

Over Hulton Baseline Assessment



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Key Facts & Figures

Over Hulton is a suburb in the district of Bolton in the Northwest of England. It is to the southwest of Bolton, and bordered by the M61 to the north, a river parallel to Platt Lane in the west, housing divisions to the south, and Rosemary Lane in the east (see figure 1). Most of the population is located within the east of the designated neighbourhood area, located in houses along the Newbrook Road corridor. The area west of these houses is currently designated as Green Belt and a Registered Park and Garden at Hulton Park, while a connecting railway to Manchester runs to the south. Two rail stations Hag Fold station and Atherton station are also located to the south. Over Hulton is 16.7km northwest of Manchester City centre, and 4.5km southwest of Bolton.



Figure 1 - © Bing Maps

Data Boundary Used










This baseline uses data, wherever possible, that is constrained by the designated neighbourhood area. In some instances where data specific to Over Hulton is not available, data was gathered from the broader Hulton Ward.

Open Space, Services & Facilities

Those living in Over Hulton are surrounded by Green Belt land, all of which is designated as Common Land (see figure 2). Section 15b of the Commons Act (2006) enables public registers in which information relating to landowner statements are to be recorded; this does not, however, prevent development upon the land which may hinder access.

The section of Green Belt east of Over Hulton is widely accessible from the nearby streets and serviced by various footpaths through the area. The area immediately west of Over Hulton is known as Hulton Park, which contains the Hulton Estate and Dovecote, a Grade II Listed designated heritage asset. Hulton Park is also designated as a Grade II Registered Park and Garden. While Hulton Park is designated as Green Belt land, it is privately owned by Peel Land and Property, and the gateway to the land off Newbrook road is generally closed to the public, thereby restricting access to the area (see figure 3).

Legend

 NDP Boundary	 PROW
 Hulton Park - Registered Park & Garden	 Play Areas
 Common Land	 Green Belt
 Councillor Glover Memorial Park	 Cutacre Allocation
 Lee Hall Protected Open Land	

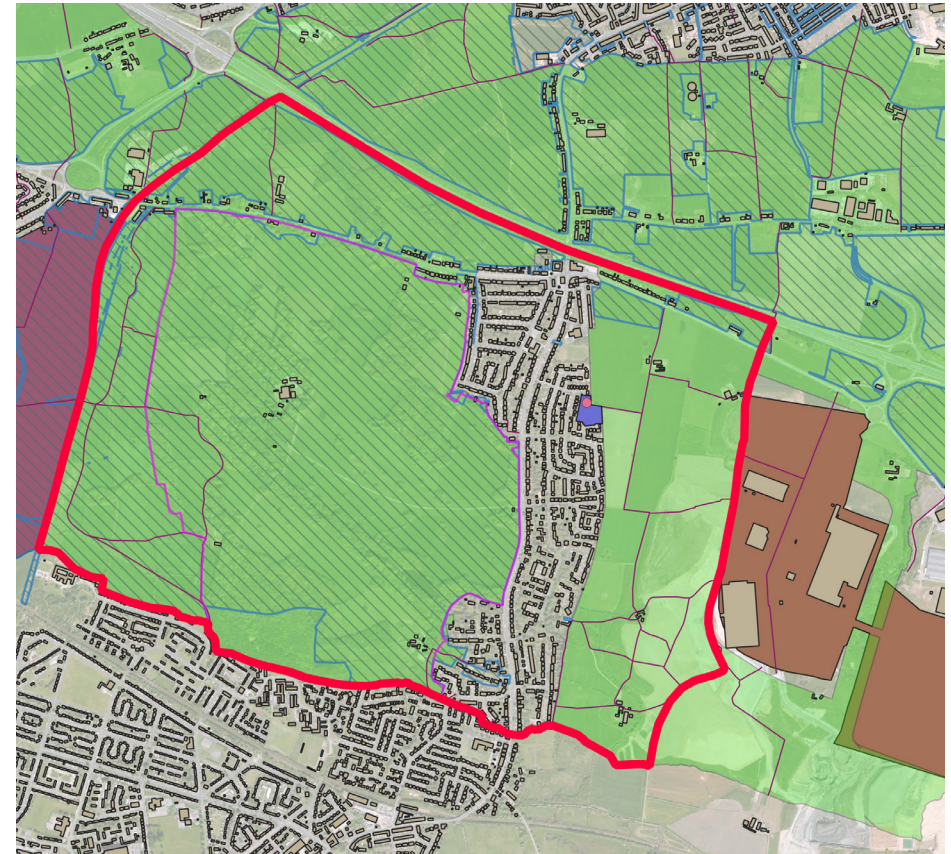


Figure 2 - © Crown Copyright and database right 2019. OS 100019389.



Figure 3 - Photo of closed gates by Jon Herbert 9 November 2018

Biodiversity & Green Infrastructure

Over Hulton contains 14 sites of Biological Importance within its designated Neighbourhood boundary 11 of which are within or overlap the boundary of Hulton Park Registered Park and Garden, and all of which are within Green Belt land. Over Hulton does not, however, contain Sites of Special Scientific Interest or Special Protection Areas (see figure 4).

Legend

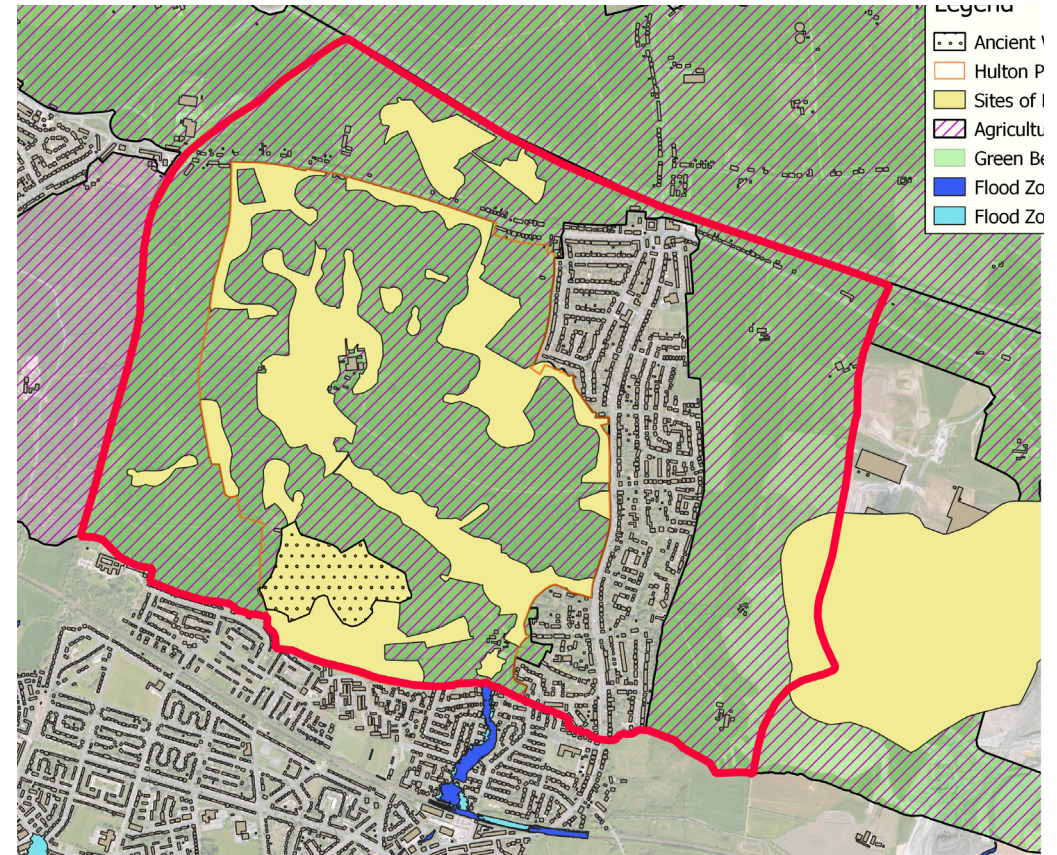
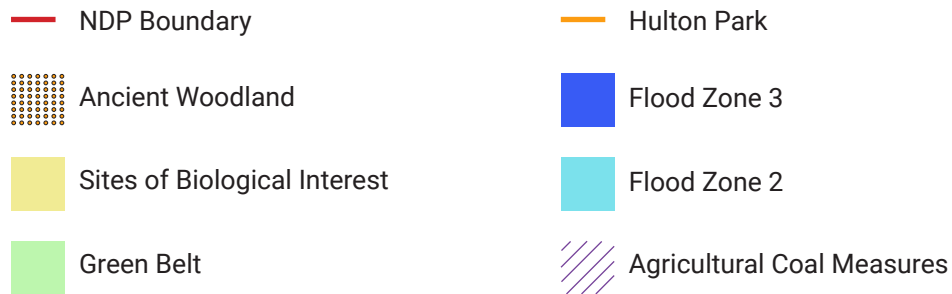


Figure 4 - © Crown Copyright and database right 2019. OS 100019389.

Population

As of mid-2017, Over Hulton had a population of 2668. This is based on mid-year population estimates published by the Office for National Statistics (ONS), taking the total from the smallest components of statistical geography available (Lower Super Output Areas) and applied to the designated neighbourhood area. This represents only 0.94% of Bolton District's population. The predominant age group are those aged 70-74, while those aged 65+ make up 33.4% of the population. In comparison, those aged under 20 only make up only 16.6% of Over Hulton's population, thus pointing towards an aging population and, should there be no migrants to the area, an eventual population decline (see figure 5).

This demography contrasts heavily with Bolton District as a whole, where those aged 5-9 make up the second highest demographic, and the total population under 20 makes up 26% of the population. Meanwhile, those aged 70-74 only make up 4.6% of Bolton District's population, a 4.8% difference to Over Hulton. While there is a consistent decline for Bolton District's population after ages 45-49, Over Hulton's population spikes at ages 70-74, suggesting either a high resident longevity in the area, or a desirability for Over Hulton as a retirement area.

Given the stable aging population, these findings suggest that the existing housing stock may become under-occupied in terms of the number of residents relative to the property size or number of bedrooms. Given this, it may be appropriate to further assess the availability of existing smaller properties or specialist accommodation for older people and the implications of encouraging additional provision.

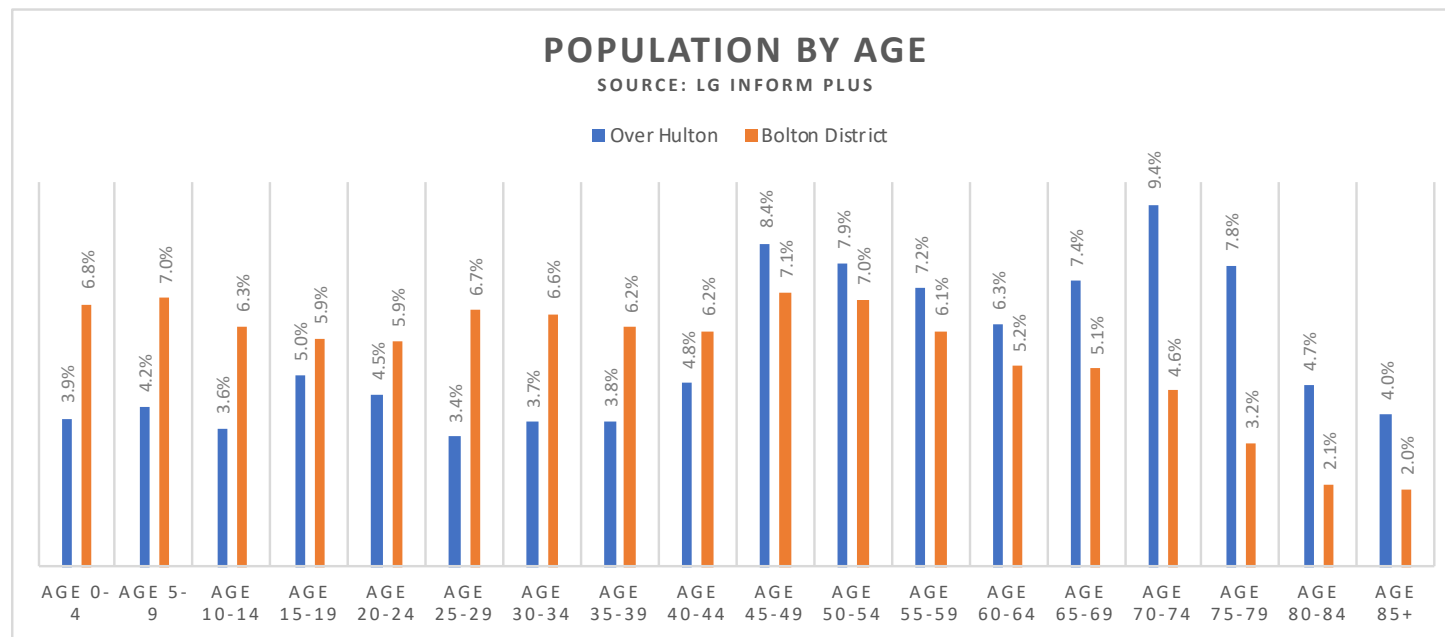


Figure 5 - Over Hulton Population by Age

Education & Qualifications

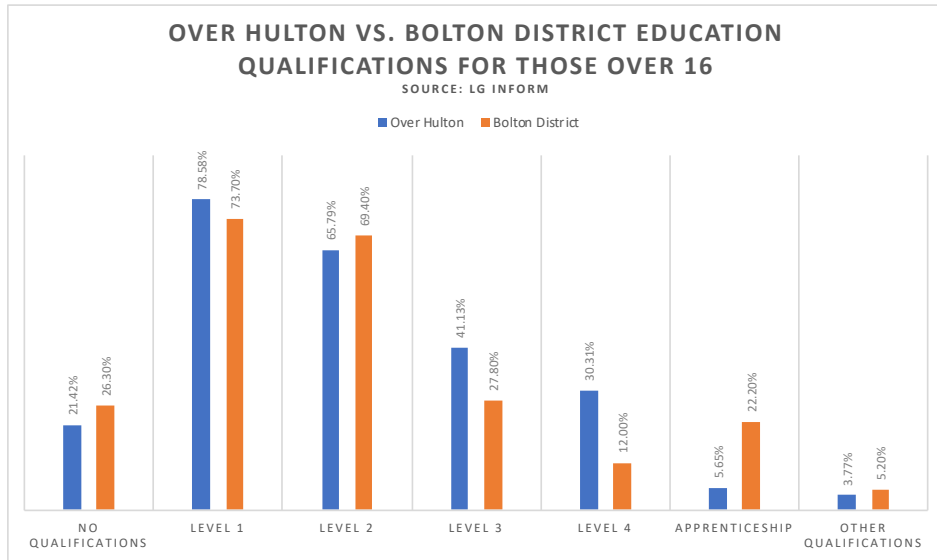


Figure 6 - Education Qualifications

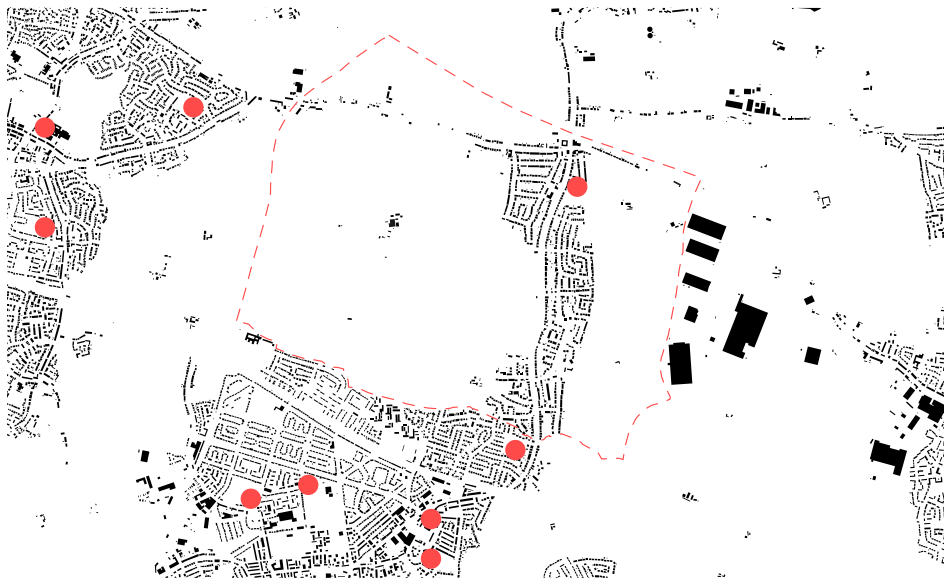


Figure 7 - © Crown Copyright and database right 2019. OS 100019389.

Qualification levels represent different schooling benchmarks. Level 1 is first certificate, level 2 is GCSE, level 3 is diplomas or advanced apprenticeships, and level 4+ is certificates of higher education and beyond. Residents of Over Hulton have, on average, a higher education qualification than those in Bolton District (see figure 6). There is a greater drop between those with a level 3 and level 4 education in Bolton (15.8%) than in Hulton (11.1%), suggesting those who live in the Over Hulton area maintain a diverse range of qualifications at diploma level and above (perhaps as a result of entry requirements for chosen professions) whereas the qualification profile across Bolton as a whole is relatively less widely across different types. As a finding this corresponds with the respective profiles of occupations between the two areas. This data could suggest that those with higher education qualifications regard Over Hulton as a desirable place to live and have therefore chosen to move to the area.

There are one primary school located within the Over Hulton designated neighbourhood area. There are 5 further primary schools in Atherton (see figure 7) which is just south of the neighbourhood boundary. Westhoughton, to the west of Over Hulton has 2 further primary schools, and 1 high school. The closest university to the village is Bolton University, is in Bolton Town Centre, roughly 4.5km away.

Health

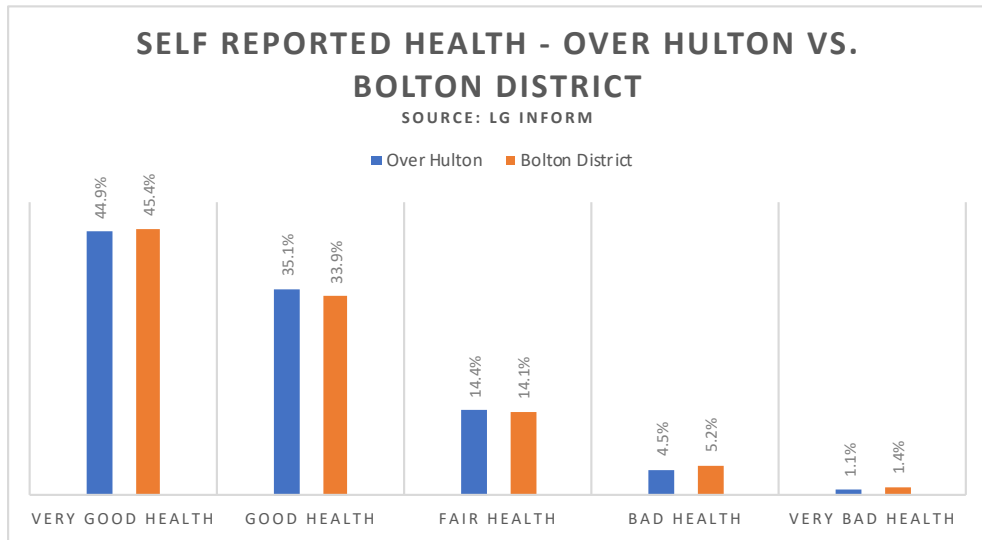


Figure 8 - Self Reported Health



Figure 9- © Crown Copyright and database right 2019. OS 100019389 & Google Maps

Over three quarters of the ward encompassing Over Hulton rank themselves as in 'good' or 'very good' health. As seen from figure 8, there is no contrast from Bolton district.

There is no doctors' surgery within Over Hulton itself but one pharmacy ('Newbrook Pharmacy') located on Newbrook Road. Westhoughton and Atherton together contain two doctors and four pharmacies (see figure 9). The nearest hospital to Over Hulton is the Royal Bolton Hospital, located in South Bolton 2.9km away.

With an aging population in good health, it is important that Over Hulton continues to provide infrastructure to facilitate healthy lifestyles, including access to trails and other recreation opportunities, especially those accessible directly from the existing residential area by walking and cycling, including the surrounding Green Belt.

Deprivation Indices

Deprivation Indices (the Index of Multiple Deprivation or IMD – last updated 2015) quantify whether an area in England is deprived, in broad socio-economic terms. The UK Government Department for Communities and Local Government specifically lists the following deprivation measures:

- Income Deprivation
- Employment Deprivation
- Education, Skills, and Training Deprivation
- Health Deprivation and Disability
- Crime
- Barriers to Housing and Services
- Living Environment Deprivation

The overlap of multiple conditions in certain areas suggest structural issues that land use planning can help rectify through planning or design policies. Data from the 2015IMD suggests that households are, on average, not deprived in any of these areas in Over Hulton. Households most likely to fall into one or more deprivation categories are those living in Hagfold, to the south of the designated neighbourhood area, on the north side of the railway tracks.

OVER HULTON VS. BOLTON DISTRICT EMPLOYMENT DISTRIBUTION

SOURCE: 2011 CENSUS

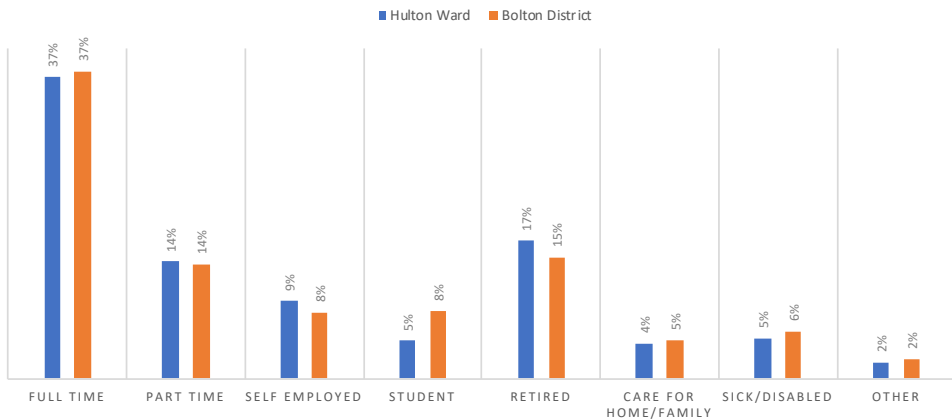


Figure 10 - Employment Distribution

Employment by Occupation - Hulton Ward Vs. Bolton District

Source: ONS 2011 CENSUS (KS404EW)

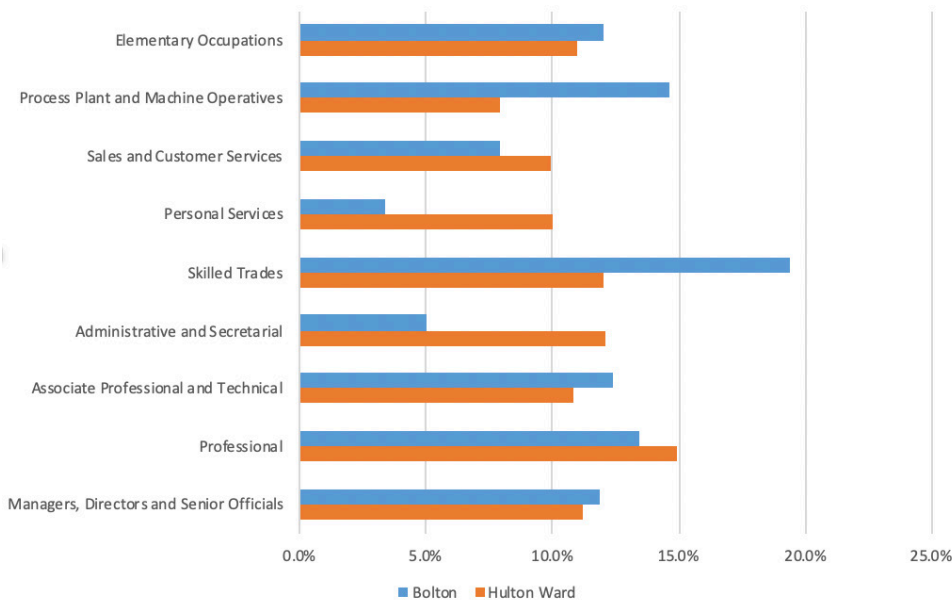


Figure 11 - Employment by Occupation

Economy

Despite the significantly older population in Over Hulton, there is not a correspondingly larger population that is retired (see figure 10). This suggests that either the data has been nullified by the larger Hulton Ward used for analysis, or that those in Over Hulton keep economically active, despite their age. The business survey may provide some further findings on these considerations and it may in future be necessary to assess the retired population in Over Hulton specifically. There is a larger student population in Bolton District as a whole than in Over Hulton. Given Bolton Town Centre's university campus, and that students are not likely to own cars due to lack of income, it is reasonable to assume many Bolton University students who originate from Over Hulton do not live in Over Hulton while completing their studies.

Employment

Employment within Hulton Ward is distributed quite evenly across occupations, with the largest occupation being professionals, followed closely by associate professional and technical workers (see figure 11). This correlates with travel destinations to Bolton and Great Lever explored in a later section of this assessment.

There are far less skilled tradespersons in Over Hulton than in Bolton District. This correlates with the findings on low apprenticeship levels for those in Over Hulton, explored in the Education section above. Over Hulton also has a distinctly larger personal services and sales/customer services employment base than Bolton District, suggesting this sector has absorbed the work that might have gone into skilled trades in other areas.

It should be noted that the latest data available from the 2011 Census largely pre-date the significant development of logistics, distribution and other employment facilities in the area surrounding the designated neighbourhood area. The business survey being undertaken by OHNF represents a first opportunity to demonstrate whether such development has had an effect on the employment profile and travel to work patterns in the area.

Transport

HULTON WARD VS. BOLTON DISTRICT NUMBER OF CARS/VANS PER HOUSEHOLD

SOURCE: ONS - 2011 CENSUS (KS404EW)

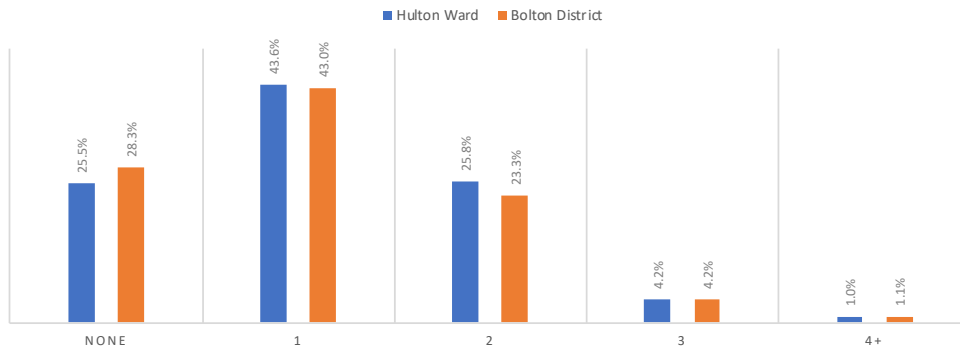


Figure 12- Number of Cars/Vans Per Household

Most residents in Hulton Ward own either one or two private cars or vans, in line with Bolton District (see figure 12). Around 25% of households within Hulton Ward do not have access to private automobiles; this does not however indicate spatial isolation. Over Hulton is serviced by 10 bus lines, many traveling into Bolton Town Centre. Almost all residents in Over Hulton are within a 30 minute walk of Atherton rail station, providing transportation options within the entire Greater Manchester region.

Over Hulton - Top 5 Work Destinations

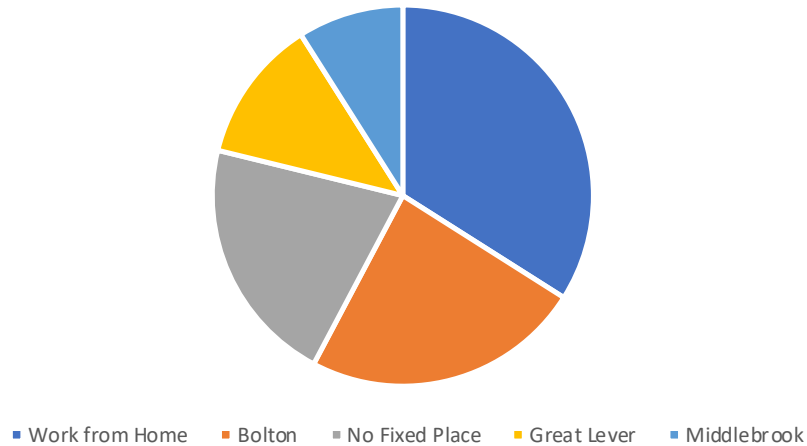


Figure 13- Over Hulton Top 5 Work Destinations

Travel to Work

Figure 13 shows the top five work destinations for Over Hulton residents, accounting for 35% of the economically active population, age 16-64. A further 1,300 residents work in other parishes and counties across England, but do not commute in numbers greater than 100, accounting for their exclusion from this graph.

The results reveal that many workers in Over Hulton either work from home, or commute to Bolton. Other significant destinations include the Great Lever industrial park, Middlebrook, and work with no fixed address. Bolton and the Great Lever industrial park in particular explain the distribution of many professional, secretarial, and technical jobs highlighted in the earlier section on Over Hulton’s Economy. For those in Over Hulton, driving is the most popular mode of transportation to work, though there is not a corresponding passenger population, indicating a high degree

single occupancy vehicle (SOV) trips. The highest rideshare and public transit stats come from those commuting into Bolton, where 11.7% of residents take public transit and 14.3% are passengers. Of those who commute into Over Hulton for work, only 10% already live in Over Hulton. While recent employment development in the area may have increased opportunities for residents to live and work locally it is highly likely these centres have significantly increased in-commuting to Over Hulton (and the surrounding area).

The high levels of automobile dependence and SOV trips within Over Hulton, as well as the low number of residents in Over Hulton who also work in Over Hulton, could contribute to traffic related issues such as congestion, air pollution and a reduction in public safety.

Construction of additional housing could have the potential to exacerbate these issues. The neighbourhood plan can therefore help to promote active transportation options for those working in Over Hulton, while encouraging more efficient modes of transport for those working outside of it.

Housing

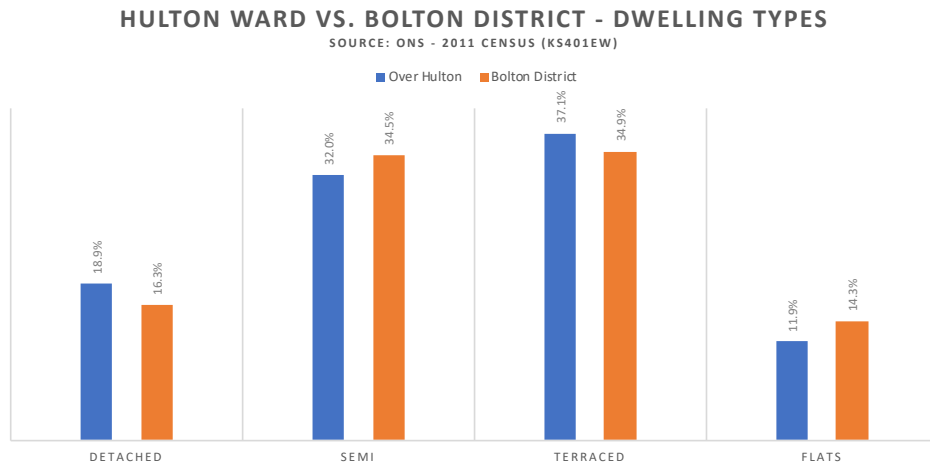


Figure 14- Dwelling Types

Dwelling mixes

Hulton Ward on average has more detached and terraced housing than Bolton District, while having a lesser number of flats, purpose built or otherwise (see figure 14). Based on visitations to Over Hulton, the number of detached units in Over Hulton is likely a greater percentage than as is in Hulton Ward. The Character Assessment will provide further findings on the perception of housing stock, before the OHNF may wish to consider whether more specific data exists to establish the mix of housing stock in the designated neighbourhood area.

A prevalence of detached housing combined with an aging population suggests that there may be a demand for smaller properties or specialist accommodation for older people who may wish to downsize. One aim of the neighbourhood plan may therefore be to encourage and support high quality, affordable and desirable accommodation for the older population of Over Hulton.

Housing

Affordability

Figure 15 shows the average selling price per housing type across Over Hulton, Bolton District, and Greater Manchester Region. With exception to Terraced housing¹, Over Hulton has higher average housing prices than Bolton for all categories, and lower than the Greater Manchester Region (GMR). This suggests Over Hulton is a desirable place to live compared to Bolton District as a whole, but still affordable compared to the rest of the GMR.²

The average price of a household unit in Over Hulton is has increased in line with Bolton District, with exception to semi-detached units which have dropped in price (see figure 16). The surge in pricing in detached housing suggests that while Over Hulton may be affordable compared to the GMR now, this difference may shrink in future.

Bolton council has highlighted the importance of affordable housing provision in a supplementary planning document to Bolton Council, released February 2013. Bolton's Local Plan Core Strategy policy SC1 stipulates that in the case of new developments with 15 or more dwellings on greenbelt, 35% of units should be affordable.

Self & Custom Build

Bolton District has a Self-build and custom-build register which is not accessible to the public. It is not a requirement to be on the register to self-build or custom-build, but rather to notify those on the registry if a suitable site (or sites) become available. To register, one must be 18 years or older, a citizen of the United Kingdom, an EEA state, or Switzerland, and must be looking to acquire a serviced plot of land in the Bolton District to build a house to live in.

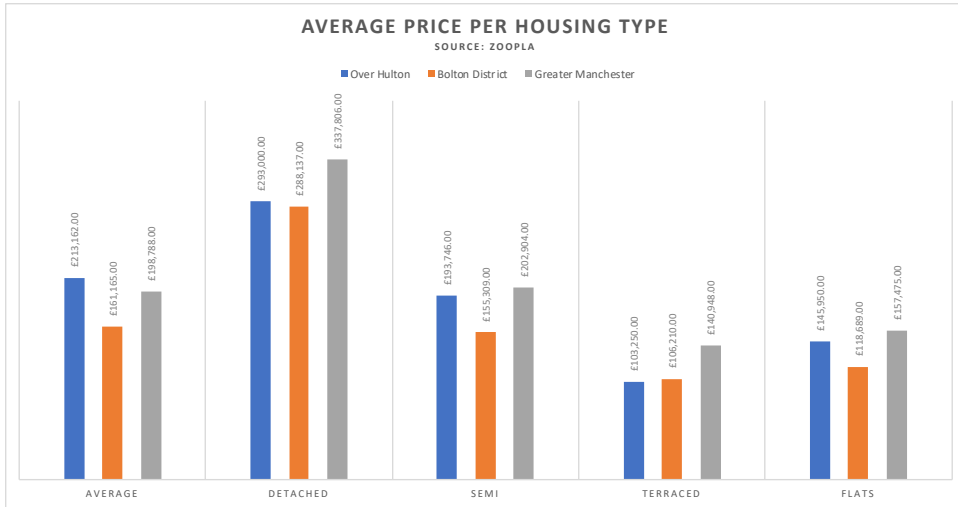


Figure 15 - Average Price per Housing Type

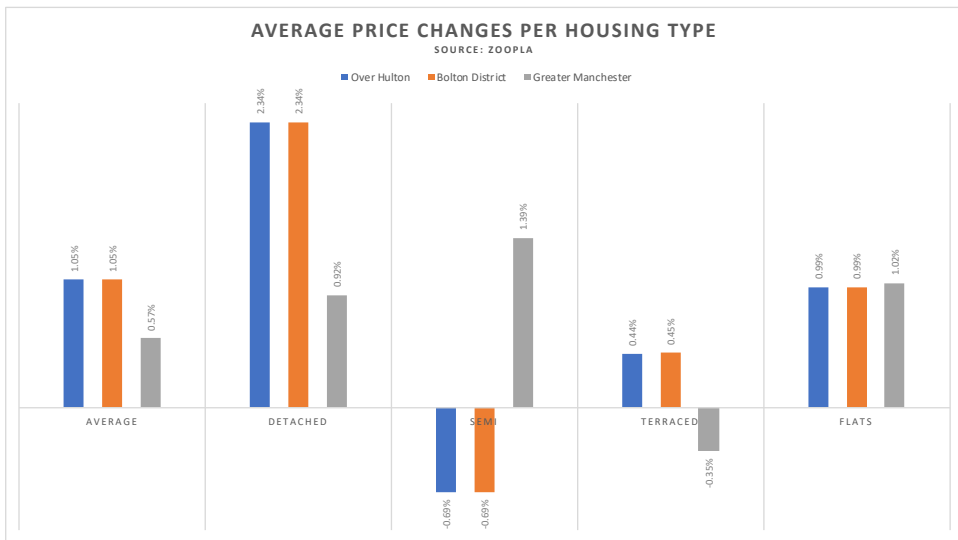


Figure 16- Average Price Changes per Housing Type

¹ The discrepancy in terraced housing may be explained by there only being two sales of terraced housing in Over Hulton in the past 12 months. If one of these units was decrepit or in need of major structural repairs, this would have dragged down the average. Indeed, the Zoopla "average value" for Terraced housing in Over Hulton is £179,208 which would make terraced Housing in Over Hulton more expensive than in the GMR.² Though the average housing price is higher in Over Hulton than in the GMR as a whole, this is likely due to the housing distribution of the two areas; as shown above, Over Hulton has a much higher proportion of detached housing compared to the GMR which has a greater distribution of flats.

Heritage

Listed Buildings

There are three listed Grade II buildings inside the Over Hulton Neighbourhood Forum boundary. Dovecote provides an anchor for the designated Over Hulton Neighbourhood Area, partly due to its location towards the centre of the boundary of the Hulton Park Registered Park and Garden (RPG). The Dovecote is the only Listed structure within the RPG, though the park itself is a designated heritage asset and contains number of non-designated assets as well as areas of potential archaeological significance.

List Entry	Name	Grade	List Date	Longitude	Latitude
1391407	Dovecote	II	2005-11-01	2°28'43"W	53°32'33' N
1356776	791 and 793 Manchester Rd	II	1986-08-19	2°28'48"W	53°32'56"N
1163639	Bates Houses	II	1974-04-26	2°27'32"W	53°32'45"N

Conclusion

It is not the purpose of the baseline analysis at this stage to draw definitive conclusions on the pattern of future land use and development management that may be appropriate in Over Hulton or to put forward. The initial findings will be incorporated as part of ongoing research and evidence gathering and should also inform the ongoing work to establish the vision and objectives of the Neighbourhood Plan. They should also be considered alongside the position of planning policy established in the existing development plan for the area.



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