including those who worked from home such as childminders. There was 40 delivered in total. We asked local businesses to participate in a business survey and in line with GDPR regulations, we needed their consent following which a link would be emailed to them to the survey.

There was an extension for completing the business survey to 14/3/2019 to allow more responses to be received from local businesses to evidence in the neighbourhood plan. Advertising can be seen on the OHNP Facebook Posts dated 17/2/19 + 24/2/2019.

Following our consultation of local businesses, the returned surveys was poor only receiving 5 back from the 40 we sent out. The forum had also included a pre-paid return envelope for those surveys posted out. We had prepared a series of questions to help the forum understand future business plans and requirements of local businesses and any feedback they had. Details of the survey together with supporting materials can be found at **APPENDIX D**

OVER HULTON NEIGHBOURHOOD PLAN BUSINESS SURVEY

Over Hulton is in the early stages of drafting a Neighbourhood Plan, and we would like local business input into the Neighbourhood Plan.

We have prepared a series of questions to help the Over Hulton Neighbourhood Forum understand your future business plans and requirements.

In order for us to send you a copy of the survey questionnaire we first need your consent.



Troy Planning + Design is an independent planning consultancy being contracted to help prepare the Neighbourhood Plan.

In line with data protection regulations, we require your consent before you participate in the survey. If you are interested in participating, either return this card to us and we will send you the survey by post, or you can fill it out online at: troyplanning.com/overhulton

If you have any questions please email info@troyplanning.com

(Name of Your Business): _____

(Business Address): _____

RETURN TO
Over Hulton Neighbourhood Forum

(Neighbourhood Forum Address TBC)

Please return by TBC

Fig 14 Business Survey postcard

2.9 Over Hulton Information Outlet (OHIO)

The Over Hulton Neighbourhood Plan are represented at the Over Hulton Information Outlet (OHIO) with one Forum member being a group admin and is also on the Committee.

Due to the increase in crime in the area the group decided to divide Over Hulton into 8 different regions with an admin on each region reporting to a main group. Messages are sent on WhatsApp platform and local residents can sign up to be a member on Google sheets with their details. The kick off meeting was held on Tuesday 2nd April 2019 at 7pm at St Andrew's Church. We also promoted this on our Facebook account dated 10/8/2019

2.10 Hulton Park Community Liaison Group

Over Hulton Neighbourhood Forum are also represented on the Hulton Park Community Liaison Committee which is run by Lexington Communications, Peel L&P engagement consultants. The meetings were held virtually via Teams with the meetings taking place approximately every quarter. Councillor Toby Hewitt and Carlyne Bevis, Secretary attended these. These meetings are very useful to understand the priorities of the major landowner and updates and can address any key issues at this forum. The last meeting was attended on Wednesday 5th January 2022 which was to review project updates and review the draft community charter.

2.11 Neighbourhood Plan Regulation 14 Consultation

(a) Overview

This section of the consultation statement presents a summary of the responses received to the formal Regulation 14 consultation of the Over Hulton Neighbourhood Plan.

Consultation ran for a period of eight weeks: initially for six weeks from 01 August 2021 until 12 September but extended for a further two weeks until 30 September 2021.

Comments on the draft Plan from Bolton Council were initially received in December 2020. These were reviewed and reflected in the Regulation 14 version. However, comments on the Regulation 14 version of the Plan were not received from Bolton Council until March 2022. These were considered and amendments made as appropriate prior to submission.

Notice of the consultation was sent direct to:

- **89** organisations (as listed on pages 35-36), representing statutory consultees, and including utility and service providers. Details of the relevant statutory consultees to contact were provided by Bolton Metropolitan Borough Council.
- Westhoughton Parish Council, which adjoins the Neighbourhood Plan area.
- Residents and Forum members who had registered for updates during earlier consultation events (**122** in total).
- Six organisations (as listed below) who had expressed an interest in the progress of the Neighbourhood Plan, including:
 - St Vincent de Paul Catholic Church.
 - St Andrews C of E Church.
 - Every Feather Bird Rescue.
 - Peel L&P.
 - Over Hulton Community Group.
 - Milkmaids.

The Regulation 14 version of the Plan and supporting documentation was available to view electronically and download via the Forum website during this period. A screenshot of the website as it appeared during this period is provided below.

In addition to the direct approaches outlined above the Regulation 14 consultation period was also advertised in the following ways :

- Posters were displayed around Over Hulton in prominent public places, including places of worship, community buildings, Milk Maids/Deardens Farm, and the wooden notice board at the Precinct and in Morrisons Supermarket near the community books
- Over 1,200 leaflets were distributed by various political groups and 1,000 were delivered by local volunteers, by social media and emailed to members in addition to being advertised in the local newspaper, Bolton News.
- Articles posted on social media and in the Bolton News are copied across the following pages.
- Due to Covid restrictions a 'drop-in' / street stall event was held in at the Over Hulton Precinct outside Morrisons Supermarket on Thursday 29 September 2021, allowing local residents and others to view the plan material and to ask questions. A supply of printed

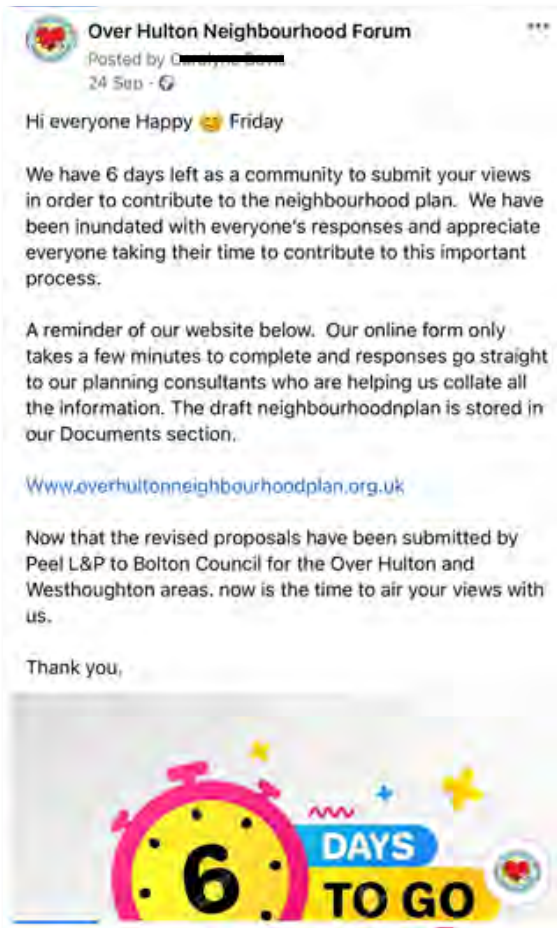
feedback forms were available for completion, with volunteers assisted those residents who preferred to submit their responses in hard copy and post in the drop box that was supplied. The feedback form was also made available electronically and online for completion and return.

246 survey responses were received, with additional letters and responses also provided.

Material prepared in support of the Regulation 14 consultation is presented in **APPENDIX E** of this Consultation Statement.

(b) Selection of social media posts advertising the Regulation 14 Consultation







The survey can be completed online, by scanning QR code from the leaflet attached, by email to overhulton.np@gmail.com, posted to The Secretary - Over Hulton Steering Group, c/o 702 Manchester Road, Over Hulton, Bolton, BL5 1BD or post in the Drop Box located in Morrison's on the Over Hulton precinct near the community library at the back of the shop. Do you know of any neighbours don't have social media but would like to make their representations, please send us a message with their details and we will hand deliver a survey form to them.

We welcome you to share your thoughts on the draft Neighbourhood Plan and any other concerns you have in the area at the moment. All your views will be reviewed when preparing the final version of the Neighbourhood Plan which after the consultation, will be submitted to the local authority and subject to the outcomes of the examination, you'll then be able to go to referendum, where everyone of voting age in the area will be able to vote on whether the Plan should come into force (or not). If so, it will then become part of the development plan and be used to help inform planning applications.

We urge you to help us in these final stages of the Neighbourhood Plan. Thank you in advance for your support.



(c) Over Hulton Neighbourhood Plan Website – Landing Page

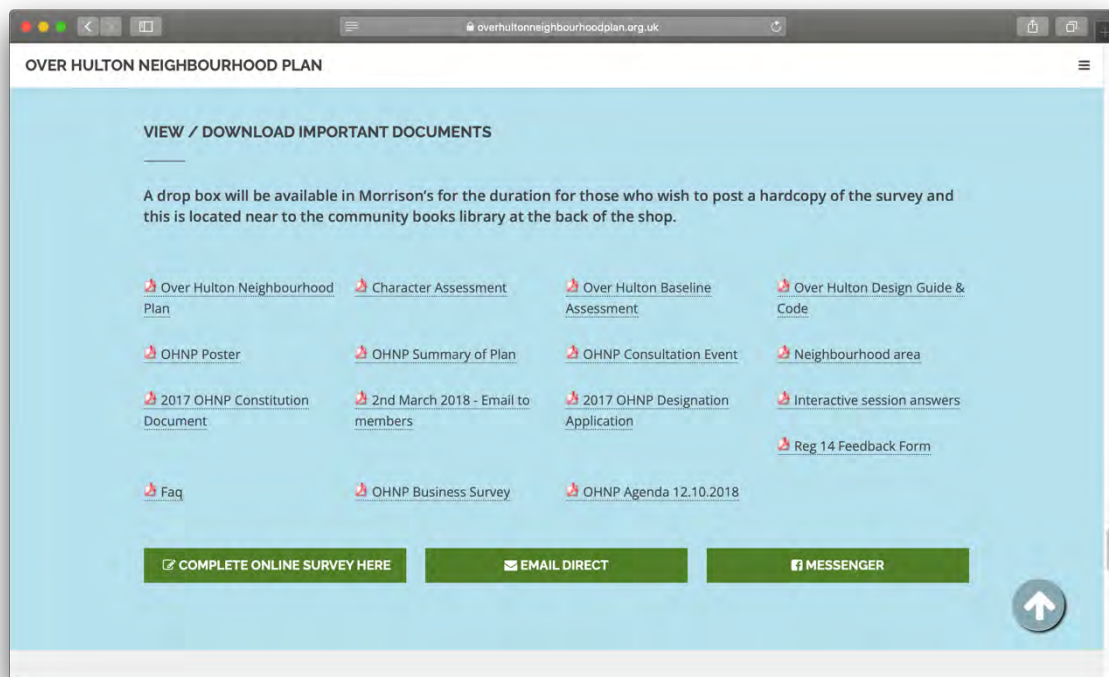
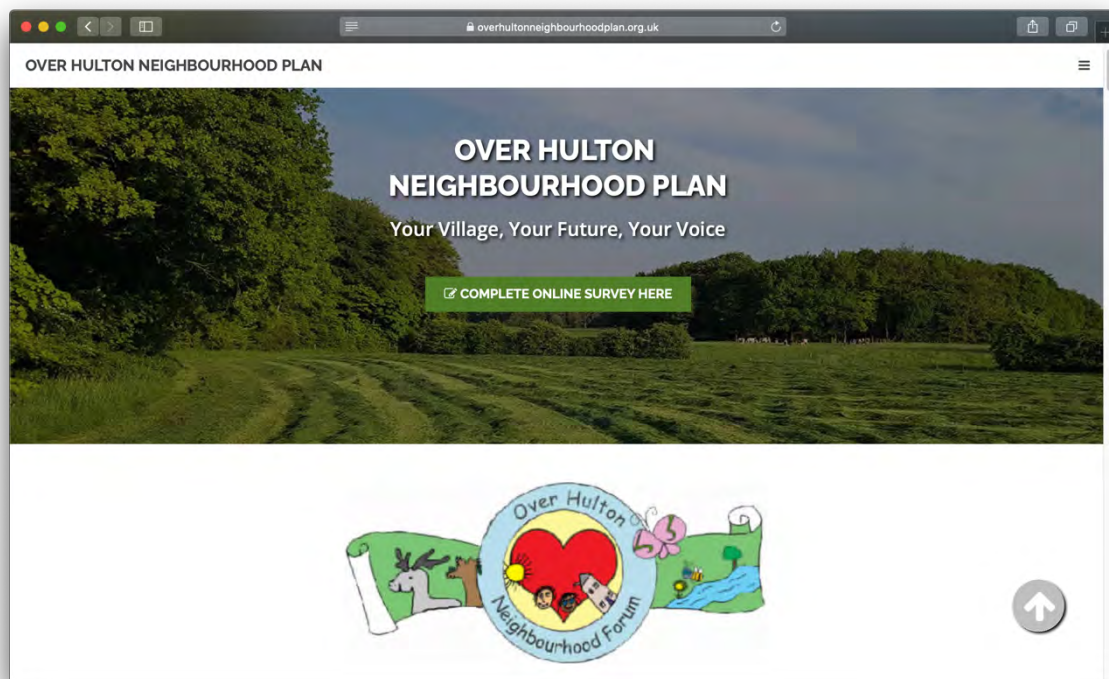


Figure 15: Over Hulton Neighbourhood Plan website – material available online during the Regulation 14 consultation period

(d) Responses to Survey

- The survey issued alongside the Regulation 14 version of the Neighbourhood Plan asked respondents to say how they felt about each of the draft policies on a scale of 1 – 5, with 1 being strongly agree and 5 strongly disagree.
- Responses to the survey form were received from 246 people. The majority of these were from residents, with just over 10% being residents of adjacent areas or regular visitors to Over Hulton. One response was also received on behalf of the main landowners (Peel), with their comments also submitted in writing.
- Responses to the survey indicate strong support for all of the proposed policies.
- In each case, more than 60% of all respondents indicated that they strongly supported the policies. This rose as high as 85% for Policy LE4 (Mature Trees and Hedgerows).
- In each case, combining those who indicated agreement with those who indicated strong agreement shows that more than 80% of all respondents agree with all of the proposed policies.
- Conversely, disagreement (both those indicated disagreement and strong disagreement) was in the range of 7% to 13% for the draft policies.
- A small number of people indicated they were not sure, or did not respond to each question.
- The responses to the survey indicate strong support for the policies in the Neighbourhood Plan.
- The responses are summarised in the chart presented overleaf.

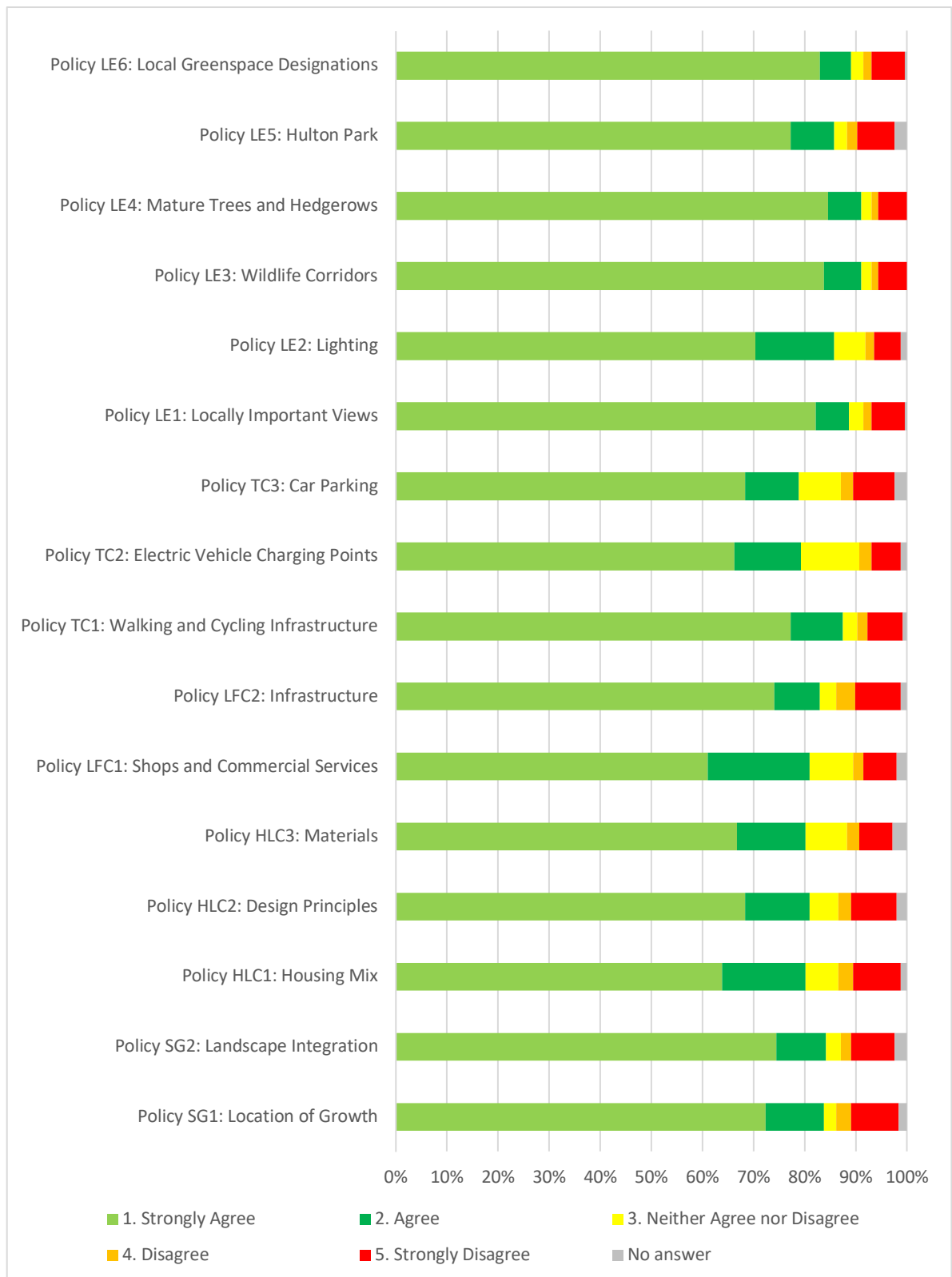


Figure 16: Summary of responses to consultation on policies in the Regulation 14 version of the Neighbourhood Plan

(e) Comments

- Respondents to the survey were provided with the opportunity to leave comments on policies within the Plan. Headline messages are summarised below:
- The area benefits from a strong sense of community and local businesses. This should not be undermined by future development.
- Important green spaces within the area should be protected. This extends to the extent of the Green Belt around Over Hulton, as well as areas of wildlife and biodiversity.
- Hulton Park is part of the identity of Over Hulton and should be retained.
- High traffic volumes are a barrier to movement and community integration, and thus traffic volumes should be limited.
- Any new development – including housing associated with the Ryder Cup – would place increasing pressure on local infrastructure, including highways and community facilities.
- Any new and existing homes should be energy efficient and in keeping with the character of the neighbourhood.
- The comments provided broadly support the aims and intentions of the Neighbourhood Plan, seeking to retain local identity, character and sense of community, making it easier for people to move about, access services and facilities.
- However, one response was received from a resident that suggested, amongst other comments, that:
 - The Plan could be simplified, focussing on key issues, bringing greater clarity.
 - There is no need to prepare such extensive guidance as set out in the Design Guide and Code, that matters of national policy need not be repeated, and that there is an over emphasis on Hulton Park.
 - Whilst there is some merit in the response, with matters of accuracy and clarity to be addressed prior to submission, the Forum considers that the Plan and its content reflects the views of the community as expressed through consultation, including that received in response to the Regulation 14 consultation with the vast majority of respondents expressing agreement, or strong agreement, for all policies
- In addition to the above, comments were received from on behalf of the major landowner in the area (Peel). In summary:
- The survey response submitted indicated broad support for the majority of policies within the Neighbourhood Plan, marking these as 'agree' (indeed, the response states *that 'the draft Plan is welcomed and the majority of the draft policies are supported'*), with the exception of the following where disagreement or strong disagreement was expressed (responses by The Forum to the comments made by Peel are included in the shaded boxes):

- SG1: Location of Growth. It is suggested that as Over Hulton is not identified as an area of growth in the Bolton Core Strategy that this policy is not relevant for inclusion in the Neighbourhood Plan.

The Neighbourhood Planning Forum does not agree. Although not designated as a location for growth, it is recognised that applications for development will come forward, and where these do, the Plan seeks to direct these to the most sustainable locations, being the redevelopment of previously used land.

- HLC1: Housing Mix. As above, it is suggested that because no land is proposed for development, it is not relevant to include a policy on housing mix.

The Forum does not agree, although it doesn't allocate sites for housing nor establish a figure for growth, it is recognised that applications for development are likely to come forward in the Plan period, and that if they do, then they should be of a mix that reflects local needs.

- LFC2: Infrastructure. This policy is presented in two parts. The response supports the first part (Infrastructure impact and new facilities, but not the second (Loss or reduction of community facilities or places of importance). The response suggests that privately owned farms and businesses should not be listed as 'community facilities'.

Whilst the Forum recognises that this is strictly correct, it does not alter the role nor importance of these businesses in terms of providing an important function that serves the community and which the community would wish to see retained wherever possible. Indeed, the response notes that the proposals for the Peel development include buildings that could accommodate a new / replacement retail unit. This would satisfy clauses in the draft policy that seek to protect loss of such facilities and uses from the area, but where re-provision would be supported.

- LE1: Locally Important Views – It is suggested that this policy requires further evidence to justify their inclusion and contribution towards the feeling of openness, particularly where the view is of private land or where consented development would change the view.

The Forum does not agree. The photographs were taken from public footpaths/highways. New Park Wood is public land. Although land may be in private ownership, this does not mean that the view is not an important vista that is viewable from a public place. The land also holds an historical value in the area and to the local community with Hulton Park being linked to William Emes (1729-1803) and landscape designer John Webb who worked on Hulton Park in 1808. In terms of physical remains, archaeology, species and habitats, aesthetic, historical and communal value in particular with the previous owner, Sir Geoffrey Hulton who welcomed many scout groups into Hulton Park for their activities and many residents talk fondly of those memories therefore the communal value of the park is high. This is elaborated upon in the Statement of Significance prepared by the Lancashire Gardens Trust which is presented in Appendix E.

- It is noted that the response both indicates agreement and disagreement to Policy LE5: Hulton Park. Comments include:

- It is suggested that the policy be amended to recognise the benefits that would come with implementation of the development proposals.

The Forum does not agree and takes the view that this is not for the Forum to set out in the Neighbourhood Plan, but for the Applicants to demonstrate through their proposals.

- The proposals for the site seek to protect and enhance the Ha-ha, Pretoria Pit Memorial, hydrology, trees, hedgerows and habitats, and thus the policy should reflect this.

The Forum does not agree, rather that the policy and proposals are aligned in this respect and do not need changing. It is also considered important to retain such policy wording in the event that proposals change over time.

- The extant permission allows for the removal of the Estate Cottage and should thus be removed from Policy.

The Forum also acknowledges the Estate Cottage is an integral part of the Character of Over Hulton being the former home of Sir Geoffrey Hulton, and is thus of importance significance locally. The extant permission is however conditional and contingent on the awarding of the Ryder Cup.

- LE6: Local Green Space Designations: The response objects to the inclusion of the entrance of Hulton Park as a designated Green space which is privately owned and leased by Peel.

The Forum considers that the green space meets the criteria for designation, being locally valued for its historical significance to the area as set out in the Statement of Significance at Appendix E.

- The response also provides a review of the separate Character Area Assessment undertaken which informs the Plan, suggesting that areas of character should refer to the consented development proposals.

The Forum does not agree as the scheme has yet to be implemented and until such a time that it has does not form part of the character of the area. It is though noted that support is expressed within the response for design policies contained within the Neighbourhood Plan.

(f) Summary

Responses to the survey were received from **246** people, mainly being local residents or those who live close to or visit Over Hulton on a regular basis.

The responses indicate a very strong level of support for all policies in the Neighbourhood Plan. One response suggested that the Plan would benefit from greater clarity and should focus on key issues. Whilst the final submission version will be subject to review for such matters (and will be so again through the examination process), the broad scope of the Plan and content is supported by the majority of respondents, as indicated by the responses to the Regulation 14 consultation.

A response was received on behalf of Peel which welcomes and expressed support for many of the policies in the Neighbourhood Plan, but also requested that those policies relating to Hulton Park should be updated to reflect the proposals for the site. There is though considered to be relatively good alignment between the policies and the proposed scheme.

Responses from the statutory consultees were limited. Where no specific comments were provided these are taken as endorsement of the Plan. Where comments were provided in respect of water efficiencies and infrastructure it is considered that the Local Plan, together with the NPPF and Building Regulations, sufficient addresses these points.

(g) Other responses

In addition to the comments and responses noted in the previous section:

- **The Canals & Rivers Trust** responded to confirm that they have no comments on the Plan.
- **The Coal Authority** responded to say that records indicate there may be potential safety risks in the area associated with former mining activities but that, as the Neighbourhood Plan does not seek to allocate sites for development, they provide no specific comments.
- **Historic England** responded with general advice on how the historic environment might be approached within neighbourhood plans. They did not offer any specific comments on the Plan itself.
- **Homes England** responded to confirm that they have no comments on the Plan.
- **National Grid** responded to confirm that they have no assets in the area and thus make no specific comments on the Plan.
- **Natural England** responded to confirm that they have no comments on the Plan.
- **United Utilities** suggested that the Plan could include policies that support greater water efficiency and sustainable drainage measures, as well as assessing the impact of development on water and waste water infrastructure.
- **The Gardens Trust**, who provided a copy of their response to the proposals for development in Hulton Park and a copy of the 'Statement of Significance' prepared which assesses the significance of the landscape in relation to conservation principles established by Historic England. This demonstrates the strong evidential, aesthetic, historical and communal value of Hulton Park.
- **Bolton Council** responded to the Regulation 14 version in March 2022. Comments were generally supportive of the Plan and noted the suitability of the content for inclusion in a Neighbourhood Plan. The comments also suggested that clarity be provided in respect of some policies, such as wording associated with infrastructure policies, parking and the extent of those policies related to Hulton Park.

(h) Consultees

This section includes a list of all statutory consultees whose details were provided by Bolton Council for the purposes of the Regulation 14 Consultation.

3 Ltd
ABAS
Airport Operators
Amphibian and Reptile Conservation Trust (ARC)
Amphibian and Reptile Group of South Lancashire (ARGSL)
Avison Young on behalf of National Grid
B & W Dental Laboratory
Bolton Friends of the Earth
Bolton Primary Care Trust
Bolton Wildlife Advisory Group (WAG) C/o University of Bolton
British Geological Survey
British Marine Federation
British Telecommunications PLC
Business Environment Group
Canal & River Trust
Canal River Trust
Centre for Ecology and Hydrology
Clinical Commissioning Group
Council for British Archaeology
Country Land & Business Association
CPRE Lancashire
Department for Transport
Education and Skills Funding Agency
EE
Electricity Northwest
Environment Agency
Forestry Commission
Freight Transport Association
Fusion Online Ltd
GMGU
Greater Manchester Archaeological Advisory Service
Greater Manchester Chamber of Commerce
Greater Manchester Combined Authority
Greater Manchester Ecology Unit
Greater Manchester Fire and Rescue Service HQ
Greater Manchester Police and Crime Commissioner
Greater Manchester Police Design for Security
Greater Manchester Waste Disposal Authority
Health and Safety Executive
Highways Agency
Historic England
Historic England North West Region
Home Builders Federation Ltd
Homes England

Joint Committee of the National Amenity Societies
Lancashire Wildlife Trust
Land Access and Recreation Association
Local Economic Partnership
Manchester Airport
Morston Assets Limited
National Farmers Union North West Region
National Grid Plant Protection
Natural England
Natural England
Network Rail
Network Rail
NHS England
NHS England (Greater Manchester)
NHS Property Services Ltd
Northern Trust
Office of Rail Regulation
Open Space Society
Openreach newSites
Rail Passenger Committee for the North West
Red Moss Action Committee
Red Rose Forest
Renewable UK
Road Haulage Association
Royal Bolton Hospital NHS foundation Trust
Society for the Protection of Ancient Buildings
South Lancashire Bat Group
Sport England North West
T Mobile (UK) Ltd
TFGM
The Coal Authority - Planning and Local Authority Liaison
The Forestry Commission
The Georgian Group
The Lancashire Branch of the Campaign to Protect Rural England
The Lawn Tennis Association
The Manchester, Bolton and Bury Canal Society
The Office of the PCC for Lancashire
The Ramblers Association Manchester & High Peak Area
The RSPB
Three
United Utilities Water plc
United Utilities, First Floor, Thirlmere House
Virgin Media
Virgin Trains
Vodafone and O2

2.12 Consultation Event & AGM – 30th November 2021



Fig 17 The local community arrives for the meeting on 30.11.2021

The forum held a further consultation and AGM event on 30th November 2021 from 7.30 – 9pm and was held at Over Hulton Conservative Club. This event was advertised on social media, word of mouth and promoted by Local Ward Councillors. Following the AGM formalities, Councillor Diane Parkinson showed the local community who attended a Presentation on the overhead projector which covered updates from the recent Reg 14 consultation. The results of responses from indicated a very strong level of support for all of the policies in the Neighbourhood Plan.



Fig 18 Cllr Toby Hewitt, Forum members and local community at the event 30.11.21

Slides were shown that detailed the demographics of respondents with nearly 40% of the respondents being over the age of 65 and 67% of the respondents all agreed that they would like to be contacted by us with regard to their responses.

Following a short break, the forum introduced their guest speaker, Elaine Taylor who presented her slides on Hulton – Past & Present.

Elaine studied the History of Garden Design at the University of Manchester and followed on with the course Landscape, Heritage and Society at the University of Chester, gaining a Master of Arts. Elaine gives lectures and courses in garden history. She was co-founder of Lancashire Gardens Trust in 2007 and currently leads the Research and Recording initiative. She is a volunteer advisor to Heritage Lottery Fund projects, specialising in Lancashire's Edwardian landscape architect Thomas Mawson.



Fig 19 Guest speaker Elaine Taylor presenting at the 30.11.21 event

Following the guest speaker, the forum welcomed any questions and AOB. Councillor Toby Hewitt gave thanks and appreciation to everyone who had attended our various consultation events over the last few years. The evening ended with a fundraising raffle with tickets selling for £1 a strip, all prizes were donated by members.



Fig 20 OHNP Event on 30.11.21 - OHNP Roller Banner & Raffle Prizes



Fig 21 Cllr Toby Hewitt explaining the NP process to the local community at the event on 30.11.21

2.13 Consultation with local residents

The forum has met with many local residents since designated. Councillor Diane Parkinson has also made herself available for numerous drop in sessions for anyone who needed more information on the neighbourhood plan or to sign up as a new member. The meetings normally were held at Over Hulton Conservative Club.

We were also contacted by a local resident who had concerns over the DNP content and also who wanted to discuss in more detail their representations that they submitted at Regulation 14 stage. An out of hours meeting was set up to meet with the resident to listen to their views which were fully considered.

2.14 Consultation with major landowner representatives, Turley's

A meeting was held on 22nd December 2021 with forum members and Turley's representatives to discuss updates on the neighbourhood planning process following the AGM held in November, an overview of Peel's representations and the forum's response. All parties agreed the discussion was very helpful to begin to open up the dialogue between ourselves and the landowner on the DNP.

Turley's representatives agreed that many of the concerns came down to the terminology used in the NDP, the forum agreed that these would be fully considered. The forum advised Turley's we would be happy to engage with them further and have future calls if we felt this necessary as part the neighbourhood planning process.

2.15 Social Media

The Forum set up a Facebook page on 20 February 2018 @OverHultonNeighbourhoodForum On the 20th February 2018 we posted a "Welcome to the Over Hulton Neighbourhood Forum Facebook page" and asking local residents to look for further updates and advising our website would be available soon. The forum from the outset has been keen to use social media to provide updates to the local community as a way of communicating to the local community. An example of facebook engagement can be viewed on the below link in addition to other examples given in Section 2.11 Reg 14 summary.

<https://www.facebook.com/events/s/annual-general-meeting-over-hu/878479079480310/>

(b) Over Hulton Neighbourhood Plan Website & Email

The forum engaged a local website designer to set up the Over Hulton Neighbourhood Plan website and we funded the unique .org.uk URL.

<https://www.overhultonneighbourhoodplan.org.uk/>

The forum also set also up their own contact email address overhulton@gmail.com so that residents had an online way of contacting the forum. We chose gmail to give us access to the Google platform in order to create surveys and other tools available.

(c) Bolton News

The forum has provided statements to Bolton News on a number of interesting topics, the links to the articles are below.

<https://www.theboltonnews.co.uk/news/16886097.residents-ideas-wanted-plan-shape-future-village/>

<https://www.theboltonnews.co.uk/news/16898265.dont-want-lose-village-atmosphere-say-hulton-residents/>

<https://www.theboltonnews.co.uk/news/17272750.hulton-neighbourhood-plan-starts-take-shape-consultants-appointed/>

<https://www.theboltonnews.co.uk/news/17515271.hulton-cries-park-young-people/>

<https://www.theboltonnews.co.uk/news/19774579.hulton-residents-vote-back-neighbourhood-plan/>

<https://www.theboltonnews.co.uk/news/19493487.villagers-keen-share-development-plan-hopes-hulton/>

SECTION 3

Appendices Index

APPENDIX A

Inaugural Meeting & AGM materials – 27/3/18

APPENDIX B

Consultation Event consultation materials -20/9/18

APPENDIX C

Consultation Event consultation materials - 19/3/19

APPENDIX D

Local resident and business surveys

APPENDIX E

Reg14 consultation materials

APPENDIX A

Over Hulton Neighbourhood Forum



Membership Form

Personal Details											
GENDER: Mr/Mrs/Ms/Miss/Other <small>(Circle all that applies)</small>	SURNAME										
	FIRST NAME(S)										
FULL ADDRESS (Inc postcode)											
Preferred Contact Information (please confirm below preferred method of contact)											
Landline (Home)	(Mobile)										
Email Address :											
Demographics (All information given is held in the strictest of confidence and only statistics are given to Bolton Council to help them understand the membership mix)											
Age Group <small>(Circle all that applies)</small>	<table border="0"> <tr> <td>- 17 – Or Younger</td> <td>40 – 49 Years</td> </tr> <tr> <td>- 18 – 20 Years</td> <td>50 – 59 Years</td> </tr> <tr> <td>- 21 – 29 Years</td> <td>60 – 64 Years</td> </tr> <tr> <td>- 30 – 39 Years</td> <td>65 +</td> </tr> <tr> <td>- Prefer not to say</td> <td></td> </tr> </table>	- 17 – Or Younger	40 – 49 Years	- 18 – 20 Years	50 – 59 Years	- 21 – 29 Years	60 – 64 Years	- 30 – 39 Years	65 +	- Prefer not to say	
- 17 – Or Younger	40 – 49 Years										
- 18 – 20 Years	50 – 59 Years										
- 21 – 29 Years	60 – 64 Years										
- 30 – 39 Years	65 +										
- Prefer not to say											
Are you employed in the Over Hulton Area	If so, please quote postcode of your employer's address.										
Occupation											

- I agree that the information I have given is accurate and true for the purposes of becoming a Member.
- I understand that my personal data will be held confidentially by the Secretary of the Over Hulton Neighbourhood Forum and will be kept confidential and not shared with any third parties.
- I authorise that the Steering Committee of the Over Hulton Neighbourhood Plan may contact me on the details I have specified above. If I cease to be a member, then please email the Secretary at overhulton.np@gmail.com to confirm you no longer wish to continue as a member so that your personal data can be erased from our systems.

(Signed) (Dated)

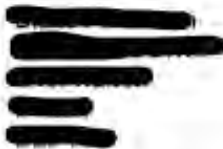
Date: 8th December 2017
Your Ref:
Our Ref: DoP/PS/Over Hulton NP



Planning Strategy
Department of Place
Bolton Town Hall
Bolton
BL1 1RU

Tel: 01204 333218

www.bolton.gov.uk/LDF
LDFconsultation@bolton.gov.uk



Dear Councillor Parkinson

Over Hulton Neighbourhood Plan – Designations of Neighbourhood Area and Neighbourhood Forum

On 4th December, Bolton Council's Executive Cabinet Member Regeneration and Resources approved the applications for a Neighbourhood Area and Neighbourhood Forum for Over Hulton. The Forum is now able to start the preparation of a Neighbourhood Plan for the approved area.

The council's [Local Plan](#) webpage has further details about neighbourhood planning.

Yours faithfully,

Simon Godley
Strategy Manager
Direct 01204 33611
Line:
E-mail: ldfconsultation@bolton.gov.uk

Director of Place **Stephen Young**



INVESTOR IN PEOPLE

Bolton Blackrod Farnworth Horwich Little Lever South Turton Westhoughton... all the family

OHNF Designation Letter 1

Email sent to members on 4 June 2017

Dear Member

As you know we formed the Over Hulton Neighbourhood Forum as an additional way for us to try and protect the Hulton Estate and other green space within Over Hulton.

We are very pleased to let you know that we are now in the first stage of this process with the Council, which is to get our Neighbourhood Forum designated by Bolton Council. This basically means that they will recognise us as a recognised body which can form a Neighbourhood Plan.

In addition at getting the Over Hulton Neighbourhood Forum designated by the Council, we have also applied for the to be designated boundaries on the plan.

The next stage for us is for the public to comment on our application. Anyone who lives in the area or landowners (inc Peel Holdings) can comment.

What can you do to support? Responding to the application would be of great support on the following basis :

- (a) that you agree with the idea of setting up an Over Hulton Neighbourhood Forum
- (b) that you agree with the proposed area for the Over Hulton Neighbourhood Forum

More details of our application can be found :-

<http://www.bolton.gov.uk/website/pages/Localplan.aspx>

Comments on these applications should be either emailed to :

idfconsultation@bolton.gov.uk or posted to Planning Strategy, 3rd floor, Town Hall, Bolton, BL1 1RU.

Comments MUST BE received by Friday 30th June 2017. The Council will take comments into account before making a decision on whether to designate.

Thank you for your ongoing support.

Over Hulton Neighbourhood Forum Committee

Email to Local Residents – dated 2nd March 2018

Dear members,

We are pleased to write to you to let you know that finally, in December, The Over Hulton Neighbourhood Forum was given designated status by Bolton Council. **This is absolutely fantastic news.**

What does this mean?

This means that we are now recognised by Bolton Council as a body that can create a Neighbourhood Plan for the Over Hulton area. Only designated Neighbourhood Forums or Parish Councils hold this status.

What is a Neighbourhood Plan?

In very simple terms, a neighbourhood plan is:

- A document that sets out planning policies for the neighbourhood area – planning policies are used to decide whether to approve planning applications
- Written by the local community, the people who know and love the area, rather than the Local Planning Authority
- A powerful tool to ensure the community gets the right types of development, in the right place.

Local people can create a plan allowing them to develop planning policies that reflect the priorities of their area and have real legal weight. The whole community then decides at a referendum vote whether the local authority should bring the plan into force. A neighbourhood plan is an important document with real legal force, therefore there are certain formal procedures that it must go through.

What is the difference between Over Hulton Neighbourhood Forum and HEART?

HEART is a campaign group, which is currently supporting residents to prevent the development of Hulton Park. The Over Hulton Neighbourhood Forum has been set up to help residents to have a voice in the future of the whole of our designated area. Whilst this does include Hulton Park, we are not set up to be an opposition group to this development.

What happens next?

Now that we have been designated, we will be looking to engage with the Over Hulton community by holding events to understand future priorities for Over Hulton. As you are a member of the Forum, you are invited to attend our first **AGM Meeting at St Andrew's Church, Over Hulton on Tuesday 27 March 2018 from 19.00 – 21.00.** (A donation of £1 is asked for to cover the cost of room hire/refreshments). Please feel free to bring along any neighbours or colleagues with you who live in the area who wish to attend, however they would be unable to vote on the evening. Membership forms will be available on the evening for them to complete so that they can be included in our other future events.

At the AGM, we aim to bring you upto speed with what the group has been working on over the last 12 months on your behalf, election of current Committee, updates on research and meetings to date and our next steps. As this will be our first formal meeting, there will be an opportunity to add items onto the agenda and would ask that these items are sent to the Secretary no later than 7 days prior to the event, so we can add onto the agenda. Now that we are designed, we have commissioned our Website and Facebook page which will be announced very soon.

How can you help?

If you would like to help us as we start to develop the Over Hulton Neighbourhood Plan, then please reply to this email. Members who can support us with our ongoing research who have specialisms in areas such as :

Printing/Marketing/PR : Legal/Barristers : Engineering : Drainage :
Transport/Roads/Infrastructure : Air Quality : Geology/Soil Contamination : Archaeology : Mining
Specialist : Environmental : Utilities : Cultural Heritage : Golf specialisms : Over Hulton Historian
: Funding Options.

We look forward to meeting you at one of our events shortly.

The Over Hulton Neighbourhood Forum Committee

Agenda Items to be sent to the Secretary by email, post or text no later than Friday 16 March 2018

Email: overhulton.np@gmail.com : Mobile : [REDACTED]

Post [REDACTED]

From: Over Hulton Neighbourhood Forum <overhulton.np@gmail.com>
Sent: 02 March 2018 13:56
To: Diane Parkinson
Subject: *****GOOD NEWS*** THE OVER HULTON NEIGHBOURHOOD FORUM GIVEN DESIGNATED STATUS BY BOLTON COUNCIL**

2nd March 2018

Dear Members,

We are pleased to write to you to let you know that finally, in December 2017, the Over Hulton Neighbourhood Forum were given designated status by Bolton Council. **This is absolutely fantastic news.**

What does this mean?

This means that we are now recognised by Bolton Council as a body that can create a Neighbourhood Plan for the Over Hulton area. Only designated Neighbourhood Forums or Parish Councils hold this status.

What is a Neighbourhood Plan?

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- Written by the local community, the people who know and love the area, rather than the Local Planning Authority
- A powerful tool to ensure the community gets the right types of development, in the right place.

Local people can create a plan allowing them to develop planning policies that reflect the priorities of their area and have real legal weight. The whole community then decides at a referendum vote whether the local authority should bring the plan into force. A neighbourhood plan is an important document with real legal force, therefore there are certain formal procedures that it must go through.

What is the difference between Over Hulton Neighbourhood Forum and HEART?

HEART is a campaign group, which is currently supporting residents to oppose the current planning application for a golf resort funded by building 1061 dwellings within Hulton Park. The Over Hulton Neighbourhood Forum has been set up to help residents to have a voice in the future of the whole of the designated area. Whilst this does include Hulton Park, we are not set up to be an opposition group to future development.

What happens next?

Now that we are designated, we will be looking to engage with the Over Hulton community by holding events to fully understand future priorities for Over Hulton, and as a member of the Forum, you are invited to attend the first **AGM Meeting on Tuesday 27 March 2018 from 19.00 – 21.00 at St Andrew’s Church, Over Hulton.**

Please feel free to bring along with you any neighbours or colleagues who live in the area who wish to attend, however they would be unable to vote on the evening. Membership forms will be available on the evening for completion should anyone wish to join so that they can be included and able to vote at future events.

At the AGM, our first formal meeting, we aim to bring you up to speed with what the group has been working on over the last 12 months on your behalf, an election of current Committee members, updates on our accounts to date, research development and our next steps. In addition, there will be an opportunity to add items onto the agenda, and these should be forwarded to the Secretary no later than 7 days prior to the meeting. Now that we are designated we have commissioned our Website and Facebook page, details of which will be announced very soon.

How can you help?

If you would like to help us as we start to develop the Over Hulton Neighbourhood Plan, then please reply to this email. Members who can support us with our ongoing research around specialisms in areas such as:

Printing/Marketing/PR/Social Media/Photographers : Legal/Barristers : Engineering : Drainage : Transport/Roads/Infrastructure : Air Quality : Geology/Soil Contamination : Archaeology : Mining : Environmental/Ecology : Utilities : Cultural Heritage/Historian : Funding/Finance/Accounting : Architects/Master Planners : Researchers

We hope that you are able to attend the meeting on the 27th March or at one of our other events shortly.

Kind regards

The Over Hulton Neighbourhood Forum Committee

Agenda Items to be sent FAO The Secretary via email or post no later than Friday 16 March 2018. Email: overhulton.np@gmail.com

[Redacted signature line]

[Redacted signature line]

GDPR Guidance

The OH Neighbourhood Steering Group emailed out to its members on the 13 May 2018 advising of details of the GDPR legislation coming into force on 25 May 2018.

From: Over Hulton Neighbourhood Forum <overhulton.np@gmail.com>
Date: 13/05/2018 19:37 (GMT+00:00)
To:
Subject: IMPORTANT INFORMATION REGARDING GDPR - Marketing Preferences

Dear Members,

As most of you will already know, GDPR – the General Data Protection Regulation – will come into force on 25 May 2018 which will affect us as a Forum and affect the way we communicate with our members.

We need to justify and evidence the collection, storage and processing of an individual’s data by their consent. We understand for existing members who have already completed a membership form then we just require them to **opt in** or **opt out** of being contacted by us, as there was a privacy clause written into our membership form. For any new members after the 25 May, 2018, our membership form will be amended accordingly.

Based on the above, if we do not receive an email confirmation from yourself to confirm that you are happy to be contacted by the OHNF, then we will be unable to contact you with any further development news with the OHNF and of any future meetings.

Until our website is available, in the meantime I would suggest that you just click **REPLY** to this email, scroll down to this part of the email, type your **[NAME]** and then choose either **[YES/NO]** against the following contact methods and send the email back to me at overhulton.np@gmail.com

NAME : _____

- Email [Y] / [N]
- Post [Y] / [N]
- Landline [Y] / [N]
- Mobile [Y] / [N]
- Text Message [Y] / [N]
- Social Media [Y] / [N]

Thank you for your co-operation.

Regards

Councillor Diane Parkinson

Workstation Topics

- **1. Business & Employment**
- **2. Infrastructure**
- **3. Other Miscellaneous areas of concern**
- **4. Ecology / Agriculture**
- **5. Environment / Green Spaces / Local Environment**
- **6. Community Vision**
- **7. Heritage Identity**
- **8. Housing**

Each topic areas are expanded below with the various feedback and comments collated at the event.

Business & Employment

Q. What types of business/employment/ training opportunities should be attracted to the area?

- More farms
- Harvesting local materials
- Nice restaurants / family run pub
- Allotments
- Develop Hulton Cottage for Community / Heritage business local venue like Tatton Park
- Farm producing own crops / eggs
- Young start up businesses with low rents
- Farming
- Local businesses
- Activities for children/youths ie sports, volunteering
- Regenerate the Over Hulton shopping precinct
- Spiritual well being centre
- Skill Centre for traditional crafts, material and agriculture
- Dentists, doctors and Health Centre
- All businesses that give a village feeling / farming
- Farming
- Farm – grow our own food and fuel
- Opportunities for young people
- Farms
- Sporting and recreation
- Community Centre like 'Westhoughton Hub'
- Red Lion Pub – local food, good quality (to allow dogs which will encourage walkers)
- Community Building to be built and run by Over Hulton Community group for all ages to use with art, photography and IT classes run and the like for the community to enjoy.

Infrastructure in Over Hulton

Q.What improvements would you like to see in the future to the areas's roads, bus routes, cycleways and pedestrian links in addition to the street lighting?

- More bus lanes to save congestion
- Link to M6
- Improved road access
- Low speed limit
- Speed bumps
- Speed Cameras
- Filter lights at Junction at Four Lane Ends
- Chequebent is a disaster now
- Better road surfacing– less traffic overall
- Park & Ride Facilities into the major towns
- Upgraded street lights with LED bulbs
- Less Traffic
- Put more trains on at Westhoughton/Atherton with extra carriages so people get a seat
- Improved rail networks

- Logistics North – Fleet Management improvements to monitor number of large HGVs in the area
- Better traffic flow around Chequebent roundabout
- Want to see less traffic in the area so suitable alternatives put in place to combat this
- Designated Cycleways
- More pedestrian crossings on the A6 and Newbrook Road
- New ring road to be built before any new planning applications are made
- Safe footpaths and cycleways
- Less congestion on roads
- Improved bus service
- Traffic lights with filters on Chequebent Roundabout
- Cycle Lanes to be put in place
- More Police presence in area due to large number of RTA's and pedestrian injuries
- Like to see local footpaths improved and less traffic
- Encouragement for owning environmentally friendly transport
- Better bus services to connect to Manchester (eg such as Vantage bus with park/ride facilities)
- Traffic calming measures to reduce speed on A6
- Traffic reduction
- Reduce Traffic in the area
- Industrial buildings 'Tough Sheet' on the A6 – improved traffic management wagons entering road at 4am
- Roads and pavements in disrepair
- Traffic Calming
- Traffic issues with wagons in particular
- Stop rat runs through "The Avenue's off Manchester Road to get onto Newbrook Road
- Access of traffic between certain times
- Chequebent Roundabout
- Maintain roads ie potholes / pavements
- Development on Logistics North to cease – enough is enough
- No more trucks and units on Logistics North
- Weight limits on roads
- Widen the road along Snyderdale Way from motorway access M61 to create additional lanes. The roundabout in the middle doesn't have to be as huge. This would reduce traffic congestion from the motorway along the A6 and down Park Road where congestion occurs during peak times.
- Reduce speed limit along A6 from Four Lane Ends running upto Chequebent Island. Cars are approaching island far too quickly and this is where accidents happen.
- Bus Links to Manchester to save congestion on roads ie Vantage bus.
- Create a park/ride car park at Logistics North
- There are no controlled pedestrian crossings on the A6 other than at the Junction at Four Lane Ends. This would reduce the speed at which traffic travels down this road.

Other Miscellaneous Areas of Concern

Q. We would be interested to hear from residents about any other areas of concern you feel strongly about in the area?

- Drug dealing due to less police
- Youths hanging around Over Hulton Precinct
- Vandalism
- Wagon's driving (without due care) on all the roundabout verges at Watergate Junction
- Less development
- Limit further housing development
- Over development
- Improved protection of wildlife on the greenbelt.
- Westhoughton to be considered that impacts on Over Hulton
- Wagons using Cutacre Park for resting periods/overnight – STOP IT!!
- Protect Four Lane Ends
- No more pub chains – they devalue the area
- We need a community room for the community to meet
- Movements towards 'old days' where people knew their neighbours well and what people do becomes common place.

- Retain our local farms
- Addition of community facilities where local community can run and meet up
- Ryder Cup 2026 is not considered exceptional circumstances to harm the greenbelt and registered Grade II listed Park
- Football Club House to be built on playing fields with addition of football league for young boys
- Scout / Guide / Brownie Hut to be built on the Hulton Park as it used to be
- Protect Historic public houses in the area
- Schools / medical facilities – current capacity for present population only.

Ecology & Agriculture

Q. What are your views around ecology and agriculture in Over Hulton?

- Keep all our farms which allows stabling for many horses
- Plant for Pollinators
- Lake and other waters on the Hulton Park to be made public for access
- Access to greenspaces and use of the same like a country park
- Protect wildlife corridors
- Allow local produce
- Government use 'official systems' like hedgehood walk scheme to maintain gardens and environment
- Pollution concerns in the area particularly at peak times
- Protection of ponds and wetlands
- Preserve the ecology of Over Hulton that has been in place for generations
- Farm matter – keep our agriculture
- Protection for Hulton Park creatures and wildlife
- Continuation of local agriculture and wildlife without driving them away with development
- Greenspaces managed for biodiversity
- Greenbelt is GREENBELT – to remain untouched
- Retain all our farms
- Trees / woodlands
- Protect wildlife corridors and harvested fields
- Maintain and expand green areas to public use
- Greenbelt should mean greenbelt and should be sacred
- Local produce – love Deardens Farm
- Meadows and hedgerow protection
- Keep all the farms
- Preserve existing farms
- Keep Deardens agricultural Farm
- Protect the wildlife at Hulton Park
- Saving of all our farms
- Allow Back Gates Farm to continue farming the area – they work all hours and are passionate about farming.
- Retain existing farming
- Retain woodland/ponds/lakes and streams

Environment / Green Spaces / Local Environment

Q. We would be interested to hear your concerns around the areas's green spaces and local environment, for all ages. What would you like to see happen in the future to these areas?

- Walkways with nature for health and wellbeing
- Retain the existing heritage of Over Hulton
- Local schools to be able to use Hulton Estate as part of their education curriculum and learn heritage status of Over Hulton.
- Keep all our greenspaces but make more accessible to the public
- Stop urban sprawl
- Too much fly tipping in the local area – this has to stop

- Make Hulton Park accessible to the public ie Jumbles Country Park and Cuerden Country Park – great for families
- Creation of large park area for families with activities
- Children’s safe playground
- Prevent further urban sprawl
- Ensure distinctive Over Hulton boundaries
- Allow access to into Hulton Park
- No low flying aircrafts ie helicopters, drones ‘spying’
- Reduce traffic especially HGVs using the area
- No fly tipping
- Better access to green spaces
- Manage woodlands so native
- Stop fly tipping
- Uneven pavements
- Addition of litter bins on the public footpaths within Hulton Park
- Cutacre Park isn’t what was promised – a monster has been created on the back of business rates
- Ensure golf course doesn’t become houses EVER
- Greenbelt NOT green fees for golfers
- Picnic areas for families within Hulton Park
- Inclusion of bins
- Keep our green spaces – GREEN and untouched
- Introduction of an ‘outdoor gym’ in the Country Park for wellbeing in the summer months
- Protect Green Spaces
- Green spaces to be more open to public with environmental activities for children to enjoy and learn
- Younger generations gain learning/experience from older generations. Addition of allotments for young and old to enjoy the outdoors
- Better access to our green spaces
- Green spaces maintained better
- Litter picking by community groups and local schools and maintenance of old buildings for corporate social responsibility

Community Vision

Q. How would you like to see ‘Over Hulton’ in 10-15 years time?

- Less traffic
- Park and open spaces for communities
- ‘Thriving’
- Less traffic
- More community based and less commercial
- Accessible
- Residents all pulling together – no more traffic
- Less congested
- More young people / families attracted to area
- More affordable housing
- Hulton Park purchased by Bolton Council and made into a public park to be proud of
- Public spaces / parks / cycle tracks
- Green spaces all open to public access
- Management of the green belt
- More public paths and cycleways
- Better traffic management
- Over Hulton is majority ‘Greenbelt’ / better protection
- Access to community parkland
- Open accessible green spaces
- More bungalows and/or independent living development for senior population

Heritage Identity

Q. We would be interested to hear from residents what buildings, roads and places within Over Hulton gives it character and identity.

- All historical infrastructure
- Original farm buildings
- Four Lane Ends
- Hulton Cottage – Blue Plaque property (unfortunately has been left by Peel in a state of disrepair with no maintenance done)
- Hulton Park Estate walls and gardens
- The local pubs ie Hulton Arms and Red Lion
- Hulton Estate Park Gates
- Red Lion Pub
- Deardens Farm
- Green belt status and heritage
- Protect heritage landscape
- Hulton Park and its gardens
- Farm and outbuildings on A6 (Deardens Farm and Back Gates Farm)
- Four Lane Ends
- Historical buildings / blue plaque houses
- Pretoria Pit monument
- Hulton Park Pretoria Pit monument (seconded)
- The Conservative Club
- Listed Co-op building
- Respect and preserve identify of existing heritage
- Four Lane Ends ie Crossroads gives a village feel
- The farms
- Hulton Park Estate
- Hulton Arms and Red Lion pubs at the crossroads – well known landmarks
- Farms
- Retain heritage and build on this
- Links to other mining areas and canals
- Red Lion pub and Hulton Arms
- Four Lane Ends
- Green space (if no golf course takes place NO ADDITIONAL HOUSING)

Housing

Q. We would be interested to hear your views on what type of new homes you think should be built in Over Hulton in the future?

- Over Hulton already jam packed full therefore minimum houses to be allowed
- Affordable and more expensive housing to be built on brown field site allocations only
- We do not need oversize executive “lego houses” this won’t help the housing situation
- Keeping nature with what is here
- No housing to be built on green belt
- Brownfield site for affordable housing only
- More bungalows in the area
- Low carbon natural materials
- Affordable housing
- Attract young families to the area
- Age demographic
- Mixed developments
- Bungalows
- Assisted living homes for the disabled and elderly
- Low density on existing footprints over Hulton Estate
- No housing on the green belt
- Brownfield building to be allowed only

- We don't really need any housing on green belt unless on brownfield sites
- Environmentally sustainable
- Build on brownfield sites
- Affordable housing
- Affordable flats for younger people to get onto property ladder
- Only one Care Home in the area, additional smaller care homes for the elderly community so that their families can visit them without having to travel miles

APPENDIX B

*****REMINDER**** INVITATION TO OVER HULTON NEIGHBOURHOOD FORUM 2ND CONSULTATION EVENT

Inbox



Over Hulton Neighbourhood Forum <overhulton.np@gmail.com>

Dear Resident

The Over Hulton Neighbourhood Steering Group invites you to their 2nd resident consultation meetingEVERYONE WELCOME.....
The meeting is taking place on Thursday 20th September, 2018 from 7pm - 8.30pm at Over Hulton Conservative Club, St Helens Road, Bolton, BL5 1AA.

We will be consulting around the Neighbourhood plan that we are developing on your behalf. This is an opportunity for you to find out more about the Plan which is setting out the community's priorities including housing, green spaces, conservation, leisure facilities, schools, health, transport and local businesses.

Come and have your say and help shape the **FUTURE OF OVER HULTON** for the next 20 years.

Please get in touch if you could offer a few hours help or are able to give specialist advice to contribute towards our Plan, if so somebody from the Committee will call you back . Please contact via email at overhulton.np@gmail.com or via our Facebook Page.

We hope to see you this evening.

Best Wishes

The Over Hulton Neighbourhood Steering Committee

The Over Hulton Neighbourhood Plan reflects community-wide comments, observations and concerns about its future, bringing them together with census information, strategic and statistical evidence into a "living promise" that mirrors the community's overwhelming desire to make Over Hulton an even better place to live and work both now and for future generations.



OVER HULTON NEIGHBOURHOOD FORUM CONSULTATION EVENT

The Over Hulton Neighbourhood Plan reflects community-wide comments, observations and concerns about its future, bringing them together with census information, strategic and statistical evidence into a "living promise" that mirrors the community's overwhelming desire to make Over Hulton an even better place to live and work, both now and for future generations.

Event Information

The Over Hulton Neighbourhood Steering Group invites you to their 2nd resident Consultation Meeting – EVERYONE WELCOME. We will be consulting around the Neighbourhood Plan that we are developing on your behalf. This is an opportunity for you to find out more about the Plan which is setting out the community's priorities including housing, green spaces, conservation, leisure facilities, schools, health, transport and local businesses. Have your say and input into the future of Over Hulton.

Please get in touch if you would like to be a member or could offer any help or specialist advice to contribute towards the Plan. Email: overhulton.np@gmail.com

Over Hulton Conservative Club, St Helen's Road, Bolton, BL5 1AA.

On Thursday 20th September 2018 from 7pm

APPENDIX C



****SAVE THE DATE****

OVER HULTON RESIDENT'S & LOCAL BUSINESS'S CONSULTATION EVENT

Tuesday 19th March 2019

(Drop in session anytime from 4pm – 7pm)

At Over Hulton Conservative Club, St Helens Road, Over Hulton, Bolton

- Come and find out what stage your Neighbourhood Plan is at.
- Meet with our Planning Consultants, Troy Planning & Design who are providing us with the technical knowledge, support and know how around planning laws and evidence required. They will be engaging with the local community around a number of key topics. Your opinion counts as our Plan needs to reflect the visions and objectives of our local community for the next 20 years to come.
- Please pop in anytime from 4pm – 7pm. Bring the family, kids and neighbours. Tea/Coffee/Biscuits available & Bar Open

Local transport can be arranged for our elderly residents who may have difficulty getting there. Please contact 01942 841065 and leave a message

**PLEASE CAN WE ASK EVERYONE FOR THEIR VALUED SUPPORT AT
SUCH AN IMPORTANT KEY STAGE OF THE NEIGHBOURHOOD
PLANNING PROCESS**

Hope to see you there

Over Hulton Neighbourhood Committee

Reminder - GMSF Consultation Meeting
Carnegie Hall, Westhoughton Town, Hall,
Library Street, Westhoughton, BL5 3AW
Monday 25th February 2019 - 2pm - 7pm

Email received from local resident following the event.

Tue, Mar
26, 2019,
11:23 AM

"I was pleased to attend the above consultation event last Tuesday and whilst I took interest in some of the issues presented and I commend what is being done in regards to the future of Over Hulton, I, as a relatively new resident to this area felt very disappointed that nothing seemed to be being addressed in regards to the serious issues that blight the area now !!

As I said I do sincerely praise you for attempting to look at the future but there will be no future unless we address the issues of today.

There is a lot to admire about this area, my wife and I and my daughter and son in law along with their two young children love living here but I find that the council neglect the area in many many ways, we even have to do our own litter pick (well done to all those who take up this task) which begs the question as to where OUR money goes.

I would be happy to be involved in this project but, as someone who doesn't know the history of this area, I would only wish to be involved in the here and now and the issues that affect our lives on a daily basis"

Keep up the good work,

Regards,

*Over Hulton Local Resident
Sent from my iPhone*

(EMAIL TO MEMBERS)

**REMINDER OF CONSULTATION PUBLIC DROP
IN EVENT
TUESDAY 19 MARCH 2019
4.00PM - 7.00PM
OVER HULTON CONSERVATIVE CLUB**

Dear Resident/Local Businesses

Come and see what we have been busy working on since our last meeting in September. We will have five key workstations for you to look around and to give your views on. We will have lots of maps, a tablet polling station, key views, heritage/character assessment areas, public footpath maps, visions and objectives and lots more which we hope you will find informative.

It will only take 20-30 minutes of your time, and we would be grateful for your support at such a key stage of our Neighbourhood plan - every opinion is valued.

Our expert Planning Consultants Troy Planning & Design will be there to help support us at the event who we instructed last year and are providing us with the technical support and know how around the planning laws and evidence needed in order to justify our policies that will ultimately reflect the visions and objectives of the local community for the next 20 years.

Bolton News will also be in attendance to support our event and to cover our story in the newspapers.

Bring yourselves, families, neighbours, the kids after school pick up and local businesses

EVERYONE WELCOME

Kids Colouring Table available to keep them busy

Tea/coffee & biscuits available for a small charge to the Conservative Club and the bar will also be open.

If any of our elderly residents require a lift to the event, please contact 07919 477760 and a member of our Committee will make arrangements with you for pick up/drop off safely.

THANK YOU

HOPE TO SEE YOU THERE.

Over Hulton Neighbourhood Steering Committee

[NOTICE TO MEMBERS]

****SAVE THE DATE****

DROP IN RESIDENTS CONSULTATION EVENT
Tuesday 19th March 2019 (4pm – 7pm)
Over Hulton Conservative Club

The Over Hulton Neighbourhood Forum Committee invites **all residents and local businesses** to their 3rd consultation event.

We will be introducing Troy Planning & Design, who are our instructed Planning & Design Consultants for the Neighbourhood Plan and who are experts in consultation and engagement. Since December 2018, they have been providing us with the technical support and know how around the planning laws and evidence needed in order to justify our policies in the Over Hulton Plan, that will ultimately reflect the visions and objectives of the local community for the next 20 years.

Please can we ask for your valued support at such a key stage of the Neighbourhood Plan - as every opinion is valuable.

As well as updating everyone with progress to date, Troy Planning & Design will be asking local residents for their views via digital polling on a number of topics affecting our community which will assist them to shape and formalise the Plan.

Tea/Coffee & Biscuits available/Bar will be Open

Hope to see you there.

Kind regards

Over Hulton Neighbourhood Committee

APPENDIX D

Local Resident Survey Consultation - Example

Part 1: About You
 All of your responses will be treated with the strictest of confidence, and never looked at in isolation. However, we would appreciate it if you could provide us with the following information so that we can better understand the overall responses given.

Q1. Which of the following describe your connection to Over Hulton? (Please select all that apply)

I live in Over Hulton
 I work in Over Hulton
 None of the above

I own land in Over Hulton
 I own a business that operates in Over Hulton

Q2. IF YOU LIVE IN OVER HULTON: Please tell us your home Post Code. BL5 1AH

Part 2: About Over Hulton

Q3. What 3 things do you most like about Over Hulton? Proximity to open countryside and farmland. Active local community engaged in safeguarding local environment. Traditional housing.

Q4. What 3 things do you least like about Over Hulton? Speed of traffic on Adder Lane. Litter generally and specifically along streetfold lane.

Q5. If you could change or improve anything about Over Hulton, what would it be?
Eliminated by fouling
Improved repair of road surfaces

Q6. Listed below are key objectives which we believe Over Hulton's Neighbourhood Plan should seek to achieve. Please select the objectives that are of the greatest importance to you, UP TO A MAXIMUM OF 3.

To protect the village's unique character and heritage and retain its strong local identity and distinctiveness
 To ensure design and appearance of new development is appropriate to the village's sense of place.
 To take account of the need of the vulnerable, disadvantaged and disabled in all decision making.

To support existing and new local employers create sustainable job opportunities within the village.
 To affirm which existing areas of green space should be retained, including open aspects of all approaches to the village.
 To enhance the village's position as a local tourist destination making use of green spaces and village economy.

Part 3: Housing

Q6. What do you feel would be an appropriate number to build over the next 20 years 2019 – 2039?

Up to 30 (up to 2 houses per year)
 Up to 60 (up to 3 houses per year)
 Up to 90 (up to 5 houses per year)
 Up to 120 (up to 6 houses per year)
 120 – 180 (up to 9 houses per year)

180 – 250 (up to 13 houses per year)
 250 – 310 (up to 16 houses per year)
 310 – 400 (up to 20 houses per year)
 More than 400 (more than 20 houses per year)
 Don't know

Q7. Please agree or disagree with the following statements about housing development in Over Hulton

I don't wish to see any further development in Over Hulton
 Strongly Agree Agree Neutral Disagree Strongly Disagree Don't Know

It is critical that the design and appearance of new development is appropriate to the village
 Strongly Agree Agree Neutral Disagree Strongly Disagree Don't Know

Any development must be supported by appropriate investment in highways, infrastructure and local services
 Strongly Agree Agree Neutral Disagree Strongly Disagree Don't Know

Development of brown-field sites should be given preference over green field ones
 Strongly Agree Agree Neutral Disagree Strongly Disagree Don't Know

It is important to me to ensure Over Hulton retains its strong local identity and distinctiveness
 Strongly Agree Agree Neutral Disagree Strongly Disagree Don't Know

2

Local Resident Survey Consultation - Example

In order to answer the final question in this Part, please refer to the map and grid below;

Q8. Using the above map and grid boxes, please indicate with letters on the Map in which land you think are most appropriate for their corresponding letter;

Please NOTE you can use any amount of Letters or sizing of them within the same grid box and use the same Letter multiple times in any area of the map would like to.

- F – most appropriate for *Farming Land*
- P – most appropriate for *Protection of the Green belt*
- H – most appropriate for *Housing Development*
- R – most appropriate for *Recreational Space (including Public Parks)*
- S – most appropriate for *Shopping and Employment*
- E – most appropriate for *Education and Learning*

Local Resident Survey Consultation - Example

Part 4: Heritage, the environment and leisure

Q9. How important is each of the following actions in the future development of Over Hulton

Management of the varied local wildlife	Very important <input checked="" type="checkbox"/>	Important <input type="checkbox"/>	Neutral <input type="checkbox"/>	Not important <input type="checkbox"/>	Not at all important <input type="checkbox"/>	Don't Know <input type="checkbox"/>
Enhancing protection of our heritage assets	Very important <input checked="" type="checkbox"/>	Important <input type="checkbox"/>	Neutral <input type="checkbox"/>	Not important <input type="checkbox"/>	Not at all important <input type="checkbox"/>	Don't Know <input type="checkbox"/>
Increasing public open space and access to that space around the village	Very important <input checked="" type="checkbox"/>	Important <input type="checkbox"/>	Neutral <input type="checkbox"/>	Not important <input type="checkbox"/>	Not at all important <input type="checkbox"/>	Don't Know <input type="checkbox"/>
Enhancing the protection of green space around the village and landscape	Very important <input checked="" type="checkbox"/>	Important <input type="checkbox"/>	Neutral <input type="checkbox"/>	Not important <input type="checkbox"/>	Not at all important <input type="checkbox"/>	Don't Know <input type="checkbox"/>
Introduction of Conservation Areas around the village	Very important <input checked="" type="checkbox"/>	Important <input type="checkbox"/>	Neutral <input type="checkbox"/>	Not important <input type="checkbox"/>	Not at all important <input type="checkbox"/>	Don't Know <input type="checkbox"/>

Part 5: Local Economy, sport, art and leisure

Q10. Which of the following are important to you, individually or as a family?

For Over Hulton to retain a large number of independent retailers in the village	Very important <input checked="" type="checkbox"/>	Important <input type="checkbox"/>	Neutral <input type="checkbox"/>	Not important <input type="checkbox"/>	Not at all important <input type="checkbox"/>	Don't Know <input type="checkbox"/>
Watching sports	Very important <input type="checkbox"/>	Important <input type="checkbox"/>	Neutral <input checked="" type="checkbox"/>	Not important <input type="checkbox"/>	Not at all important <input type="checkbox"/>	Don't Know <input type="checkbox"/>
Taking part in sport (including walking and hiking)	Very important <input type="checkbox"/>	Important <input type="checkbox"/>	Neutral <input checked="" type="checkbox"/>	Not important <input type="checkbox"/>	Not at all important <input type="checkbox"/>	Don't Know <input type="checkbox"/>
Play areas for young children	Very important <input type="checkbox"/>	Important <input checked="" type="checkbox"/>	Neutral <input type="checkbox"/>	Not important <input type="checkbox"/>	Not at all important <input type="checkbox"/>	Don't Know <input type="checkbox"/>
Open green spaces	Very important <input checked="" type="checkbox"/>	Important <input type="checkbox"/>	Neutral <input type="checkbox"/>	Not important <input type="checkbox"/>	Not at all important <input type="checkbox"/>	Don't Know <input type="checkbox"/>

Part 6: Survey Finished!!!

Q11. That is the end of the Survey. If you wish to add any further comment, please do in the space below.

Q12. If you wish to be entered in a Prize Draw please provide the information below so we can get in touch

Name: _____

Telephone number: _____ Email: _____

Please tick the box to say that you are happy to be contacted if you win our prize draw by;

Phone

Email

Please tick the box to if you are happy to be contacted with more information on the Over Hulton Neighbourhood Forum by:

Phone

Email

Business Survey Consultation

OVER HULTON NEIGHBOURHOOD PLAN BUSINESS SURVEY

Over Hulton is in the early stages of drafting a Neighbourhood Plan, and we would like local business input into the Neighbourhood Plan.

We have prepared a series of questions to help the Over Hulton Neighbourhood Forum understand your future business plans and requirements.

In order for us to send you a copy of the survey questionnaire we first need your consent.



Troy Planning + Design is an independent planning consultancy being contracted to help prepare the Neighbourhood Plan.

In line with data protection regulations, we require your consent before you participate in the survey. If you are interested in participating, either return this card to us and we will send you the survey by post, or you can fill it out online at: troyplanning.com/overhulton

If you have any questions please email info@troyplanning.com



(Name of Your Business): _____

(Business Address): _____

RETURN TO

Over Hulton Neighbourhood Forum

(Neighbourhood Forum Address TBC)

Please return by TBC

Over Hulton Neighbourhood Plan - Business Survey

Thank you for agreeing to take part in this survey. Your input is valuable to informing the preparation of the Over Hulton Neighbourhood Plan.

The following survey is being sent to businesses within Over Hulton. This survey is important to ensure appropriate consultation and evidence, and inform and prepare policy for the Over Hulton Neighbourhood Plan.

Please note that by participating in this survey you are giving your consent for this data to be collected and stored for the duration of this project.

*** Required**

1. Please note that by participating in this survey you are giving your consent for this data to be collected and stored for the duration of this project. *

Check all that apply.

I hereby give consent for Troy Planning + Design and the Over Hulton Neighbourhood Forum to collect and use the data collected within this survey for the duration of this project.

You and Your Business

2. Company name:

3. Company address:

4. Years based in Over Hulton: *

5. Nature of your business (E.g. retail, café / pub, professional services, manufacturing, light industry, warehousing or haulage, construction, other tradesperson etc.)? *

6. What would you say are the best three things about having a business in Over Hulton? (Please only list three). *

7. Three things that could be improved? *

8. How do you travel to work? *

Mark only one oval.

- Car
- Train
- Bus
- Bicycle or other self-propelled Vehicle
- Walking

9. How many full time employees (over 30 hours/week) does your company have? *

10. How many part time employees (under 30 hours/week) does your company have? *

11. How many seasonal employees does your company have? *

12. Where do you and the majority of your employees live? *

Mark only one oval per row.

	In Over Hulton	Within 5 miles of Over Hulton	Further Afield
You	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Your Employees	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

13. What is the overall size (m² or sqft) and type of business unit(s) that you currently occupy? *

Over Hulton Neighbourhood Plan - Business Survey

14. Please agree with one of the following statements: *

Mark only one oval.

- I own my premises outright
- I own my premises with a mortgage
- My premises are rented/leased
- I share my business space with others
- I work/run my business from home
- Other: _____

15. Are there constraints that are preventing your company in Over Hulton from growing? *

Mark only one oval.

- Yes Skip to question 16.
- No Skip to question 18.

Business Constraints

Please fill in this section only if you indicated "yes" to there being constraints that are preventing your company in Over Hulton from growing.

16. Which constraints affect your business? *

Mark only one oval per row.

	Heavily Constrains	Constrains	Neutral	Does not Constrain	Unsure
Broadband speed and coverage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Vehicular access	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rent	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Business Rates	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Suitable office space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Suitable retail space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Suitable Workshops	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Shortage of skilled workers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Shortage of unskilled workers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The economy	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lack of parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lack of local affordable housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Brexit	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

17. Are there any other constraints that affect your business?

Physical and Digital Infrastructure

18. How important is high speed broadband to your business? *

Mark only one oval.

1 2 3 4

Very important Not Important

19. Does up to date technology play a lead role in your business? *

Mark only one oval.

Yes
 No

20. Are there any infrastructure constraints to your Over Hulton business? *

Mark only one oval.

Yes
 No

21. If yes, please explain:

22. What improvements to infrastructure would assist your business? *

Check all that apply.

Telephone
 Electricity
 Gas
 Suitable Bus Service
 Rail Service
 Quality of Road Network
 Suitable housing for workforce
 Parking
 Lighting/CCTV
 Foul Drainage
 Surface Water Drainage
 Better Walking and Cycling
 Other: _____

Over Hulton Neighbourhood Plan - Business Survey

23. Do you believe there is a need for additional business space in Over Hulton? *

Mark only one oval.

- Yes Skip to question 24.
- No Skip to question 26.

Additional Business Space

Please fill in this section only if you indicated "yes" to there being a need for additional business space in Over Hulton.

24. Please explain why you believe there is a need for additional business space in Over Hulton: *

25. What type of business accommodation should be delivered? *

Mark only one oval.

- Shops and Retail
- Hospitality
- Light Industrial Uses
- Factory/Manufacturing Units
- Offices
- Petrol Station and Retail
- Other: _____

Business Opportunities in Over Hulton

26. Is there a demand for the creation of business starter units that provide low-cost flexible work spaces? *

Mark only one oval.

- Yes
- No
- Don't Know

Over Hulton Neighbourhood Plan - Business Survey

27. What in your opinion would encourage businesses to locate in Over Hulton? *

28. Do you see a successful future for your business in Over Hulton? *

Mark only one oval per row.

	Yes	No	Unsure
In the next 12 months?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
In the next 24 months?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
In the next 48 months?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

29. Please explain *

30. Any final comments?

APPENDIX E: Regulation 14 Consultation Material

E1: Notice of Consultation

This section includes copies of letters / emails sent to organisations and individuals about the consultation.

EMAIL TO FORUM MEMBERS:

Dear Sir/Madam

Notification of formal consultation on Over Hulton Neighbourhood Plan (Regulation 14, Town and Country Planning, England, Neighbourhood Planning Regulations)

Further to our earlier email when we informed you that the Regulation 14 Consultation of the Over Hulton Neighbourhood Plan would run for a 6 week period between 1st August 2021 and 12 September 2021. This is just a friendly reminder if you have not already completed your feedback form to please do so as all resident's comments will be considered in order to shape the Neighbourhood Plan.

The Over Hulton Neighbourhood Plan is available to view online: <https://www.overhultonneighbourhoodplan.org.uk/>

Paper copies of the Neighbourhood Plan are also available to view upon appointment. If you would like to make representations, please complete the survey via the website online link above. Alternatively, you can download the pre-submission consultation comment form from the website which can be returned as follows:-

By email: overhulton.np@gmail.com

By dropbox Located at Morrison's supermarket, Over Hulton Precinct (dropbox located near the community book library at the rear of the shop)

Thank you in anticipation of your support.

Kind regards

Over Hulton Neighbourhood Plan Steering Committee

EMAIL SENT TO STATUTORY CONSULTEES:

Dear Colleague

Notification of formal consultation on Over Hulton Neighbourhood Plan (Regulation 14, Town and Country Planning, England, Neighbourhood Planning Regulations)

I write to advise you that the Regulation 14 Consultation of the Over Hulton Neighbourhood Plan runs for a 6 week period between 1st August 2021 and 12 September 2021.

The Neighbourhood Plan is available to view online:

<https://www.overhultonneighbourhoodplan.org.uk/>

Paper copies of the Neighbourhood Plan are also available to view upon appointment at the following location:

C/o The Secretary, ~~702 Manchester Road, Over Hulton, Bolton, Lancashire, BL5 1DD.~~

If you would like to make representations, please complete the survey via the website link above.

Alternatively, you can download the pre-submission consultation comment form from the website. You can return this by email or post:

By email: overhulton.np@gmail.com

By post: Over Hulton Neighbourhood Plan

c/o The Secretary Over Hulton Steering Committee, ~~702 Manchester Road, Over Hulton, Bolton, Lancashire, BL5 1DD~~


Kind regards

The Secretary

Over Hulton Steering Committee

E2: Survey Form

A survey form was available in paper and electronic format for completion. The consultation material encouraged use of the electronic version (hosted on Google Forms), with the QR code on the display material providing a direct link to this. A copy of the feedback form is included on the following pages.



OVER HULTON DRAFT NEIGHBOURHOOD PLAN

REGULATION 14 CONSULTATION: FEEDBACK FORM

PLEASE RETURN BY 12th SEPTEMBER 2021

The draft Over Hulton Neighbourhood Plan has been informed by and responds to comments made during earlier consultation events. We are now seeking your views on the draft Neighbourhood Plan; all of which will be reviewed when preparing the final version. Before you complete this questionnaire please do take the time to familiarise yourself with the draft Plan.

This is available online: <https://overhultonneighbourhoodplan.org.uk/>

This questionnaire can be completed online via the website or returned by email or post:

Email: overhulton.np@gmail.com
 Address: ~~The Secretary, Over Hulton Steering Group, c/o 709 Manchester Road, Over Hulton, Bolton, Lancs BL5 1BB~~

Postal feedback forms - there will be a drop box available for the duration of the consultation period for residents convenience which is located with the community book library in Morrison's, Over Hulton.

Please note that fields marked with a [*] are required.

PART 1: YOUR DETAILS

Name [*]	
Organisation	
Address [*]	
Email address [*]	
Post Code [*]	

Are you (please tick all that apply) []*

A resident of Over Hulton [*]	<input type="checkbox"/> Yes <input type="checkbox"/> No
An employee in Over Hulton [*]	<input type="checkbox"/> Yes <input type="checkbox"/> No
Other (please indicate)	

How old are you (please only tick one) []*

Under 18	18 - 25	26 - 35	36 - 45	46 - 55	56 - 65	Over 65	Would rather not say
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1

OVER HULTON DRAFT NEIGHBOURHOOD PLAN



PART 2: COMMENTS

The draft Neighbourhood Plan includes a series of proposed policies that will help shape future change and development in Over Hulton. These are highlighted in red boxes throughout the Plan. It is the policies in the Plan that will eventually be used to help inform and determine planning applications in Over Hulton.

The policies in the draft Neighbourhood Plan refer to material prepared in support of the Plan and which include a Baseline Assessment, a Character Study, a Design Guide and Code. These are available to view alongside consultation material on the website.

The draft Neighbourhood Plan also includes a series of wider projects and ideas for change in Over Hulton. They are highlighted in white boxes and marked as 'PROJECT / ASPIRATION'.

Please use the tables overleaf to provide your comments on this draft version of the Neighbourhood Plan.

Your comments will be read and considered carefully and may result in modifications to the draft Neighbourhood Plan before it is submitted to Bolton Council for independent examination.

Thank you very much for your time and feedback.

OVER HULTON DRAFT NEIGHBOURHOOD PLAN



PROPOSED POLICIES

Please circle the number which most closely reflects your views:

1: strongly agree 2: agree 3: neither agree nor disagree 4: disagree 5: strongly disagree

Policy Reference	Proposed Policies – Sustainable Growth	Please circle one number per row				
SG1	Location of Growth	1	2	3	4	5
SG2	Landscape Integration	1	2	3	4	5
Policy Reference	Proposed Policies – Housing, Design and Local Character	Please circle one number per row				
HLC1	Housing Mix	1	2	3	4	5
HLC2	Design Principles	1	2	3	4	5
HLC3	Materials	1	2	3	4	5
Policy Reference	Proposed Policies – Local Facilities and Community	Please circle one number per row				
LFC1	Shops and Commercial Services	1	2	3	4	5
LFC2	Infrastructure	1	2	3	4	5
Policy Reference	Transport and Communication	Please circle one number per row				
TC1	Walking and Cycling Infrastructure	1	2	3	4	5
TC2	Electric Vehicle Charging Points	1	2	3	4	5
TC3	Car Parking	1	2	3	4	5
Policy Reference	Proposed Policies – Landscape and Environment	Please circle one number per row				
LE1	Locally Important Views	1	2	3	4	5
LE2	Lighting	1	2	3	4	5
LE3	Wildlife Corridors	1	2	3	4	5
LE4	Mature Trees and Hedgerows	1	2	3	4	5
LE5	Hulton Park	1	2	3	4	5
LE6	Local Greenspace Designations	1	2	3	4	5

OVER HULTON DRAFT NEIGHBOURHOOD PLAN



OTHER COMMENTS

If you have any comments or suggested modifications please add them here, stating the section of the draft Plan to which they refer:

Section of Plan / Policy Reference	Comment

Please continue on a separate sheet if necessary

OVER HULTON DRAFT NEIGHBOURHOOD PLAN



PART 3: CONSENT

We need to store your personal information in order to receive your comments. Please confirm whether you agree to the following:

I consent to Over Hulton Neighbourhood Forum storing my personal data [*]	<input type="checkbox"/> Yes <input type="checkbox"/> No
I consent to my name being published alongside my comments in the Consultation Statement prepared for submission and examination of the Neighbourhood Plan [*]	<input type="checkbox"/> Yes <input type="checkbox"/> No
I consent to be contacted with regard to my response by Over Hulton Neighbourhood Forum [*]	<input type="checkbox"/> Yes <input type="checkbox"/> No

General Data Protection Regulations (GDPR): protecting your data

A summary of all comments will be made publicly available. Please note that any other personal information provided will be confidential and processed in line with the Data Protection Act 1988 and General Data Protection Regulations. Over Hulton Neighbourhood Forum will process your details in relation to the preparation of this document only.

As part of the consultation and in line with the new General Data Protection Regulations (GDPR) please confirm that you are happy for Over Hulton Neighbourhood Forum to pass on your contact details (name, address, email address) to Bolton Council so that they can contact you at the Regulation 16 consultation and examination stages if required.

I consent to Over Hulton Neighbourhod Forum passing my contact details (name, address, email address) to Bolton Council so that I can be contacted regarding the Regulation 16 consultation and examination stages [*]	<input type="checkbox"/> Yes <input type="checkbox"/> No
--	--

E3: Poster

A summary poster informing the community of the Regulation 14 consultation is copied below.



The poster features a green background with a white banner at the top containing the title 'OVER HULTON NEIGHBOURHOOD PLAN' and the 'Over Hulton Neighbourhood Forum' logo. The logo is a circular emblem with a red heart in the center, surrounded by icons of a tree, a house, a person, and a landscape. Below the banner are four small images: a large white house, a row of brick houses with a flower bed, a group of people on a stage with a banner that reads 'VICTORIA COLLIERY THE DISASTERS HELP THE FATHERLESS', and a herd of cows on a road. To the right of these images is the 'Draft Plan Consultation' section, which includes text about the plan's purpose, its development in consultation with the community, and the closing date for responses. At the bottom right, there is a QR code with the text 'SCAN ME' and an arrow pointing to it, along with the instruction 'Scan me to view the Neighbourhood Plan and respond to the survey'. At the bottom of the poster, there is a section titled 'PLEASE TELL US WHAT YOU THINK' with contact information and details about the consultation period and postal feedback forms.

OVER HULTON NEIGHBOURHOOD PLAN



Draft Plan Consultation

The purpose of the Over Hulton Neighbourhood Plan is to help improve the quality of life and the built and natural environment for our community. It will establish policies for new development that calls for the highest standards of design and sustainability.

The Neighbourhood Plan has been developed in consultation with you, the Over Hulton community. It responds to issues of local concern, as well as identified opportunities, and will enable us to influence the form of new development and infrastructure that comes forward in Over Hulton.

Please read the draft Plan and let us know what you think.

The closing date for responses is 30th September 2021.

Scan me to view the Neighbourhood Plan and respond to the survey



SCAN ME

PLEASE TELL US WHAT YOU THINK

To find out more about the Plan please visit the website: www.overhultonneighbourhoodplan.org.uk
Please submit your views by completing the questionnaire.
Consultation runs from 1st August to 30th September 2021.

Postal feedback forms - there will be a drop box available for the duration of the consultation period for residents convenience which is located with the community book library in Morrison's, Over Hulton.

E4. Display Boards

The summary display boards providing an overview of the Neighbourhood Plan are copied below.



**OVER HULTON
NEIGHBOURHOOD PLAN**

With your support we have prepared a draft Neighbourhood Plan. This is an exciting opportunity for the local community to influence future development and make Over Hulton an even better place to live, work and visit.

This is the first document of its kind to have been prepared for Over Hulton and will present policies that will be used to inform and determine planning applications.

It is important to note that the Neighbourhood Plan is not the same as the Bolton Core Strategy. That presents the strategic policy direction and outlines how much new development is planned for across the entire Bolton metropolitan area.

The Neighbourhood Plan expands upon this and provides the opportunity to present more up-to-date and locally specific policies and proposals that will help shape future change in Over Hulton.

This includes policies around the design of any new development in Over Hulton, such that it reflects the best qualities and character of the area - including any proposals for Hulton Hall and Park.

The Neighbourhood Plan also looks at wider matters of importance to the community, including conservation and enhancement of open spaces and the natural environment, historic buildings and features, making it easier for people to get around, protecting and supporting important local services.

Having worked on the Neighbourhood Plan over the last three years we are now asking for your views on the Plan and policies within it. Consultation on the Neighbourhood Plan is open for a period of eight weeks.



PLEASE TELL US WHAT YOU THINK

To find out more about the Plan please visit the website:
www.overhultonneighbourhoodplan.org.uk
Please submit your views by completing the questionnaire.
Consultation runs from 1st August to 30th September 2021.

Postal feedback forms - there will be a drop box available for the duration of the consultation period for residents convenience which is located with the community book library in Morrison's, Over Hulton.



Scan to view the Plan and Survey

OVER HULTON NEIGHBOURHOOD PLAN



THE VISION FOR OVER HULTON

By 2037, the settlement at Over Hulton will maintain sustainable patterns of development through conserving and **enhancing the qualities of the built, natural and historic environment** by promoting green infrastructure connectivity for humans and wildlife and ensuring new development **reflects the areas distinctive qualities, historic characteristics and settlement pattern.**



Opportunities to **support the local economy and meeting the needs of the local community** will have been optimised through the retention of and appropriate expansion of, existing services and community facilities. Support for local enterprise and job creation will be commensurate with the characteristics of the area.



Over Hulton will demonstrate its contribution towards meeting the challenge of climate change through **high-quality design and support for sustainable travel**, and taking fullest possible advantage of opportunities to live work and study.



Over Hulton will respond to meet the changing needs of households by promoting appropriate opportunities to adapt and **make best use of the existing housing stock**, supporting sustainable residential development within the built settlement of Over Hulton.



Icons made by FlatIcon: www.flaticon.com

PLEASE TELL US WHAT YOU THINK

To find out more about the Plan please visit the website:
www.overhultonneighbourhoodplan.org.uk
Please submit your views by completing the questionnaire.
Consultation runs from 1st August to 30th September 2021.

Postal feedback forms - there will be a drop box available for the duration of the consultation period for residents convenience which is located with the community book library in Morrison's, Over Hulton.

Scan to view the Plan and Survey



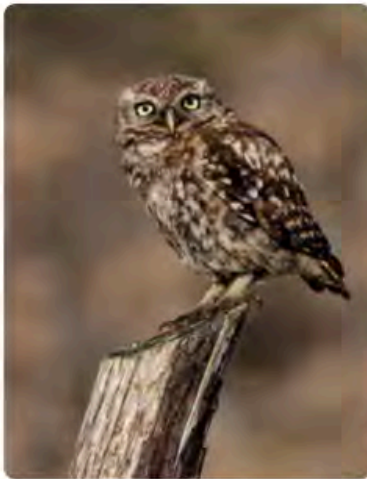
OVER HULTON NEIGHBOURHOOD PLAN



POLICIES IN THE PLAN

The Neighbourhood Plan includes policies that seek to:

- Make **best use of brownfield land** as locations for any new development before greenfield land is considered.
- Influence the delivery of **high quality design in new development** that reflects the key characteristics and qualities that define Over Hulton, including local history. These are presented by way of a series of design guides and codes that applicants should respond to.
- Promote **delivery of a mix of housing types and sizes**, including affordable homes and opportunities for down-sizing, including that which meets the needs of an ageing population.
- Support uses that complement and **sustain the attractiveness of the village centres**.
- Support the retention of important local facilities and provision of new community **facilities that support day-to-day activities**.
- Support improvements to and provision of new **walking and cycle routes**, that make these safe and attractive for use by all, as well as promoting the delivery of infrastructure to support electric vehicles.
- **Protect key views** important to the landscape and setting of Over Hulton.
- Promote opportunities to **strengthen biodiversity and local wildlife corridors**, as well as supporting the planting of new trees.
- **Designate green space** in Over Hulton that will benefit from long term protection from development.
- **Protect and enhance Hulton Park** as a significant heritage asset.



PLEASE TELL US WHAT YOU THINK

To find out more about the Plan please visit the website:
www.overhultonneighbourhoodplan.org.uk
Please submit your views by completing the questionnaire.
Consultation runs from 1st August to 30th September 2021.

Postal feedback forms - there will be a drop box available for the duration of the consultation period for residents convenience which is located with the community book library in Morrison's, Over Hulton.

Scan to view the Plan and Survey



OVER HULTON NEIGHBOURHOOD PLAN



Thank you for reading this summary of the draft Neighbourhood Plan. Please do let us know what you think about the Plan by completing the questionnaire.

We will review all feedback and prepare a revised Plan for submission to Bolton Council later this year.

This will be subject to independent examination and, eventually, a referendum. If you vote in favour of the Neighbourhood Plan at the referendum it will then be used to guide, shape and determine planning applications and investment opportunities in Over Hulton.

The aim is to put in place policies such that future growth in the area is done in the right way, bringing benefits to the locality and effecting positive change for current and future generations.

Having a Plan in place will also allow us to identify key infrastructure improvements we'd like to see delivered in Over Hulton, either through new development or in partnership with funding organisations, such as infrastructure providers. The Plan identifies a need for improvements to the quality of public space, safer walking and cycling routes for example. These will be kept under review.

Please complete the questionnaire and let us know what you think.



PLEASE TELL US WHAT YOU THINK

To find out more about the Plan please visit the website: www.overhultonneighbourhoodplan.org.uk
Please submit your views by completing the questionnaire.
Consultation runs from 1st August to 30th September 2021.

Postal feedback forms - there will be a drop box available for the duration of the consultation period for residents convenience which is located with the community book library in Morrison's, Over Hulton.

Scan to view the Plan and Survey



E5. FAQ

A set of 'Frequently Asked Questions' was prepared as part of the consultation, providing answers to common questions. These are copied below.

OVER HULTON DRAFT NEIGHBOURHOOD PLAN



REGULATION 14 CONSULTATION: FAQs

WHAT IS THE NEIGHBOURHOOD PLAN?

The Neighbourhood Plan is a document which will help determine planning applications across Over Hulton. It is the first document of its kind to have been prepared for the area. It is important to note that the Neighbourhood Plan has been drawn up over the past three years by the local community and is a result of extensive consultation and engagement. Although it has not been prepared by Bolton Council, it will be used by them to help determine future planning applications in the area.

WHY HAS A NEIGHBOURHOOD PLAN BEEN PREPARED?

The purpose of the Over Hulton Neighbourhood Plan is to help improve the quality of life and environment for the community as a whole. The Neighbourhood Plan is set in the context of the Bolton Core Strategy. This establishes policies for the Bolton metropolitan area as a whole in respect of future development, facilitates and the environment, for example. The Neighbourhood Plan seeks to develop this further and make policies for land use and development more specific to Over Hulton. The Neighbourhood Plan thus seeks to influence the form and quality of any proposed new development, such that it reflects the character and qualities of the area, as well seeking to protect important green spaces and moving towards a more sustainable future. Importantly, because the Neighbourhood Plan has been produced with extensive input from the local community, it reflects local issues, concerns and aspirations. It has very real potential to influence change for the better – and more so than any other documents prepared before.

CAN'T THE NEIGHBOURHOOD PLAN BE USED TO STOP DEVELOPMENT?

No. Government policy does not allow this. But, the Neighbourhood Plan can be used to make sure that future development in Over Hulton reflects the characteristics and qualities of the area that we value and enjoy, and brings as many benefits as possible to the local community.

WHAT DOES THE NEIGHBOURHOOD PLAN DO?

It gives local residents a say in planning decisions and sets out policies which will be used by Bolton Council to determine planning applications. It covers a large number of important local issues including housing and design, landscape, green space and heritage assets, access, local services and facilities. It also allows the local community to identify important infrastructure projects that should be improved and which could be funded through development or in partnership with other delivery partners, such as the highways authority.

AREN'T THERE ALREADY POLICIES IN THE CORE STRATEGY FOR OVER HULTON?

Bolton Council adopted a Core Strategy in 2011 which establishes the scale and direction of growth to be accommodated across the Bolton metropolitan area. Since then the Government has issued and updated new national planning guidance. Work on a new Bolton Local Plan, reflecting national policy, is currently on hold. The Over Hulton Neighbourhood Plan will thus present up-to-date and more locally based policies than set out in the Core Strategy, and which specifically respond to the Over Hulton context.

Continued overleaf/

OVER HULTON DRAFT NEIGHBOURHOOD PLAN



WHAT IS HAPPENING NOW?

The Neighbourhood Plan has been drafted following consultation feedback on issues and emerging ideas. It is now being consulted upon by the Neighbourhood Forum before being submitted to Bolton Council to commence independent examination of the Neighbourhood Plan.

WHAT ARE THE POLICIES IN THE NEIGHBOURHOOD PLAN?

The policies respond to key concerns raised during previous consultation events. In summary, the policies in the Neighbourhood Plan seek to:

- Establish design guidance that promote the highest quality of development in and around Over Hulton.
- Make it easier, more attractive and convenient for all people of all ages to be able to move around Over Hulton, particularly by foot and by bicycle.
- Conserve, manage and enhance the natural environment, including protecting important open spaces and areas of biodiversity.
- Protect, support and strengthen important local services and facilities, as well as important local historic features.

These themes and policies were developed and tested through earlier consultation events to make sure the Neighbourhood Plan reflects local opinion.

HOW WILL INFRASTRUCTURE IMPROVEMENTS BE PAID FOR?

Bolton Council receives financial contributions from developers (Section 106 Planning Obligations) to fund on and off-site infrastructure works. The Council is considering whether to introduce a Community Infrastructure Levy. If so, this will be chargeable on new developments over a certain size, with 15% of all monies ring-fenced for spending on projects in Over Hulton. If and when the Neighbourhood Plan is made, and if the Community Infrastructure Levy is in place, this will increase to 25%. This will help pay for improvements to things such as important road junctions, green spaces and play facilities, walking and cycling routes, and improved community facilities. The Neighbourhood Plan includes a set of projects that we would like to see funded.

WHO HAS PREPARED THE NEIGHBOURHOOD PLAN

The Neighbourhood Plan has been led by a Steering Group set up by the Neighbourhood Forum and has involved significant consultation with local residents, businesses and Councillors over the last three years.

WHAT HAPPENS NEXT?

All comments received will be reviewed and any changes made as appropriate to the Neighbourhood Plan. It will then go to Bolton Council who will formally consult on the Neighbourhood Plan and appoint an independent examiner to review it. If the examiner is happy that the Neighbourhood Plan has followed due process, a referendum will take place.

WHAT IS THE REFERENDUM?

Everyone who is eligible to vote in the Parish will have the chance to say whether they think the Neighbourhood Plan should be used to begin shaping future change and determining planning applications. If more than 50% of the votes cast agree with the Neighbourhood Plan then it will become part of formal planning policy for Over Hulton.

E6. Member email notification

Dear Resident

Notification of formal consultation on Over Hulton Neighbourhood Plan (Regulation 14, Town and Country Planning, England, Neighbourhood Planning Regulations)

I am writing to you as you have previously expressed interest in the Over Hulton Neighbourhood Plan. I am now pleased to advise that the Regulation 14 Consultation of the Neighbourhood Plan runs for a 6 week period between **01 August 2021 and 12th September 2021 midnight** and you now have your opportunity to feed into the final stages of the Plan. I attach a leaflet which is being hand delivered to all local residents as well as a FAQ's document.

The Neighbourhood Plan is available to view from Monday on our website :

<https://www.overhultonneighbourhoodplan.org.uk/>

Paper copies of the Neighbourhood Plan are also available to view upon appointment at the following location: The Secretary, Over Hulton Steering Committee [REDACTED]

If you would like to make representations, please complete the survey via the online website link above. Alternatively, you can download the pre-submission consultation comment form from the website. You can return this by email, post or drop box

By email: overhulton.np@gmail.com

By post: Over Hulton Neighbourhood Plan, c/o Over Hulton Neighbourhood Plan Steering Committee, [REDACTED]

Dropbox: Morrison's Supermarket, Over Hulton Precinct, located near the community book library at the back of the shop.

If you know of any of your neighbours who would also like to make representations in their area that are not on social media, please send a message on our website with their name and full address and a member of the Steering Committee will ensure a feedback form is hand delivered / collected from them.

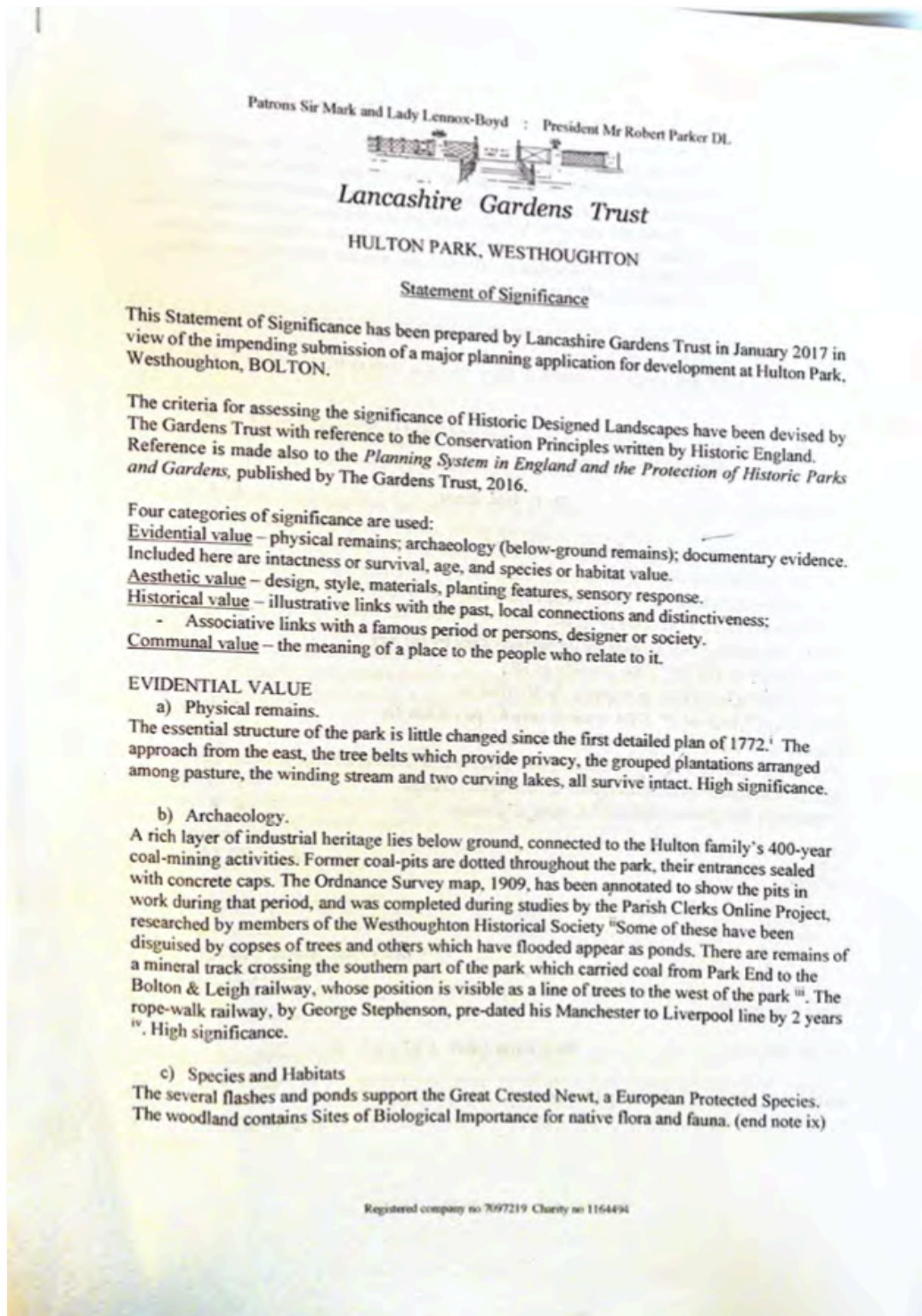
We need your help in these final stages and appreciate all your support.

Kind regards

Over Hulton Neighbourhood Plan Steering Committee

E7: Statement of Significance

This appendix includes a copy of the 'Statement of Significance' prepared by the Lancashire Gardens Trust in January 2017 in respect of Hulton Park and received in response to the Regulation 14 consultation.



Patrons Sir Mark and Lady Lennox-Boyd : President Mr Robert Parker DL

d) Documentary evidence.

When Lancashire Archives, Preston, purchased the Hulton Archive in 2015, an in-depth study was undertaken, and several documents reveal important new evidence about the park.

A plan in colour, pen and ink on paper, no scale, (early C19) is in the same style as some by Lancelot 'Capability' Brown and bears two initials; these are in a different handwriting from the plan of 1808 prepared for John Webb. Webb is credited with the design of Hulton Park in the Historic England description *. This description, HE reference number 1001581, was written before the discovery of the Emes bill, transcribed below.

A layout plan, not dated, early C19, of the park and surrounding area shows the location and depth of pits, roads and railways used to haul coal ^{vi}.

A plan dated 1854, pen on paper, appears to show the park with at least 7 hatched areas of coal workings ^{vii}.

A scrap of paper circa 30 cm x 30 cm is an invoice addressed to William Hulton Esq. ^{viii}.

The following is the author's transcript –

<i>William Hulton Esq.</i>	<i>Dr. to Wm. Emes</i>	<i>£ s d</i>
<i>To finishing the Pleasure Gardens agreeable to the estimate</i>		
<i>Del'd to Mr. Hulton, Sept 3rd 1763</i>		72 14 0
<i>To Extra work from Oct 23rd 1763, to Jan 7th 1764</i>		7 0 1
<i>To D^o. from March 5th to May 2nd 1764</i>		2 1 3
<i>To my foreman Raffolds attendance on business done by the day</i>		
<i>From Jan 2nd to Feb 21st 1764. 7 weeks at 10/-</i>		6 6 0
<i>To my foreman being kept in suspense by Mr Hulton</i>		
<i>From May 7th to June 2nd 1764. 4 weeks which I pay'd him for</i>		3 12 0
<i>June 1st 1764 To a Journey myself to Hulton Park</i>		1 1 0
<i>2nd 4th & 5th Taking a survey of the park and gardens and forming a rough plan</i>		1 11 6
<i>Sept 15th To a Journey to Hulton park & setting out clumps</i>		1 1 0
<i>To making a fair general design of the park & gardens</i>		6 6 0

		£ 101 13 6
	<i>Rend. On acc.</i>	74 0 0

	<i>Due to self, Bolton</i>	27 13 6

The reverse states –

March 20th 1765 *Mr Hulton's Bill. £ 27 – 13 – 6*

Recv'd then of Wm. Hulton Esq. the contents

In full of all Demands,

Wm. Emes

Patrons Sir Mark and Lady Lennox-Boyd : President Mr Robert Parker DL

The significance of this document cannot be emphasised too greatly. It is a rare survivor in an archive of 100 large boxes and is one of the most important pieces of evidence one could have for an Historic Designed Landscape.

AESTHETIC VALUE

The design of this landscape is in the Picturesque style, also known as the English Landscape Park; this is considered to be England's major contribution to European art. It emerged in the first quarter of the C18 as a reaction against the stiff, geometrical style previously in fashion, notable examples of the latter being Levens Hall in the north and Hampton Court in the south. The most famous designer of the English Landscape Park was Lancelot 'Capability' Brown, gardener to King George III and designer of over 250 parks. His work was so skilful that we find it difficult to differentiate between his parks and natural countryside. The style's other name, Picturesque, underlines the aim to create a landscape which was as beautiful as a picture of the countryside.

The essential components are few: the house is set at the heart of undulating pasture; the boundaries are hidden by ribbons of trees, whilst the park is dotted with single trees and clumps, or copses, in curving shapes; there are usually one or two decorative buildings, such as a bridge, a summerhouse or a conservatory; a winding stream and lake were considered essential, so that paths for promenades could be created beside them. Hulton has all these. It also has the 'shrubbery walk,' a circuit within the Pleasure Grounds (within the sheep-fence, or 'haha') and it has the 'wild walk' which explores further, beyond the sheep fence and into the valley and woodland, through Mill Bank Plantation and on to Mill Dam, still a lovely lake. The walker would enjoy the light, open pasture before entering the shade of the wooded ravine, and then encounter the long lake as a surprise. Characters in Jane Austen's novels experienced these sensations.

Plantations are mostly made up of native, deciduous species such as oak, beech, field maple, ash, with some lime and horse-chestnut within the Pleasure Grounds. Any elm would have been lost to disease; exotic species occur in the walled garden – *Sequoiadendron giganteum* and *Cedrus deodar*. There is harmony and integrity in the groups of trees, which, although lacking management, could be re-invigorated with renewed planting. Their placement takes the eye around the open pasture, in and out of the copses and on to the ribbons of trees on the perimeter.

A Landscape Character Appraisal of Bolton¹⁵, places great value on the remnant woodland in Hulton Park and emphasises the Sites of Biological Importance within it as wildlife assets; the Blackrod / Hulton Ridge within this zone of Agricultural Coal Measures is described as – *poor farmland having lost hedgerows but with remnant deciduous woodland (in three places including Hulton Park). Some of the largest remaining areas of open rural land in Bolton are located within this zone.*

In Bolton's Local Plan, 2011, in the section COMMUNITY AND LIVING, there is the possibility for Nominated Assets of Community Value and Listed Assets of Community Value. Hulton Park and its surrounding agricultural area qualifies for this status. Under Conservation, it is difficult to find Registered Parks and Gardens because they are subsumed under Listed Buildings.

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HISTORICAL VALUE

a) Illustrative values have visible links with the past. The park retains its integrity as a landscape commissioned by a Hulton and maintained, unchanged, for its original purpose by each succeeding descendant of the same family, until the death of the last heir in 1993. This continuity gives it the highest significance in this category.

b) Associative values demonstrate links with famous people. It was known that the landscape designer John Webb came to work at Hulton in 1808 and that he may have built the new house, using the core of the old one. Plans in Bolton Archives show his designs for the house, stables and new plantations^x. Webb designed several parks in the north west, notably for Astley Hall and Heaton Hall; the 'wild walk' at Astley follows the river Chor along a well-contrived serpentine course and in spring-time is a delightful array of wood anemones, celandines and English bluebells.

In terms of famous personalities, an exciting development has emerged due to closer study of the Hulton Archive in 2015. The Bill (1765) from William Emes is a very rare document. It is from a landscape designer who has many well-known parks to his credit and may be considered 'the northern Capability Brown' because his designs are equally attractive and extensive. Emes (1729 – 1803) worked in the natural style, practising chiefly in the northern and midland counties and the Welsh borders (Powis Castle, Erddig and Hawkstone are among his sites). (op.cit.) An abstract from the MA thesis *The Life and Work of William Emes* is appended to this Statement, which emphasises the stature of Emes as a leading exponent of the English Landscape Park, and is written by P. Keely Davies.^{xii}

Webb was his foreman and then, after Emes's death, continued the practice, returning to sites where he and Emes had worked together; the most interesting for us is Heaton Hall, Prestwich. Sir Thomas Egerton and his wife Eleanor were friends of William Hulton and his wife Anne; there is an entry in Sir Thomas's diary *We rode over to Hulton Park and stayed*. The Emes landscape at Heaton was restored 8 years ago, and the buildings by James, Samuel and Lewis Wyatt repaired. Unfortunately, we cannot take Emes's 'wild walk', through the old deer park and down to Blackfish Pond, because a golf course now covers it. One of Emes's signature features is out of bounds to the heritage visitor.

Writing of south Lancashire in the Buildings of England series, Pevsner and his fellow authors state –
(*apart from Heaton Park*) *Hulton Park, Westhoughton, is the only other substantial park to survive.*^{xiii}

The Emes provenance connects the two best north western parks, giving them group value and high significance.

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COMMUNAL VALUE

The meaning of a place to those who relate to it. Hulton Collieries were some of the most productive in Lancashire, and only recently land close to Hulton Park, Cutacre, was re-worked for open-cast mining. Many local residents had family members who worked in the coal-pits here, and remember with sorrow the Pretoria Pit explosion in 1910, when 344 men and boys lost their lives underground. The location was in the south-east corner of the park, and for the centenary in 2010 two polished granite tablets bearing all the names were placed at the entrance of the former pit.

The significance of this emotional link is high.

The Park was frequently used, with the permission of Sir Geoffrey Hulton, by Bolton scout groups for their activities, and a website displays many photos bearing appreciative comments by the scouts. The communal value of the park is high for these people.

APPENDIX 1

P. Keely Davies, 2015, *The Life work of William Emes*, University of Buckingham, thesis abstract.

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¹ *A Plan of the House and Demesne of Hulton Park, the Seat of Wm Hulton Esq. 1772*, Bolton Archives & Local Studies (BALS) BN/ZAL/379.

² OS map 1909, annotated to show pit workings in Hulton Park, www.lan-opc.org.uk/Westhoughton/Pretoria.

³ Greater Manchester Archaeology Unit, 1991, *M6-M61 Link, Wigan, Hindley & Westhoughton*.

⁴ L. Basnett, 1953, *The History of the Bolton & Leigh Railway*, Transactions of the Lancashire & Cheshire Antiquarian Society, 62.

⁵ *Plan, pen on paper, coloured, no scale, early C19*, Lancashire Archives, DDHU/ACC8410/249.

⁶ *Layout plan of Hulton Park and surrounding area, showing depth of pits, roads, railways and field boundaries, 6" to 1 mile, Lancashire Archives DDHU/ACC9350/X42.*

⁷ *Layout, pen on paper, 1854*, Lancashire Archives DDHU/ACC9350/E48.

⁸ *Bill from Wm Emes, landscape gardener*, Lancashire Archives, DDHU/42/25.

⁹ *A Landscape Character Appraisal of Bolton*, Pub. Bolton BC, 2001 and adopted as a Supplementary Planning Guidance document.

¹⁰ *Plan, 1808, Rough Plan for Wm Hulton Esq Demesne Land in the township of Over Hulton, drawn for Mr Webb to lay out new Plantations*, BALS, BN/ZAL/373.

¹¹ P Keely Davies, 2015, *The Life and Work of William Emes*, MA thesis, University of Buckingham.

¹² Hartwell C, Hyde M and Pevsner N, 2004, *The Buildings of England, Lancashire: Manchester and the South East*.

Over Hulton

Neighbourhood Plan

Consultation Statement

August 2022