



ADDENDUM

APPLICATION FOR DESIGNATION OF:

OVER HULTON NEIGHBOURHOOD AREA & FORUM

AUGUST 2017

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Section One: Background

- 01 Neighbourhood planning is becoming more popular within the planning system. It is gaining in popularity as more people realise how important Neighbourhood plans are in giving local residents a say in the development of their local area, including how new developments will look and the infrastructure needed to support new development.
- 02 *“Neighbourhood planning was introduced by the Localism Act 2011, and is an important part of the Government’s manifesto commitment to let local people have more say on local planning. With over 230 neighbourhood plans in force and many more in preparation, they are already a well-established part of the English planning system. Recent analysis suggests that giving people more control over development in their area is helping to boost housing supply – those plans in force that plan for a housing number have on average planned for approximately 10% more homes than the number for that area set out by the relevant local planning authority.”* (Minister of State for Housing and Planning and Minister for London: Gavin Barwell)¹
- 03 *“Our planning reforms have put local people at the heart of the system, ending the age-old battle between residents and builders and instead ensuring communities get a say over how their area is developed – and leading to record high numbers of homes being approved.*

More and more people are getting involved in neighbourhood planning, to state clearly and in black and white the developments they want to see happen in their area – not just for their benefit, but for the benefit of future generations.” (Housing and Planning Minister: Brandon Lewis)²

¹ Neighbourhood Planning: Written statement - HLWS345 (parliament.uk/business/publications/written-questions-answers-statements/written-statement/Lords/2016-12-12/HLWS345/)

² Press Release: 11 July 2016 (gov.uk/government/news/new-landmark-with-200-communities-now-approving-neighbourhood-plans)

- 04 *"As we shift more power from Whitehall to town halls and local people, it makes perfect sense to ensure communities have their voice heard as those who know their areas best.*

Neighbourhood plans bring people together put pen to paper and make clear what development they want to see." (Communities Secretary: Greg Clark)³

- 05 The majority of applications to be designated as a neighbourhood forum are being approved by local authorities. However, where this has not been the case, the reasons for refusing designation have centred mostly on concerns over the representativeness of the prospective forum — both geographically and demographically. The Proposed Over Hulton Neighbourhood Forum (OHNF) has dealt with both of these issues in more detail than before.
- 06 In the North West neighbourhood planning has been slow to develop with Bolton Metropolitan Borough Council (BMBC) only recently receiving applications for the designations of its first neighbourhood: Blackrod only receiving approval for designation of their Neighbourhood Area in July 2016.⁴
- 07 OHNF is only the second application BMBC has received for designation of a Neighbourhood Area and Forum. This additional information is being provided to answer the questions raised by BMBC after consideration of the initial application. Unlike many other LPAs BMBC currently does not have an application form for prospective neighbourhood forums to complete. These application forms often have questions designed to elicit the further information requested.

³ Press Release (<http://www.acra.org.uk/cms/resources/press-releases//get-involved-and-have-your-say-over-the-future-of-your-neighbourhood.pdf>)

⁴ Blackrod Neighbourhood Plan Area Designation Decision (<http://democracy.bolton.gov.uk/CMIS5/Document.ashx?czJKcaeAI5tUFL1DTL2UE4zNRBcoShgo=7UVitG5HfXv8zUE0LhbKLRi4GowQ9xFYegltf1Y0T4NyVmhsxLdyxQ%3D%3D&rUzwRPf%2BZ3zd4E7lkn8Lyy%3D%3D=pwRE6AGJFLDNlh225F5QMaQWctPHwdhUfCZ%2FLUOzgA2uL5iNRG4jdQ%3D%3D&mCTibCubSFXsDGW9IXnlq%3D%3D=hFflUdN3100%3D&kCx1AnS9%2FpWZQ40DXFvdEw%3D%3D=hFflUdN3100%3D&uJovDxwdjMPoYv%2BAJvYtvA%3D%3D=ctNJFf55vVA%3D&FqPIIEJYlotS%2BYGoBi5olA%3D%3D=NHdURQburHA%3D&d9Qij0aq1Pd993jsvOJqFvmyB7X0CSQK=ctNJFf55vVA%3D&WGewmoAfeNR9xqBuxOr1Q8Za60lavYmz=ctNJFf55vVA%3D&WGewmoAfeNQ16B2MHuCPMRKZMwaG1PaO=ctNJFf55vVA%3D>)

08 Although Local Planning Authorities (LPA) have discretion in the issues they can consider, their decision must be based on the appropriateness of the area, not what the ensuing Neighbourhood Plan may seek to deliver.⁵

*"A local planning authority must designate a neighbourhood area if it receives a valid application and some or all of the area has not yet been designated (see section 61G(5) of the Town and Country Planning Act 1990 Act as applied to Neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004)."*⁶

09 OHNF has held discussions with BMBC regarding the application for designation of the Neighbourhood Area and Forum as recommended under the Planning Practice Guidance (PPG).⁷ The recommendations made in response to OHNF have stated that the reason for rejection would be based on insufficient evidence to support the appropriateness of the proposed area. In fact the majority of representations received were in support of the designation of the proposed area.

It also states that:-

"None of the representations from statutory agencies or local residents raises issues that would prevent the council designating the neighbourhood area and forum.

Peel's objections can be summarised as follows.

The proposed area is inappropriate because it includes green belt, a listed park of national importance, a strategic site in the draft Greater Manchester Spatial Framework, and is generally artificial and contrived

The proposed forum doesn't reflect the nature of the area — in particular it doesn't include landowning interests

⁵ Neighbourhood Planning Practice Guidance Paragraph: 035 Reference ID: 41-035-20161116

⁶ Paragraph: 035 Reference ID: 41-035-20161116

⁷ Paragraph: 025 Reference ID: 41-025-20140306

*The objectives of the forum are insufficiently clear and reflect national advice, rather than being specific to Over Hulton.*⁸

- 10 OHNF appreciates the opportunity provided by BMBC to respond to the report and to provide more evidence in relation to the appropriateness of the boundaries of the proposed Neighbourhood Area and to address the other issues raised in the representation on behalf of Peel Holdings.

⁸ Proposed Over Hulton Neighbourhood Area (democracy.bolton.gov.uk/CMIS5/Document.ashx?czJKcaeAi5tUFL1DTL2UE4zNRBcoShgo=avSBwl_ym2wl.S9zNg5wO%2b1j9J09d47mGty%2fpuh9%2b7PbJioGwZ%2f qZVEg%3d%3d&rUzwRPf%2bZ3zd4E7lkn8Lyw%3d%3d=pwRE6AGJFLDNIh225F5QMaQWCtPHwdhUfCZ%2fLUQzg A2uL5jNRG4jdQ%3d%3d&mCTIbCubSFfXsDGW9IXnlg%3d%3d=hFfIUdN3100%3d&kCx1AnS9%2fpWZQ40DXFvdEw %3d%3d=hFfIUdN3100%3d&uJovDxwdjMPoYv%2bA.JvYtyA%3d%3d=ctNJFf55vVA%3d&FgPIIEJYlotS%2bYGoBi5ol A%3d%3d=NHdURQburHA%3d&d9Qjj0ag1Pd993jsyOJqFvmyB7X0CSQK=ctNJFf55vVA%3d&WGewmoAfeNR9xqBux Or1Q8Za60lavYmz=ctNJFf55vVA%3d&WGewmoAfeNQ16B2MHuCPMRKZMwaG1PaO=ctNJFf55vVA%3d)

Section Two: Aims & Objectives

- 11 As stated in the OHNF Constitution the aims of the Forum are as follows:-

"To prepare a Neighbourhood Plan for the Over Hulton Area

*To promote or improve the social, economic and environmental well-being of the Over Hulton Area"*⁹

- 12 These aims meet the statutory requirement as laid out in Section 61F(5) of the Town and Country Planning Act 1990 (TCPA). The TCPA does not set out any further information required for designation of a Neighbourhood Area and Forum in relation to the Forum's purposes.

There are numerous examples of constitutions for designated Neighbourhood Area Forums which only state the statutory minimum including but not limited to:-

Market Bosworth Neighbourhood Forum

Highgate Neighbourhood Forum

Hove Stations Neighbourhood Forum

Grove Park Neighbourhood Forum

- 13 Expanding on these aims, the OHNF will seek to encourage and inform any proposed development to respect the distinctive and historic character of the Over Hulton Area.
- 14 The creation of the OHNF has been done in the spirit of dialogue and collaboration, its aim to include local residents in planning and development discussions and decisions which affect the area. The aim being to ensure that Over Hulton continues to embrace its connections with both its future and history for many generations to come.

⁹ Over Hulton Neighbourhood Forum Constitution - see Appendix 1

- 15 The current local development framework for Bolton, the Core Strategy 2011, identifies Over Hulton as lying in West Bolton, an area characterised by its green areas and low density housing. The relevant policy for this area is OA4.¹⁰
- 16 At this stage the OHNF is still seeking designation and therefore there has been no failure to engage with local landowners in the Neighbourhood Plan preparation process as asserted in the representation on behalf of Peel Holdings.

In keeping with the requirements of the PPG¹¹, once the area and forum have been designated OHNF intends to consult with the LPA, local landowners, the development industry, businesses and community groups to produce a draft Neighbourhood Plan.

- 17 The OHNF aims to engage with the Over Hulton community and to gather, analyse and represent the views expressed by businesses, landowners, developers, residents and visitors in the creation of a draft Neighbourhood Plan.

This should help to foster and encourage mutually beneficial relationships between residents, businesses, community organisations, landowners and developers operating or living in the area.

- 18 The OHNF aims to focus on investment and development in the local area, with particular regard to infrastructure and the environment, to ensure that any development maintains and enhances the character of the area while also taking into account the importance of the Green Belt and heritage assets located in the Over Hulton area in accordance with BMBC's Core Strategy for the area.¹²

¹⁰ Bolton's Core Strategy Development Plan Document 2011 (<http://www.bolton.gov.uk/sites/DocumentCentre/Documents/Adopted%20Core%20Strategy%20Bolton%202011.pdf>)

¹¹ Paragraph: 080 Reference ID: 41-080-20170728

¹² Bolton's Core Strategy Development Plan Document 2011: Policies OA4, CG7AP, CG3 and CG1

19 Some of the issues the OHNF sees as important are as follows:-

- 19.1 hold consultations in the area in order to respond and represent the Over Hulton area in relation to the proposals contained in any draft local plan or spatial framework
- 19.2 work with the LPA to improve infrastructure and the promotion of more environmentally friendly transport schemes
- 19.3 involve the local community in the planning process to increase transparency between local residents, the LPA and developers when it comes to planning and local framework considerations
- 19.4 consult and engage with potential developers and the LPA to ensure any new development works within the constraints contained in the existing core strategy or any frameworks which may replace it
- 19.5 work with local residents, landowners, businesses and other relevant organisations to preserve the unique historical and environmental character of the Over Hulton area
- 19.6 engage with any public consultations which may affect or impact on the Over Hulton area
- 19.7 identify scope for new amenity space and review use of existing green spaces such as the new Country Park and Hulton Park, proposing Local Green Space designations where the demanding criteria laid out in the NPPF can be fulfilled or to consult with landowners and developers on other possible appropriate uses
- 19.8 generate an evidence database to accompany a draft Neighbourhood Plan on issues which have arisen during the OHNF's consultations with relevant groups and organisations, the LPA, local landowners, developers, businesses and residents.

19.9 to work within any constraints identified in the relevant framework to prepare a Neighbourhood Plan

- 20 The OHNF understand that the current landowner has engaged in a detailed consultation with local residents regarding the future of Hulton Park, and although local groups have been formed with the intention of opposing the current planning application, the OHNF is not being formed for this reason.

The OHNF is happy to engage with the landowner of any future development and will consult with them in the preparation of the draft Neighbourhood Plan as required under the PPG.

- 21 The OHNF is primarily seeking designation to ensure that all existing and future residents have a say in the development of the proposed neighbourhood area to promote and improve the social, economic and environmental well-being of the Over Hulton area.

Section Three: Location & History

- 22 Over Hulton lies 3.5 miles south west of Bolton, Westhoughton lies to the West, Atherton to the South and Little Hulton to the East. The A579 (Newbrook Road/Saint Helens Road) Bolton to Leigh Road crosses the A6 (Manchester Road/Salford Road) Preston to Manchester Road at Four Lane Ends.

The M61 passes to the north of Over Hulton.

- 23 Until the Nineteenth century, Over Hulton formed part of the Salford Hundred (see figure 1)¹³. Westhoughton (or Houghton Chappell as it was then known) lay in the adjoining West Derby Hundred, although it later became part of the Salford Hundred. The map from 1610 is an indication of how long the boundary between Over Hulton and the Parish of Westhoughton has been established.

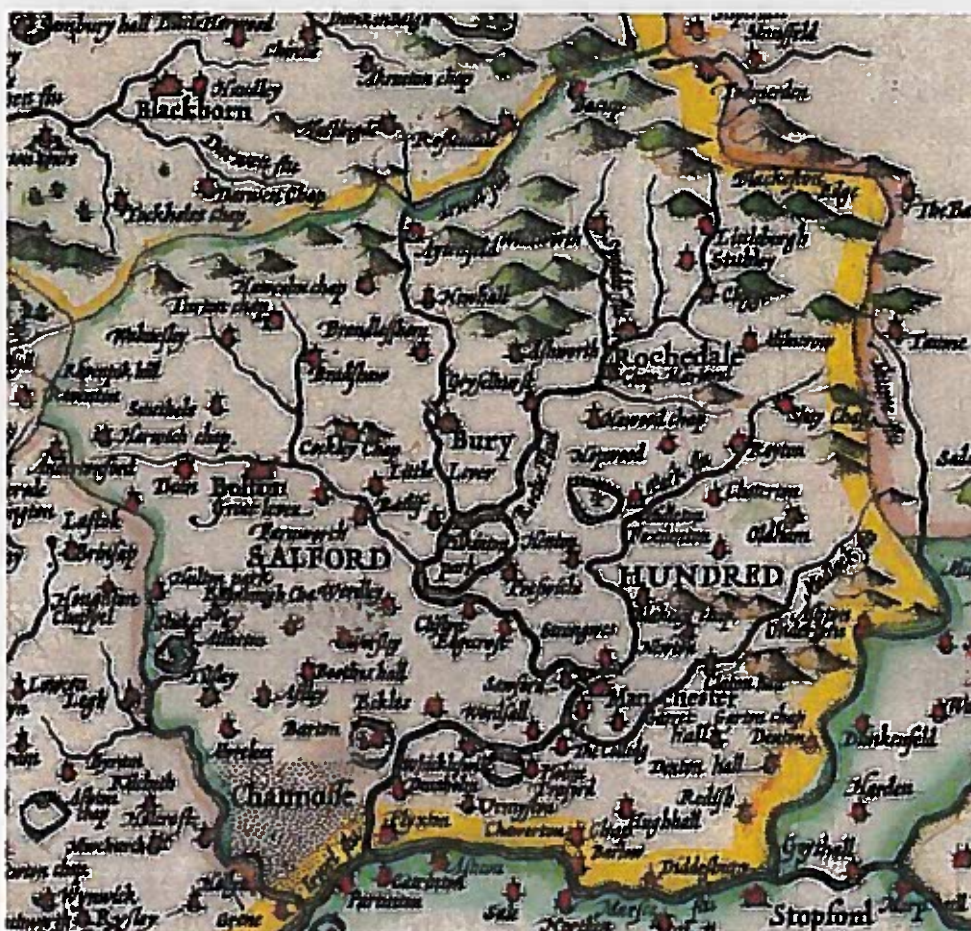


Figure 1

¹³ Figure 1 - John Speed's Map of Lancashire (1610) (Public Domain, <https://commons.wikimedia.org/w/index.php?curid=4346371>)

24 Westhoughton became a civil parish in 1866 (see figure 2)¹⁴ and the parish boundary remains the same to this day, as can be seen on the ordnance survey map (figure 3)¹⁵. The map, dating back to 1888 also shows the boundaries of the neighbouring Over Hulton Township.

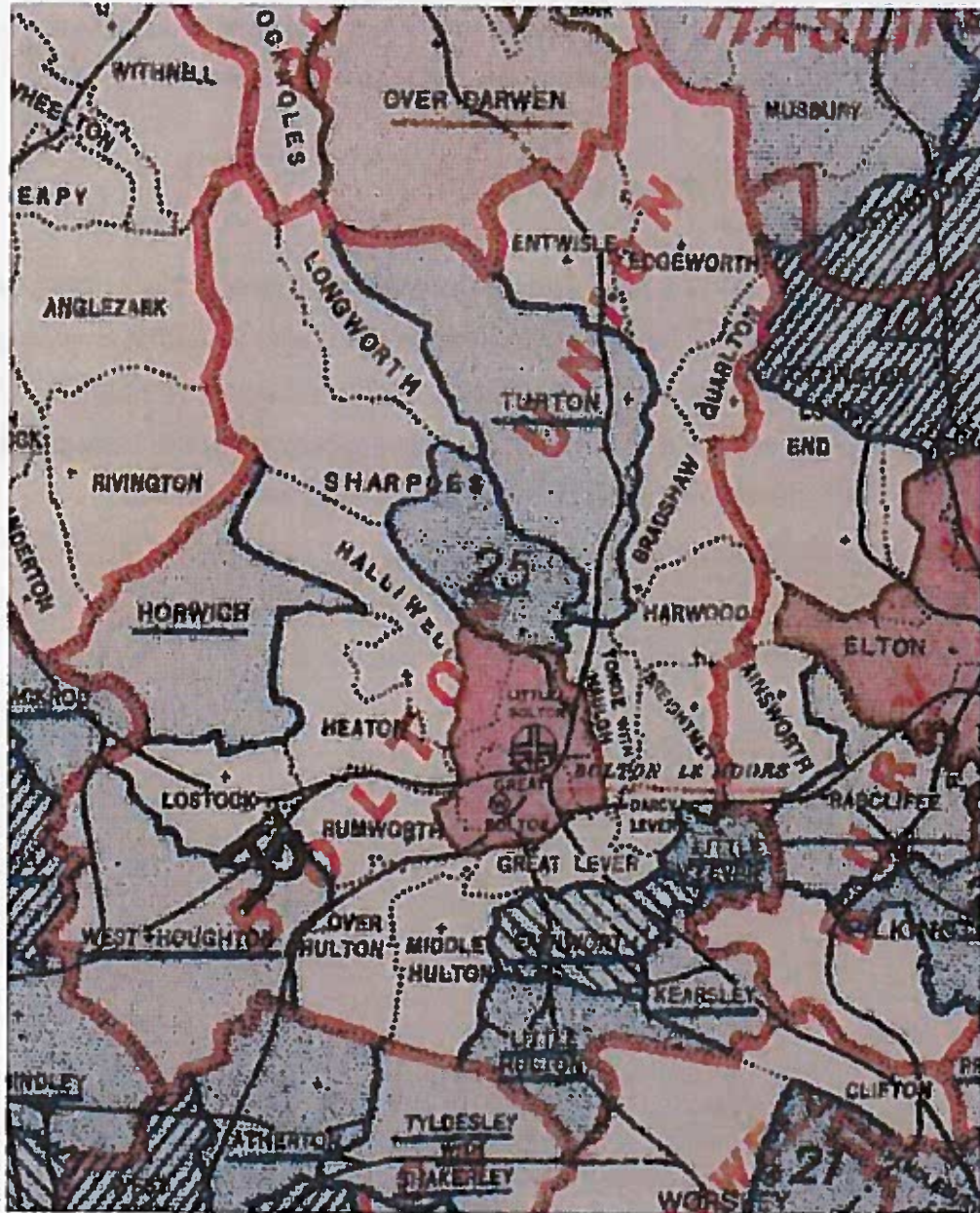


Figure 2

¹⁴ Figure 2 Sanitary Districts showing Civil Parishes 1888: Lancashire Sheet (http://www.visionofbritain.org.uk/maps/sheet/os_sanitary_districts_1888/lancashire_1888)

¹⁵ Figure 3 Ordnance Survey Election Maps showing Civil Parishes 20.08.17 (<https://www.ordnancesurvey.co.uk/election-maps/gb/>)

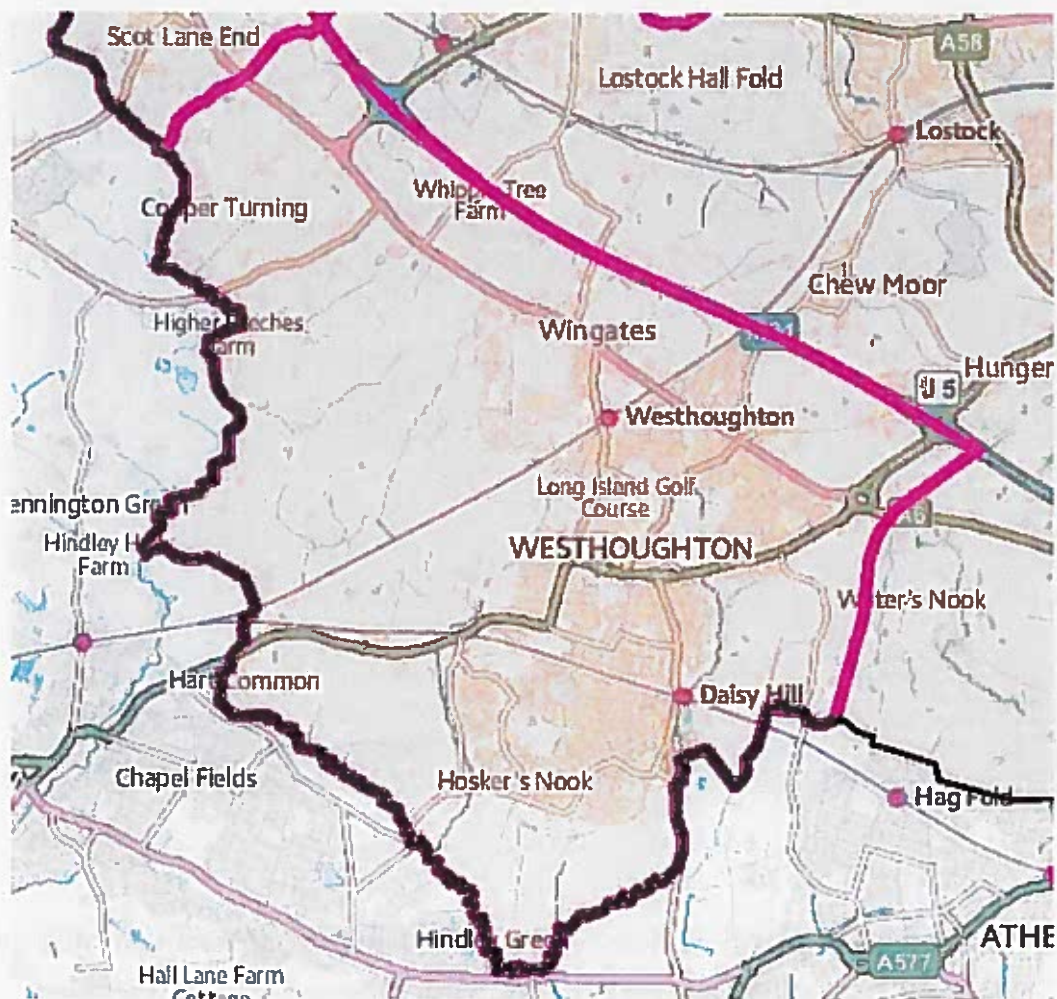


Figure 3

- 25 Over Hulton was a Township or Civil Parish between 1866 and 1898¹⁶ and was part of the Bolton Poor Law Union and then the Municipal Borough of Bolton. A map of the Township can be seen at figure 4¹⁷. This is created using the boundaries identified in Kain, R.J.P., Oliver, R.R., *Historic Parishes of England and Wales: an Electronic Map of Boundaries before 1850*.
- 26 In 1898 the Bolton, Turton and Westhoughton Extension Act created three new District Councils and the Over Hulton Township was divided up. The County Borough of Bolton annexed the Daubhill area of Over Hulton and the remainder was taken to form part of the Westhoughton Urban District Council.

¹⁶ F Youngs (1991): *Local Administrative Units: Northern England* (London: Royal Historical Society) p 175

¹⁷ Figure 4 Over Hulton T/N C/P (<http://www.visionofbritain.org.uk/unit/10365739/boundary>)

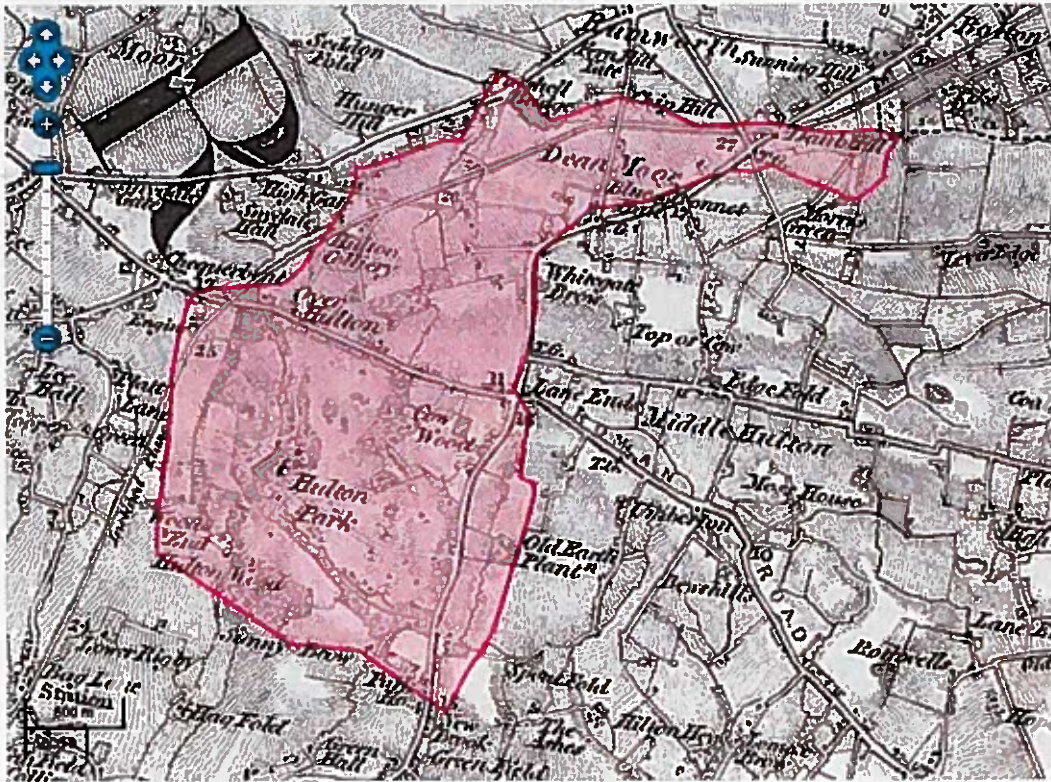


Figure 4

- 27 It remained this way until 1972 when under the Local Government Act, the Districts were abolished and Westhoughton reverted to its former Parish Boundaries, and along with Over Hulton became part of the Metropolitan Borough of Bolton in Greater Manchester.
- 28 The Ward boundaries for the Over Hulton area have changed a lot over the years. The most recent change was only in 2010 which saw the majority of Over Hulton move from Bolton West to form part of Bolton South East while a small part remained in Bolton West.

The area between the Hulton ward boundary for Hulton and the Westhoughton Parish boundary has always been viewed as part of Over Hulton, especially by the residents who live within this section of land. This is also demonstrated by the postcodes for the houses on this stretch as highlighted in the following sections.

It is therefore the opinion of the OHNF that as the ward boundaries have only been established for a relatively short period, and are not based on any historic

boundaries, they are not a true reflection of the Over Hulton area, and for that reason they have not been chosen.

29. The land between the Hulton Ward boundary and the Westhoughton Parish boundary is the location for the largest of the proposed housing estates. The OHNF is looking to the future of the Over Hulton area and therefore needs to take into account that if this development does go ahead then the residents of these houses should be able to have a say in the development of any Neighbourhood Plan and be eligible for membership of the OHNF. To deny them this may be viewed as a breach of human rights and equality legislation.
30. The proposed Hulton Trail or Hulton Loop (see figure 5) which forms part of the landowner's current planning application for Hulton Park almost matches the proposed boundaries and is in effect a walk around the Over Hulton area.¹⁸

Figure 4.5: Conceptual framework plan for the Hulton Trail

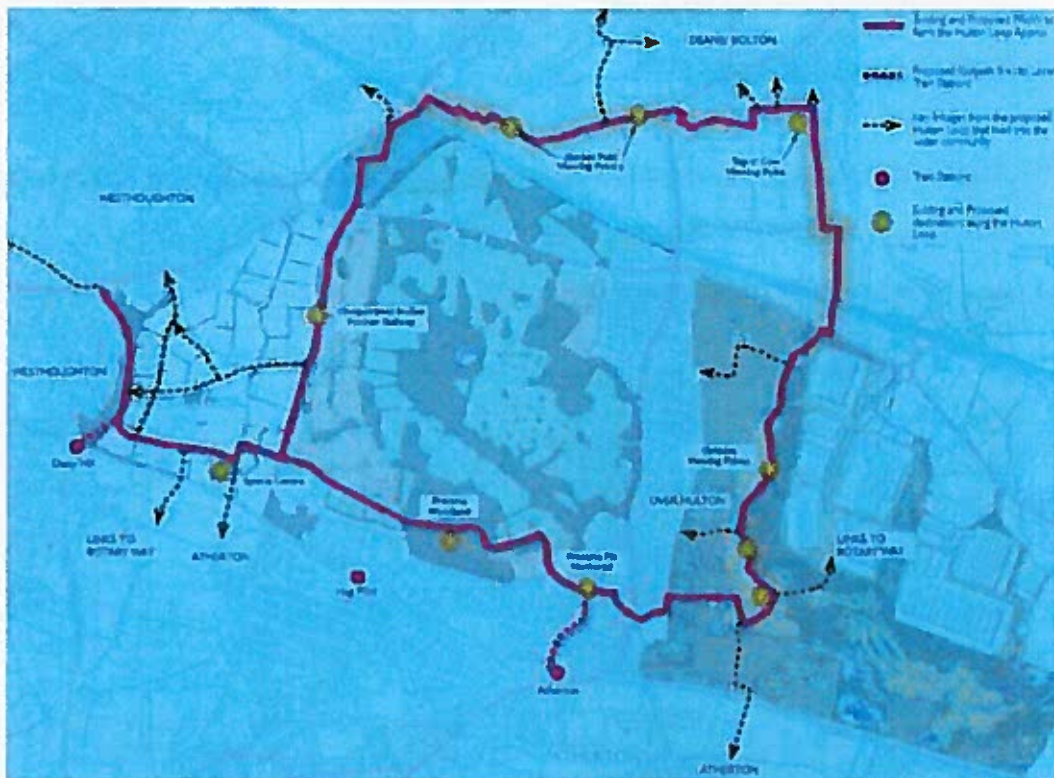


Figure 5

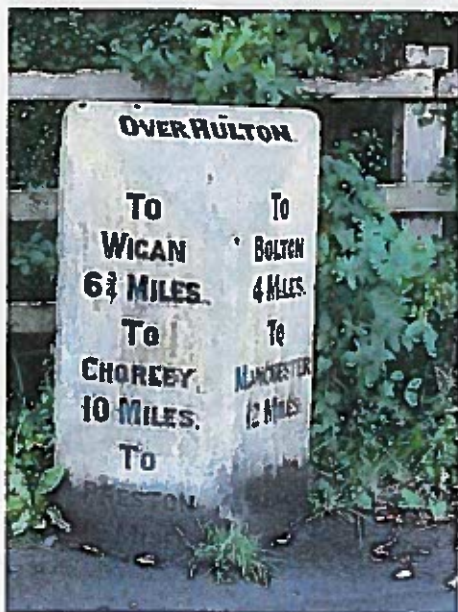
- 31 There are many descriptions of Over Hulton in old documents, most of which refer to Hulton Park as forming part of Over Hulton. The map of the old township at figure 4 clearly identifies the Park as being included in Over Hulton. A few of the descriptions are stated below:-

"The chief manor was held by the Hultons at Hulton Park in Over Hulton."¹⁹

"Over Hulton, the western portion, has an area of 1 316 acres and measures about 2 miles from north to south, by a mile and half across. Hulton Park occupies much of the southern part of the area. The ground slopes from about 500 feet in the North to 300 feet in the South."

"The road from Deane and Bolton to Atherton and Warrington runs along the eastern boundary, and is crossed about the centre by that from Manchester and Walkden to Westhoughton and Blackrod. The crossing is marked by the hamlet of Hulton Lane Ends. To the north of the road are several collieries. The London and North Western Company's line from Bolton to Kenyon Junction passes along the north-western boundary."²⁰

- 32 The milestone marker for Over Hulton photographed below lies near to the proposed western boundary.



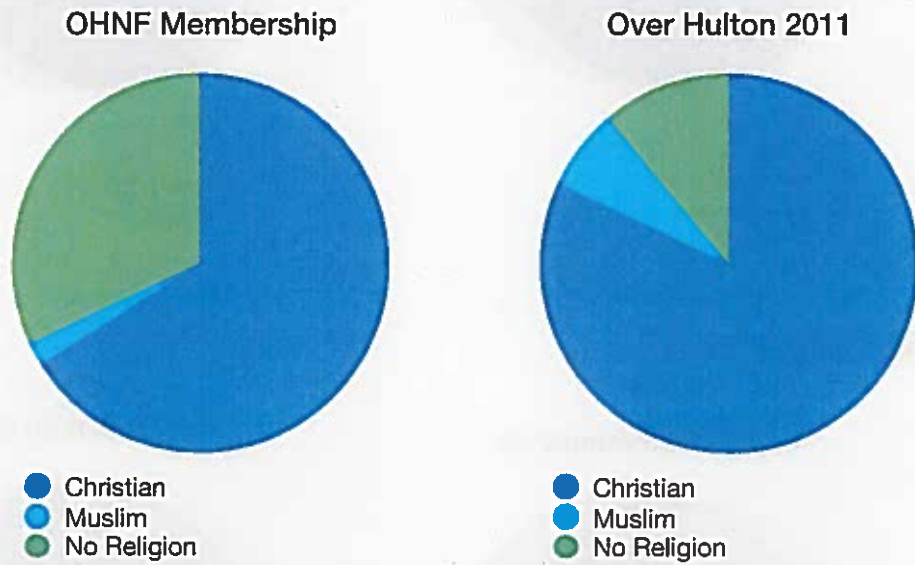
¹⁹ Lewis, Samuel 1848: A Topographical History of England

²⁰ A History of the County of Lancaster: Volume 5 (1911)

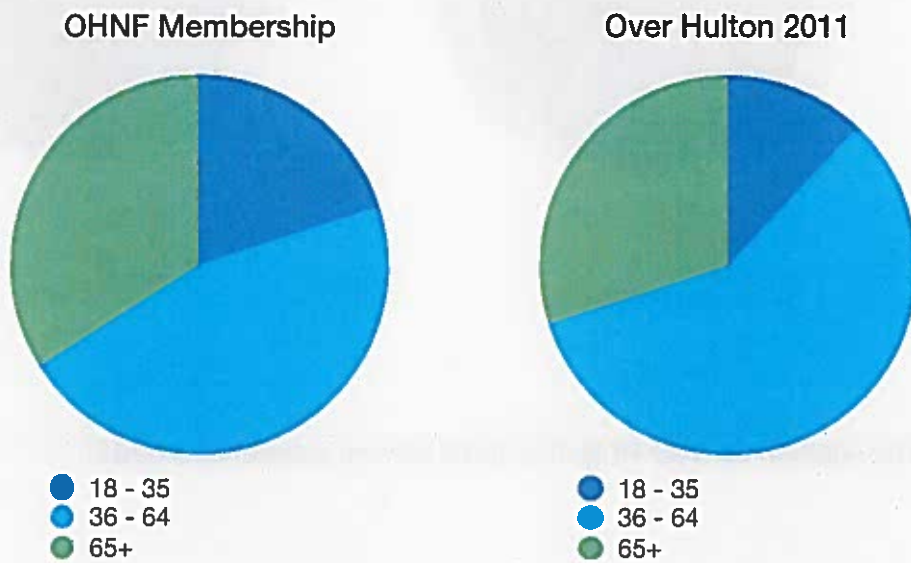
Section Four: Demographics & Amenities

31 The following statistics for Over Hulton are based on the most recent census from 2011. Charts are for illustration purposes only. More detailed charts can be found in Appendix 2

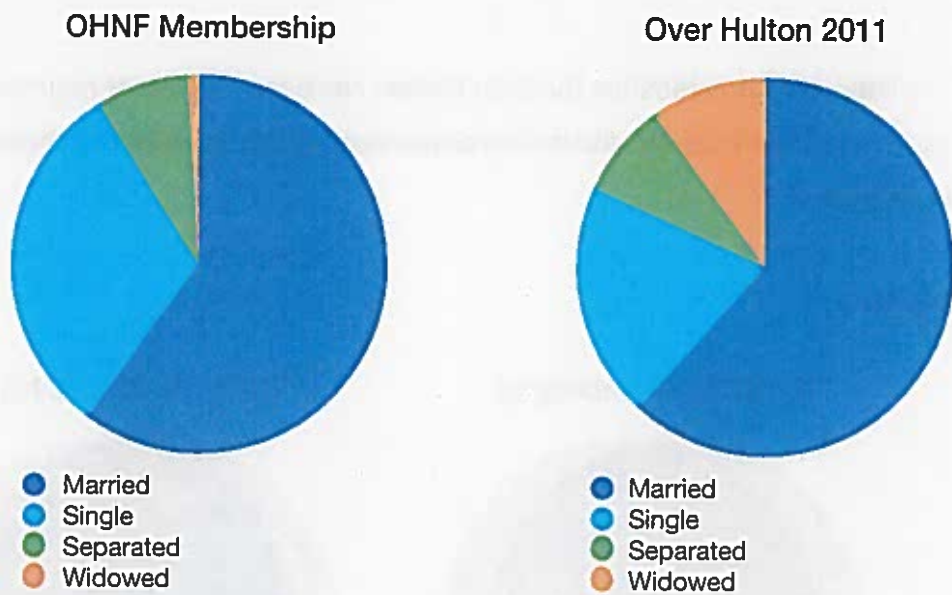
32 Religion



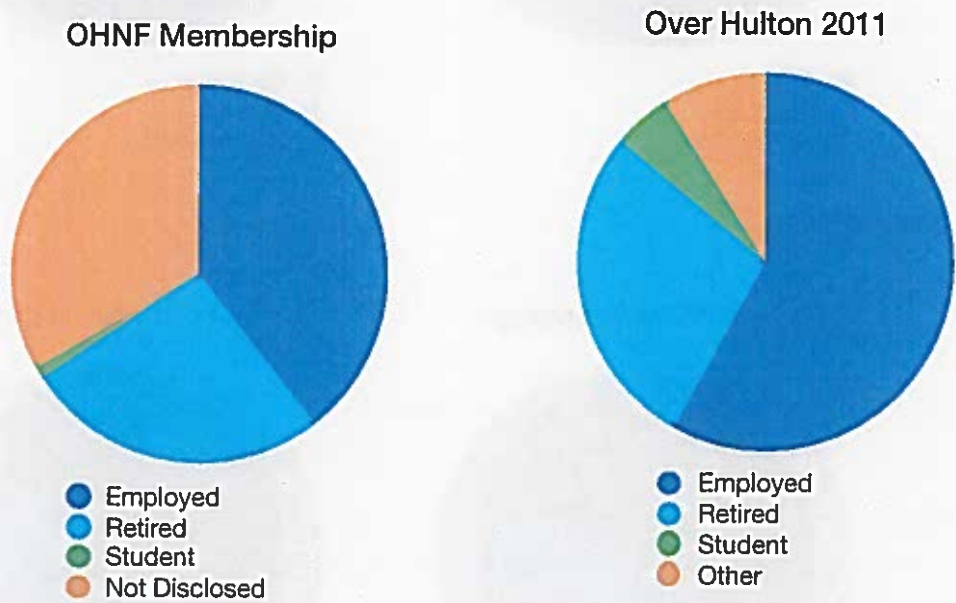
33 Age Range



34 Marital Status



35 Employment Status



36 The population of Over Hulton in 2014 was estimated at 3 000.²¹

²¹ (<http://diocesanparishes.stjosephsmanchester.co.uk/?page=parish&id=F018>)

- 37 The total number of households is estimated at 1 000 of which less than 11% do not have access to a car. 71% of households are occupied by families and 25% are one person households.
- 38 Of those in employment 34% were in jobs classed as professional/managerial, 25% as skilled, 29% as leisure and services and 12% as manual. The output area classifications are 74% suburbanites, 19% rural residents and 7% hard-pressed living.
- 39 The majority of houses in Over Hulton are detached or semi-detached with a small number of flats and terraced houses.
- 40 The membership of the OHNF is now approaching 80 members and still growing.
- 41 The creation of the OHNF has been publicised around the Over Hulton area and membership is open to anyone fulfilling the criteria referred to in the PPF²² this includes any representatives of Hulton Park, although none have come forward to seek membership.

A letter has been sent to the landowner of Hulton Park inviting anyone who fulfils the criteria to become a member and a copy is attached in Appendix 3.

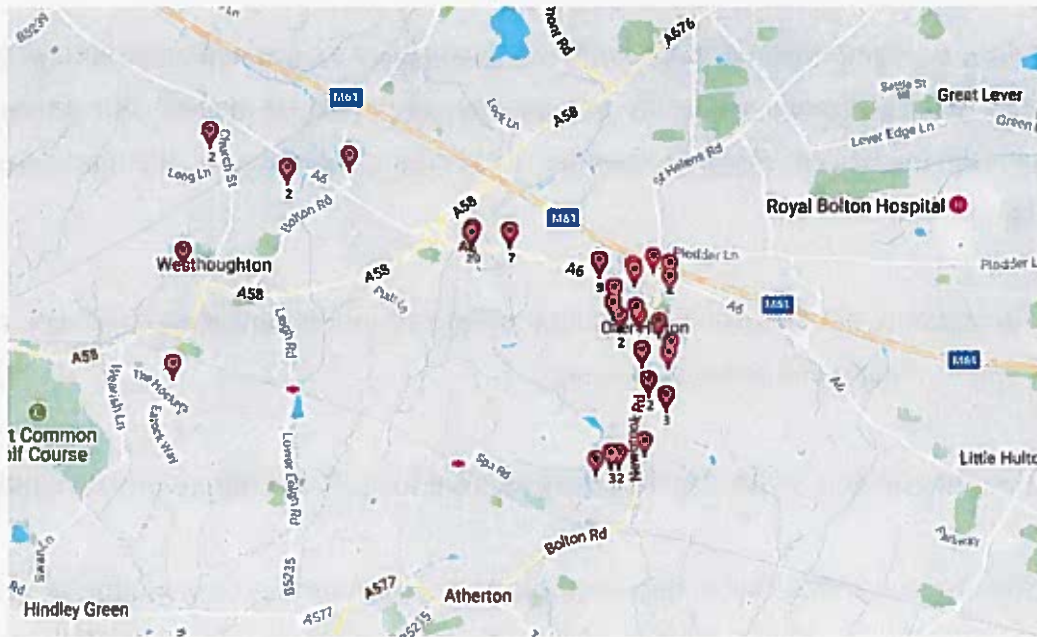
The Over Hulton Neighbourhood Forum has engaged with the local community in a variety of ways which include:-

working with St Andrews school to create our logo and providing them with information on the local area as inspiration

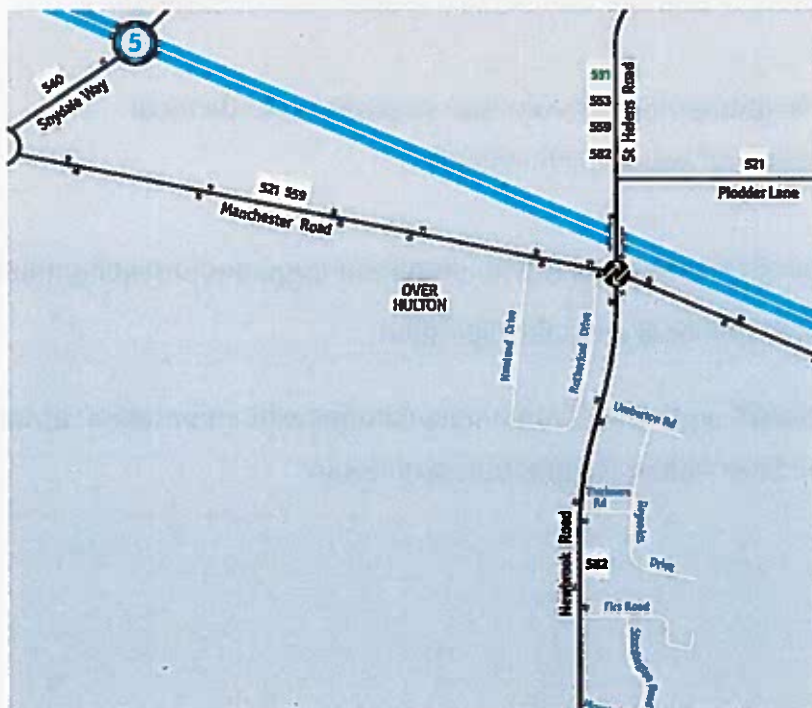
updating HEART and other Community Groups with information about the plans of the Over Hulton Neighbourhood Forum

²² Paragraph: 016 Reference ID: 41-016-20140306

42 The majority of residents in the Over Hulton area have a postcode falling within BL5 1A, B, D, E or H. The postcode map below shows where members of the OHNF reside, this includes those working in the area or elected representatives.

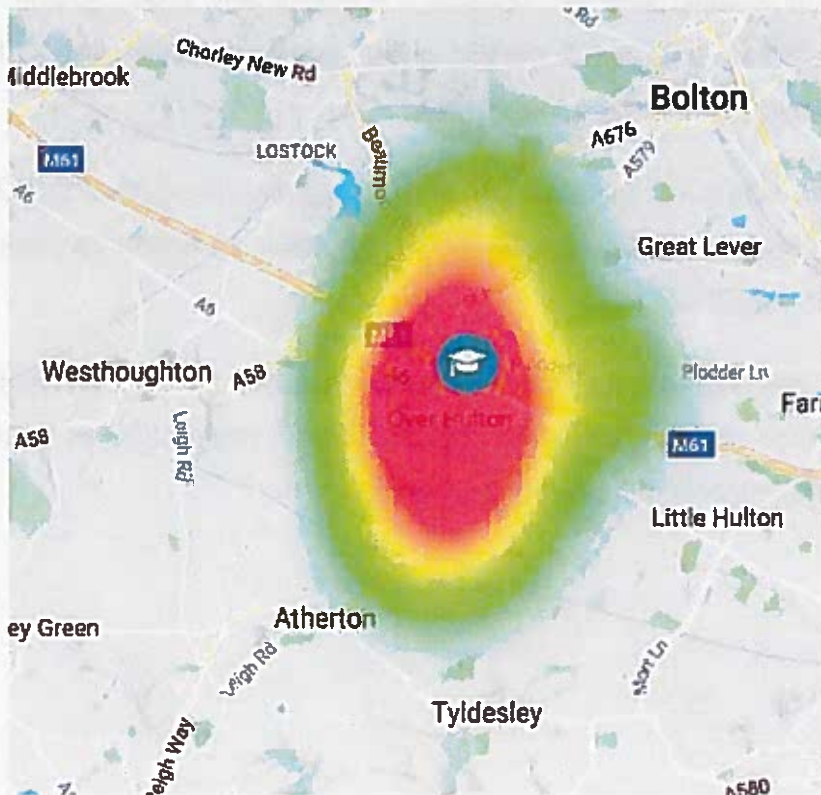


43 The 582 to Bolton bus service runs regularly along Newbrook Road, bus services to Bolton along Manchester Road are hourly. A map of the services is shown below²³. The nearest train stations are located at Atherton and Westhoughton.



²³ TGfM (http://www.tgfm.com/journey_planning/Documents/PDFMaps/Network-maps/Bolton.pdf)

- 44 The local primary school is St Andrews Over Hulton Church of England School. The map below shows where the students who attend this school live²⁴. Most children who attend the school live within walking distance.



- 45 The area has several local amenities and conveniences including a petrol station, McColls, Pharmacy, Hair and Beauty Salon, Florist, Takeaways, Boutique, Estate Agents, Framers, and Farm Shop. There are two public houses, the Hulton Arms and the Red Lion.
- 46 There are no GP or dental surgeries in the area and residents typically have to travel to Atherton, Westhoughton or Bolton for these services.
- 47 Over Hulton has two churches, St Andrews Church of England and St Vincent de Paul Roman Catholic Church.
- 48 The area has several community organisations including the Over Hulton Conservative Association, Women's Institute, Ladies Guild, Bowling Club and the Over Hulton Community Group.

²⁴ (<https://www.schoolguide.co.uk/schools/st-andrews-cofe-primary-school-bolton>)

- 49 Hulton Park is Grade II listed under the Historic Buildings and Ancient Monuments Act 1953 for its special historic interest. The park contains a range of priority species and landscapes that feature on the UK BAP list²⁵, including hedgerows and several Sites of Special Scientific Interest. It is one of only three Ancient Woodlands in the Bolton Area and is the last green space separating BMBC from the Metropolitan Borough of Wigan in this area.
- 50 The Logistics North site is not included within the Neighbourhood Area boundaries as this has already been significantly developed and does not fit with the character of the Over Hulton Area.
- 51 A large section of the new Country Park has been included, although this is still in the early stages of completion, local residents have been engaged in consultation with the landowners regarding its layout and uses.

²⁵ UK BAP Priority List Spreadsheet (http://jncc.defra.gov.uk/PDF/UKBAP_Species-HabitatsReview-2007.pdf)

Section Five: Boundaries

52 The representations from the current landowner of Hulton Park has dwelt in detail on the inclusion of Hulton Park within the proposed Neighbourhood Area. The OHNF's justifications for this is as follows:-

53 Hulton Park is not currently identified as a strategic site or a site of national importance, however it is important to the community of Over Hulton for its impact and contribution on the local history and character of the area.

54 The current planning application submitted by the landowner of Hulton Park recognises that the Park has not been identified as a strategic site at the present time.

*"Given that the GMSF is in the very early stages of preparation, the document cannot be afforded any material weight in the consideration of this planning application."*²⁶

55 The PPF states that a neighbourhood area can include land that has been allocated as a strategic site.

*"A neighbourhood area can include land allocated in a Local Plan as a strategic site. Where a proposed neighbourhood area includes such a site, those wishing to produce a neighbourhood plan or Order should discuss with the local planning authority the particular planning context and circumstances that may inform the local planning authority's decision on the area it will designate."*²⁷

56 The draft GMSF is currently undergoing extensive rewrites and at this point it cannot be certain whether Hulton Park will be identified as a strategic site. The draft GMSF had 27 000 responses during its first consultation and these will be published in September. The second draft of the GMSF is expected to be published in June 2018 followed by a 12 week consultation period.

²⁶ 00997_17 Hulton Park Planning Statement May 2017

²⁷ Paragraph: 036 Reference ID: 41-036-20140306

*"According to the combined authority, the second draft will take into account concerns raised by some members of the public during the first consultation as well aim to make the most of the region's brownfield sites and reduce the impact on the green belt."*²⁸

Over 1 000 of the responses to the draft GMSF came from the Over Hulton Area, This shows how engaged the local community is with local planning matters and therefore how appropriate a Neighbourhood Forum and Plan would be for the area.

- 57 The National Planning Policy Framework (NPPF) does not prohibit the *inclusion of heritage assets in a neighbourhood area.*

*"It is often a place's heritage that makes it special. That distinctiveness not only gives local people a sense of belonging or identity and a feeling of pride in a place, but it can help to attract investment to an area."*²⁹

"Historic England wants to encourage community groups to consider their local heritage and the historic environment's role in neighbourhood planning.

*A Neighbourhood Plan can help to guide how heritage can be conserved, whilst adapting it to modern needs."*³⁰

- 58 When preparing the Neighbourhood Plan the OHNF will ensure that all relevant organisations are consulted as required by the Planning Guidance. The OHNF will also give consideration to any available studies of local historic character which could inform the Plan and will consult with the current landowner, English Heritage, the LPA and any other relevant organisations.

- 59 The character of Over Hulton has very much been defined by Hulton Park and it is very much the heart of the area. The demographics of the area support this with the type of housing and the rural feel of Over Hulton.

- 60 In 2016 the Over Hulton Village Fete was held in Hulton Park with the permission of the current landowner. The landowner has also donated plants to the Over Hulton

²⁸ GMSF timetable published (<https://www.theplanner.co.uk/news/greater-manchester-spatial-framework-timetable-published>)

²⁹ Neighbourhood Planning and the Historic Environment: English Heritage

³⁰ Historic England: Neighbourhood Planning (<https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>)

Community Group for use in the Over Hulton area, in particular around the gates to the Park on land belonging to Hulton Park. Prior to the current ownership of Hulton Park Sir Geoffrey Hulton rented land on a peppercorn rent to the local Scout group and also allowed other groups to use the estate with his permission and the Park Gates off Newbrook Road were never locked.

- 61 The residential estate off Shurdington Road, across from Hulton Park Gates, was developed on the understanding that it would have open spaces and open fronted gardens to reflect the rural feel and to fit with the character of the other residences in Over Hulton. This was a requirement of Sir Geoffrey Hulton, who at the time of the development owned the Hulton Park Estate.
- 62 The residences along the southern end of Newbrook Road and those on Manchester Road overlook the park and estate and this has added to the character and the enjoyment of the residents of these properties. It is also why historically these properties have always been in high demand.
- 63 Bolton Council's current Local Development Framework also refers to the character of the Over Hulton area in its policy for the area, which was mentioned in paragraph 15 of this document.
- 64 As mentioned in the representations on behalf of the current landowner, Hulton Park is a Grade II listed park which is "designated as a heritage asset of national significance" and it is important to acknowledge this and the impact that Hulton Park has on the Over Hulton area in relation to its character. This is also reflected in Bolton MBC's adopted Local Framework.³¹
- 65 The Landscape Character Appraisal of Bolton lists Hulton Park as a site of particular interest and describes it as follows:-

"This is one of the best historic landscapes in the Borough, which has been described by David Crosby in 1998 as a 'remarkable oasis in a district which has suffered significant damage to countryside and farmland character.' It is an example of an 18th and early 19th century parkland and, although there were collieries and tramways outside the perimeter, the park itself is almost untouched so that the pattern of plantation woodlands, the open parkland and the chain of small lakes are

³¹ Bolton's Core Strategy Development Plan Document 2011 (<http://www.bolton.gov.uk/sites/DocumentCentre/Documents/Adopted%20Core%20Strategy%20Bolton%202011.pdf>)

in an excellent state of preservation. The woodlands in particular are afforded protection locally for their importance of nature conservation."³²

- 66 Under the current Local Development Framework Hulton Park is designated as Green Belt (Policy CG7AP), Historic Parks and Gardens (PolicyCG3) with sites of special biological importance (Policy CG1).
- 67 The area will also include the Country Park on the former Cutacre site, which is currently in development. The residents and community groups from the Over Hulton area have been very involved with the planning and development of the Country Park through consultation and meetings with the current landowner. It is also important to the rural character and open feel of the Over Hulton area to preserve this remaining piece of green infrastructure.
- 68 The Logistics North site has been excluded as this has been identified as a strategic site and has already been extensively developed to the point that it no longer fits with the character and feel of the Over Hulton area.
- 69 The boundaries for St Vincent de Paul are described as follows:-"from the point where Bolton – Salford District crosses the M61 Motorway, south along the district boundary to and west along the Wigan – Bolton boundary and then west to the boundary of Westhoughton Civil Parish to and east along the M61 Motorway to the point where it crosses the Bolton – Salford District Boundary."³³ These boundaries are almost identical to the proposed boundaries for the Neighbourhood Area, except that they include the Logistics North site.
- 70 The catchment area for St Andrews Primary School is also in accordance with the proposed boundaries.
- 71 *"The following could be considerations when deciding the boundaries of a neighbourhood area:*
- *village or settlement boundaries, which could reflect areas of planned expansion*

³² A Landscape Character Appraisal of Bolton 2001 (<http://www.bolton.gov.uk/sites/DocumentCentre/Documents/Landscape%20Character%20Appraisal.pdf>)

³³ See Appendix 4

- *the catchment area for walking to local services such as shops, primary schools, doctors' surgery, parks or other facilities*
- *the area where formal or informal networks of community based groups operate*
- *the physical appearance or characteristics of the neighbourhood, for example buildings may be of a consistent scale or style*
- *whether the area forms all or part of a coherent estate either for businesses or residents*
- *whether the area is wholly or predominantly a business area*
- *whether infrastructure or physical features define a natural boundary, for example a major road or railway line or waterway*
- *the natural setting or features in an area*
- *size of the population (living and working) in the area*

Electoral ward boundaries can be a useful starting point for discussions on the appropriate size of a neighbourhood area; these have an average population of about 5,500 residents.³⁴

72 The Neighbourhood Forum therefore asserts that the current boundaries are in line with the NPPF for the following reasons:-

72.1 The boundaries on the West and south are long established boundaries as shown on the map of the Over Hulton Township Boundaries. The Western boundary adjoins the Westhoughton Parish Boundary. The Southern boundary adjoins the Metropolitan Borough of Wigan.

72.2 The proposed boundaries fall within the catchment area for walking to shops, primary schools and other facilities as demonstrated by the catchment area for St Andrews Primary School and the boundaries described for St Vincent de Paul Roman Catholic Church.

72.3 The proposed boundaries follow those for formal and informal networks of community based groups such as the Over Hulton Community Group.

³⁴ Paragraph: 033 Reference ID: 41-033-20140306

- 72.4 The physical appearance and characteristics of the proposed neighbourhood have been defined by their proximity to Hulton Park Estate and the requirements of previous Hulton Park landowners that developments were in keeping with the existing character of the area. The majority of buildings are detached or semi-detached properties built in the 1930s or earlier, with some newer sympathetically built developments. The houses across the boundaries tend to be of a different makeup.
- 72.5 The boundaries of the proposed area are defined by natural or established boundaries, such as the M61, the old railway line and boundaries with other parishes or councils.
- 72.6 None of the proposed area falls within a parish or designated Neighbourhood Area. Association/Planning
- 72.7 The ward boundaries are not considered appropriate as they have only recently been established and do not follow much older established boundaries such as that of the Over Hulton Township, the boundary established for St Vincent de Paul Roman Catholic Church and the postcode designations.
- 72.8 In 2014 the population of Over Hulton was estimated at 3 000 which was actually higher than the 2011 census estimate and as such it is reasonable to expect the population to have grown further in the last three years.
- 73 The Local Government Association/Planning Advisory Service guidance on neighbourhood planning reiterates the considerations stated in the NPPF but also notes

"A number of LPAs have encouraged the use of pre-existing boundaries for Neighbourhood Areas including:-

Political and administrative boundaries such as individual or combinations of parishes and wards — these areas benefit from established and recognised representation and an existing data and evidence base.

Identified areas of development opportunity such as regeneration areas or employments zones – these areas are suitable as the purpose of promoting development required for neighbourhood planning is often already justified within local plan policy, improving the compatibility of emerging NDPs with the existing local authority plan base”

74 The OHNF believes that it meets the criteria stated in regard to political and administrative boundaries. Although the Neighbourhood area plan does not follow ward boundaries, as they are arbitrary rather than based on how the local population recognises themselves, it does follow the established boundaries for the Over Hulton Area. The western and southern boundaries are those of the old civil parish of Over Hulton and as such adjoin parish boundaries and neighbouring council boundaries.

75 Although Neighbourhood plans are unable to amend Green Belt boundaries they are still allowed to include these areas as referenced in the “Neighbourhood Planning Local Green Spaces” by My Community.

“Green infrastructure contributes to the quality and distinctiveness of the local environment.”³⁵

This guidance also provides information for the inclusion of sites of biological interest and registered historic parks and gardens, none of which are prohibited from being included in a Neighbourhood Area under the NPPF.

76 Figure 1 from the representation on behalf of the current landowner shows an extract from the allocation plan and as such is not evidence of the established boundaries of the Over Hulton area.

The objection by the current landowner seeks to establish an artificial western boundary that does not adhere to the historical boundaries of the Over Hulton area. However by excluding this area they are also excluding future residents of the proposed development from membership of the Neighbourhood Forum and any involvement in the Neighbourhood Plan, when it is important for the area that these potential residents are included.

³⁵ My Community (2017) Neighbourhood Planning; Local Green Spaces (https://mycommunity.org.uk/wp-content/uploads/2017/02/NP_Green-Space_0217.pdf)

- 77 Old Oak Neighbourhood Forum has mentioned a case where there was a legal dispute between a neighbourhood forum and a local planning authority, which has also been mentioned by the current landowner in their letter of representation.

The proposed Over Hulton Neighbourhood Forum sees itself in a similar situation to the interim Old Oak Neighbourhood Forum which stated in its application:-

“To date there has been a single case of legal dispute between a neighbourhood forum and a local planning authority on designation decisions, considered by the High Court and Court of Appeal.

Wycombe District Council chose to exclude two sites from the proposed Daws Hill neighbourhood area, and to designate a smaller area. This decision by the planning authority was upheld by the courts.

The Forum considers that the context for this case was different in two significant respects:

The designation application made very clear that the intention of the neighbourhood forum was to resist housing development on two major development sites within the proposed area.

The mature planning status of these sites, on one of which the council had already adopted a detailed development brief and entered into a Planning Performance Agreement to progress a planning application for major residential-led redevelopment, and on the other planning permission had already been granted

The interim Old Oak Neighbourhood Forum sees a very different context for a neighbourhood plan at Old Oak where the Draft Local Plan will be consulted on at Regulation 19 stage during 2017. This is seen as an ideal time for a neighbourhood planning exercise to make a constructive and positive contribution.”³⁶

- 78 The sites referred to in the above case were strategic brownfield sites which could be allocated for housing under the existing framework rather than Greenbelt land. The case also did not exclude the inclusion of strategic sites within a Neighbourhood Area

³⁶ Old Oak Neighbourhood Area Designation Application March 2017

*"It does not follow that strategic sites cannot be the subject of a Neighbourhood Area; however it was not appropriate for them to be so in the present case."*³⁷

- 79 The Over Hulton Area Forum is looking for designation at a time when the Local Development Framework is still in place but consultation on the draft GMSF is still taking place, with the GMSF undergoing substantial rewrites and further public consultation.

The Proposed Over Hulton Forum feels it can make a positive contribution to consultation on any future framework. Also any current planning applications relating to the chosen area are not at an advanced stage with no applications granted and no Planning Performance Agreements in place (as this would have to have been made public when the planning application was submitted).

- 80 The proposed Over Hulton Neighbourhood Forum also acknowledges that due to the lengthy process of preparing a Neighbourhood plan, any existing planning applications are likely to have been decided prior to a Neighbourhood Plan being approved and as such the above case has no relevance to the current application for designation of a Neighbourhood Area in relation to the current planning application for Hulton Park.

³⁷ Daws Hill Neighbourhood Forum & Ors R (on the application of) v Secretary of State for Communities and Local Government Anon (2013) EWHC 513

Section Six: Establishment of Over Hulton Neighbourhood Forum

- 81 The statutory requirements for a body qualifying as capable of designation as a neighbourhood forum are set out in 61F(S) of the Town and Country Planning Act 1990 as applied to Neighbourhood Plans by section 38A of the Planning and Compulsory Purchase Act 2004 which require that:-
- 81.1 *The body is established for the express purposes of promoting or improving the social, economic and environmental well-being of an area that consists of or includes the neighbourhood area concerned*
 - 81.2 *its membership is open to those who live or work in the area concerned, whether for businesses carried on there or otherwise) along with elected members of the local authority any of whose area falls within the neighbourhood area concerned*
 - 81.3 *its membership includes a minimum of 21 individuals who fall within the above categories*
 - 81.4 *the body has a written constitution*
- 82 The OHNF meets the above requirements as a “qualifying body”. Membership numbers are increasing as more local residents learn about the importance of Neighbourhood Planning.
- 83 There are members of the proposed Forum involved with other local groups and they will continue to attend such groups and offer their support, however this will be done in accordance with the normal statutory consultation processes and will be completely separate from the preparation of the neighbourhood plan, although such groups may be consulted in the preparation of the plan.

Appendix 1

Over Hulton Neighbourhood Forum Constitution

1 Name

- 1.1 The name of the Forum shall be the Over Hulton Neighbourhood Forum (the Forum).

2 Area of Benefit

- 2.1 The area in which the Forum will pursue its objects is the Over Hulton Neighbourhood Area, which is the area designated by Bolton Council for which the Forum will produce a Neighbourhood Plan.

3 Objectives

- 3.1 The purpose of the Over Hulton Neighbourhood Forum is
- 3.2 To prepare a Neighbourhood Plan for the Over Hulton area;
- 3.3 To promote or improve the social, economic and environmental well-being of the Over Hulton area;

4 Powers

- 4.1 In furtherance of its objectives the Over Hulton Neighbourhood Forum may
 - 4.1.1 Invite and receive contributions and raise funds where appropriate, to finance the work of the Forum, and to open a bank account to manage such funds;
 - 4.1.2 Publicise and promote the work of the Forum and organise meetings, training courses, events or seminars etc.;
 - 4.1.3 Work with groups of a similar nature and exchange information, advice and knowledge with them, including cooperation with other voluntary bodies, charities, statutory and non-statutory organisations;
 - 4.1.4 Employ staff and volunteers as are necessary to conduct activities to meet the objects of the Forum;
 - 4.1.5 Take any form of action that is lawful, which is necessary to achieve the objects of the Forum, including taking out any contracts which it may see fit.

5 Membership

- 5.1** The Over Hulton Neighbourhood Forum will comprise at least 21 individuals who live or work in the Over Hulton Neighborhood Area or who are elected members of a county council, district council, any of whose area falls within the Over Hulton Neighborhood Area. It is noted that while elected members may form part of our membership, the Over Hulton Neighborhood Forum is not associated with any political party.
- 5.2** Membership is open to individuals who live or work in the Over Hulton Neighbourhood Area. It is also open to individuals who are elected members of a county council, district council or, any of whose area falls within the Over Hulton Neighborhood Area.
- 5.3** Membership shall be drawn from different parts of the Over Hulton Neighbourhood Area and different sections of the community in the Over Hulton Neighbourhood Area.
- 5.4** Members shall be accepted by the Forum; resignations from membership shall be received by the Forum. Where a member resigns from the Forum, they will need to be replaced if the number of members drops below 21. No action is required if the Forum maintains 21 or more members.
- 5.5** Membership will begin as soon as the membership form has been received.
- 5.6** A list of members will be kept by the Secretary.
- 5.7** Ceasing to be a Member:
 - 5.7.1** Members may resign at any time in writing to the Secretary
 - 5.7.2** Offensive behaviour, including racist, sexist or inflammatory remarks, will not be permitted. Anyone behaving in an offensive way or breaking the equal opportunities policy may be asked not to attend further meetings or to resign from the group if an apology is not given or the behaviour is repeated. The individual concerned shall have the right to be heard by the Committee, accompanied by a friend, before a final decision is made.
 - 5.7.3** Members must be 18 years or older
- 5.8** Equal opportunities:
 - 5.8.1** The Over Hulton Neighbourhood Forum will not discriminate on grounds of gender, race, colour, ethnic or national origin, sexuality, disability, religious or political belief, marital status or age.
- 5.9** Supporters:
 - 5.9.1** The Over Hulton Neighbourhood Forum recognises that there may be residents outside of our Neighbourhood Forum area who would have a valuable impact on our planning processes and would like to be kept up to date with developments
 - 5.9.2** A record of supporters will be maintained, and any updates shared with them. They will also be welcome to join any social media groups for the group

- 5.9.3 At times, supporters may be asked to attend committee meetings or working groups where their expertise would be beneficial, however they are not able to vote at AGMs or any other meeting

6 Officers and Committee

- 6.1 The business of the Forum will be managed by a Steering Committee. The committee will consist of at least 4 members and at most 8 members of the Forum.
- 6.2 Special roles within the Steering Committee will be as follows:
- Chair
 - Vice Chair
 - Secretary
 - Treasurer
 - Working Group Leaders and Deputies (optional and appointed as required)
- 6.3 The officers of the Committee will be elected by the members
- 6.4 In the event of an officer standing down during the year a replacement will be elected by the next General Meeting of members.
- 6.5 Any Committee member not attending a meeting without apology for three months will be contacted by the Committee and asked if they wish to resign.
- 6.6 The officers' roles are as follows:
- 6.6.1 Chair, who shall chair both general and Committee meetings
 - 6.6.2 Vice-Chair, who shall deputise for the Chair
 - 6.6.3 Secretary, who shall be responsible for the taking of minutes, maintaining membership and the distribution of all papers
 - 6.6.4 Treasurer who shall be responsible for maintaining accounts
 - 6.6.5 Working Group Leaders shall be responsible for any appropriate working groups, appointed throughout the year
- 6.7 The Committee has the power to co-opt up to 4 additional members to ensure maximum feasible representativeness of the people who live and/or work in the area.
- 6.8 Committee responsibilities:
- 6.8.1 The overall management of the business of the Forum
 - 6.8.2 Agreeing and ensuring the implementation of the Communications and Community Engagement Strategy
 - 6.8.3 Coordinating the work of the Working Groups (Working Groups are referred to in more detail at paragraph 7)
 - 6.8.4 Drafting, agreeing and promoting the implementation of the Over Hulton Neighbourhood Plan
- 6.9 Committee meetings
- 6.9.1 The Committee will normally meet monthly, using a variety of venues across the area.

- 6.9.2 Agenda Papers and Minutes will be posted on the Over Hulton Neighbourhood Plan website and will be available in printed format on request.
- 6.9.3 The quorum for the Committee will be 4 members

7 Meetings of the Forum

7.1 Annual General Meeting

- 7.1.1 An Annual General Meeting (AGM) will be held within fifteen months of the previous AGM/or inaugural meeting.
- 7.1.2 All members will be notified in writing at least 2 weeks before the date of the meeting, giving the venue, date and time.
- 7.1.3 Nominations of officers for the Committee may be made to the Secretary before the meeting, or at the meeting.
- 7.1.4 The quorum for the AGM will be 10 members, at the AGM:
 - 7.1.4.1 The Committee will present a report of the work of the Over Hulton Neighbourhood Forum over the year.
 - 7.1.4.2 The Committee will present the accounts of the Over Hulton Neighbourhood Forum for the previous year.
 - 7.1.4.3 The officers and Committee for the next year will be elected.

7.2 Any proposals given to the Secretary at least 7 days in advance of the meeting will be discussed. AOB may be raised at the meetings.

7.3 Rules of Procedure for Committee Meetings, Annual General Meetings and Special General Meetings

- 7.3.1 All questions that arise at any meeting will be discussed openly and the meeting will seek to find general agreement that everyone present can agree to.
- 7.3.2 If a consensus cannot be reached, a vote will be taken and a decision will be made by a simple majority of members present. If the number of votes cast on each side are equal, the chair of the meeting shall have an additional casting vote.
- 7.3.3 Voting will only be by members, and will work on a one member one vote principle

7.4 General Meetings of the Forum: Have Your Say Events

- 7.4.1 These events are open to all Forum members, supporters and members of the public.
- 7.4.2 There will be a minimum of one Event in the year following the AGM.
- 7.4.3 The content and structure of these Events will vary according to priorities determined by the Committee. Generally the programme will enable the Forum to:
 - 7.4.3.1 showcase its activities, particularly the evolving Neighbourhood Plan
 - 7.4.3.2 recruit new members;

- 7.4.3.3 enable Forum Working Groups to have discussions with wider groups of local people;
- 7.4.3.4 facilitate Q&A sessions with the Local Planning Authority officers, councillors and developers with an interest in the area; and
- 7.4.3.5 share experiences with voluntary and community sector organisations from elsewhere in the district and other towns and cities which are preparing and involved in implementing Neighbourhood Plans.

8 Working Groups

- 8.1 The Working Groups and their Leaders are established by the Committee.
- 8.2 A Working Group will comprise a minimum of 2 people from the Forum area.
- 8.3 Working Groups develop the working arrangements which suit them best and meet as required to investigate and discuss the issues assigned to them.
- 8.4 The leader or deputy leader reports to the Forum Committee normally once per month.

9 Finances

- 9.1 An account will be maintained on behalf of the Forum at a bank agreed by the Committee. Three cheque signatories will be nominated by the Committee (one to be the Treasurer). Any two of these must sign every cheque. The signatories must not be related nor members of the same household.
- 9.2 Records of income and expenditure will be maintained by the Treasurer and a financial statement given to each meeting.
- 9.3 All money raised by or on behalf of the Over Hulton Neighbourhood Forum is only to be used to further the aims of the group, as specified in item 3 of this Constitution.

10 Amendments to the Constitution

- 10.1 Amendments to the constitution may only be made at the Annual General Meeting or a Special General Meeting.
- 10.2 Any proposal to amend the constitution must be given to the Secretary in writing. The proposal must then be circulated with the notice of the meeting.

10.3 Any proposal to amend the constitution will require a two thirds majority of those present and entitled to vote.

11 Dissolution

11.1 If a meeting of the Committee, by simple majority, decides that it is necessary to close down the Forum it may call a Special General Meeting to do so. The sole business of this meeting will be to dissolve the group.

11.2 If it is agreed to dissolve the group, all remaining money and other assets, once outstanding debts have been paid, will be donated to a community group or local charitable organisation, in order to benefit the Over Hulton neighbourhood. The group/organisation to receive the donation will be agreed at the meeting held to agree the dissolution.

12 Term

12.1 The duration of the Forum shall be for five years from the date of adoption of this Constitution unless it is previously wound up or extended by resolution of a General Meeting.

This constitution was agreed at the Inaugural General Meeting of the Over Hulton Neighbourhood Forum on 22nd March 2017

Over Hulton Neighbourhood Forum

Membership Form



Personal Details

GENDER: Mr/Mrs/Ms/Miss/Other

(Circle all that applies)

SURNAME

FIRST NAME(S)

FULL ADDRESS (inc postcode)

Number of Years at this property

Number of people living at this address

PROPERTY TYPE :

Detached House

Flat

Mortgaged /Owned

Semi/Detached

Bungalow

Student/House Share

Tenant / Rented

Terraced

Other

DEPENDANTS

(under age of 18)

YES

NO

No of dependents still living at home with you :

Marital Status

(Circle all that applies)

- Married

- Widowed

- Single

- Separated

- Divorced

- Never Married

Date of Birth

DD/MM/YYYY

Preferred Contact Information (please confirm below preferred contact details)

Landline (Home)

(Mobile)

Contact 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
(Circle all that applies)

- 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

Income Bracket
(Circle all that applies)

- Less than £10,000

- Prefer not to say

- Between £10,000 - £19,999

- Between £20,000 - £29,999

- Between £30,000 - £39,999

- Between £40,000 - £49,999

- Over £50,000

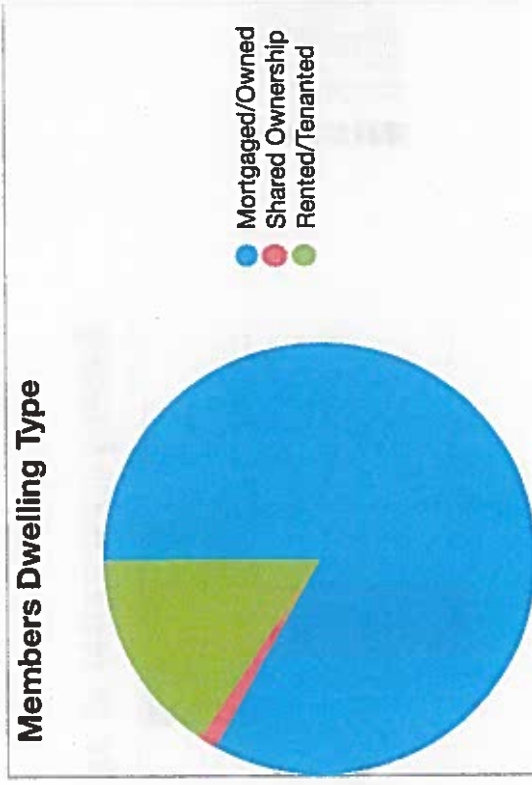
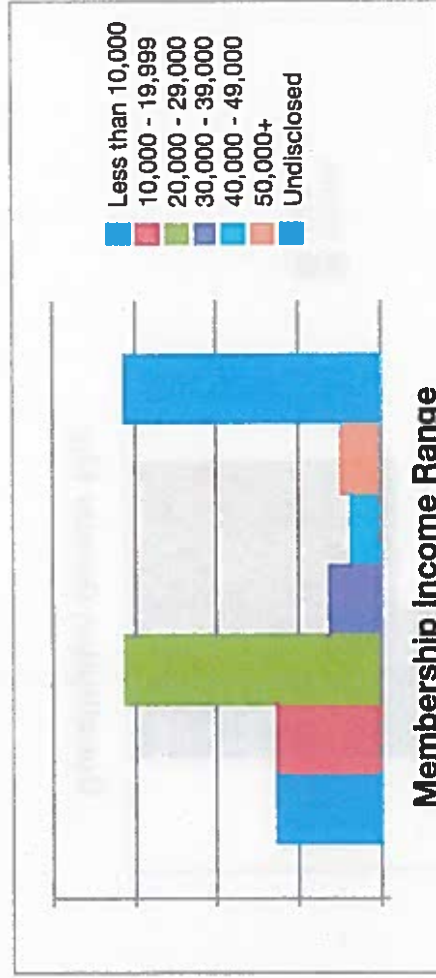
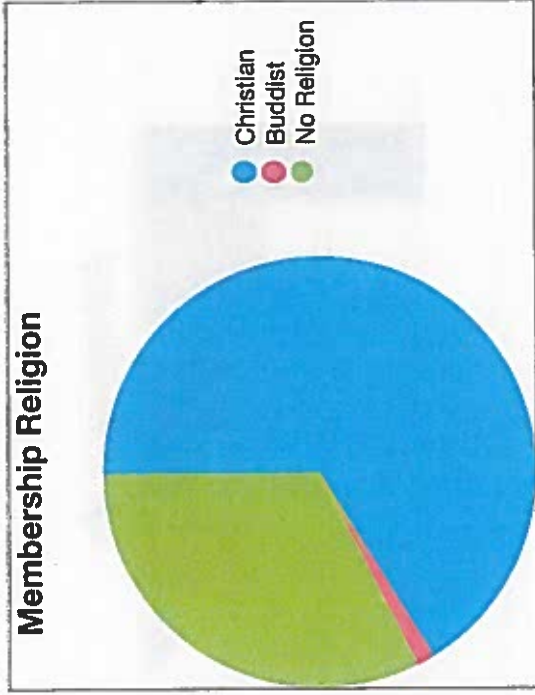
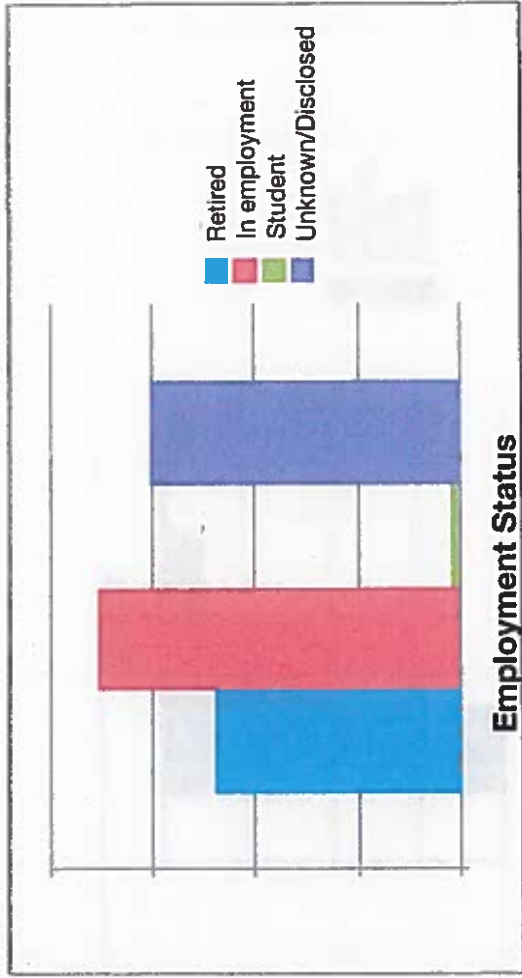
Occupation	
Are you employed in the Over Hulton Area	If so, please quote postcode of your employer's address.
Religion/Beliefs (Circle all that applies)	No religion / Hindu / Christian / Buddhist / Jewish / Muslim / Sikh / Other / Prefer not to say
Any Disabilities (Circle all that applies)	Do you have a disability, long-term illness or health condition? <ul style="list-style-type: none"> - Yes - No - Prefer not to say
What is your Ethnicity (Circle all that applies)	<p>A: White</p> <ul style="list-style-type: none"> - British, English, Northern Irish, Scottish or Welsh - Irish - Gypsy or Irish traveller - Any other white background, please specify <p>B: Mixed or multiple ethnic groups</p> <ul style="list-style-type: none"> - White and Black Caribbean - White and Black African - White and Asian - Any other mixed or multiple ethnic background, please specify <p>C: Asian or Asian British</p> <ul style="list-style-type: none"> - Indian - Pakistani - Bangladeshi - Chinese - Any other Asian background, please specify <p>D: Black, African, Caribbean or black British</p> <ul style="list-style-type: none"> - Prefer not to say

- 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 not be shared with any third parties and will be used for statistics only with Bolton Council.
- I authorise that the Steering Committee of the Over Hulton Neighbourhood Plan can contact me on the details I have specified on Page 1 of the Membership Form. If I cease to be a member, then the data I have supplied will be confidentially shredded and discarded.

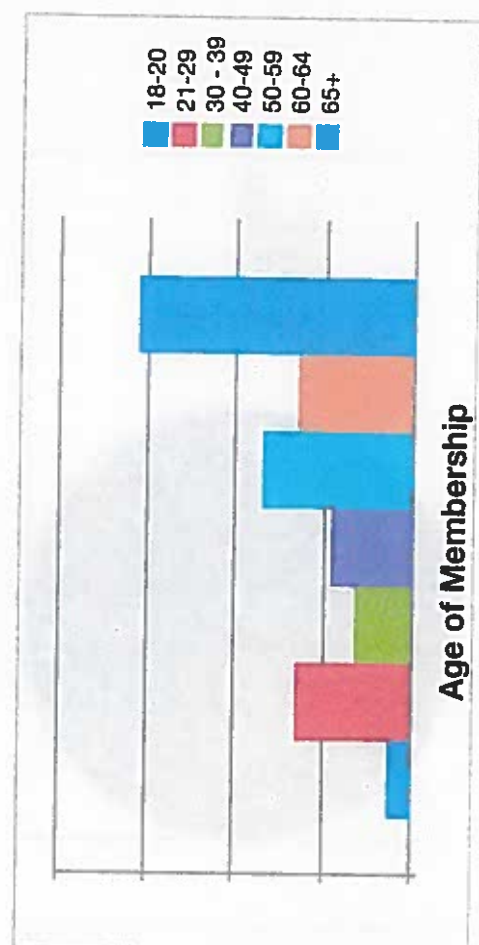
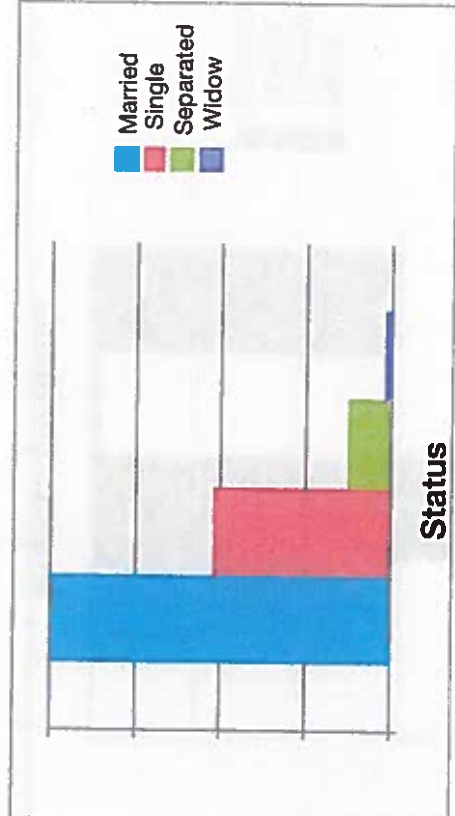
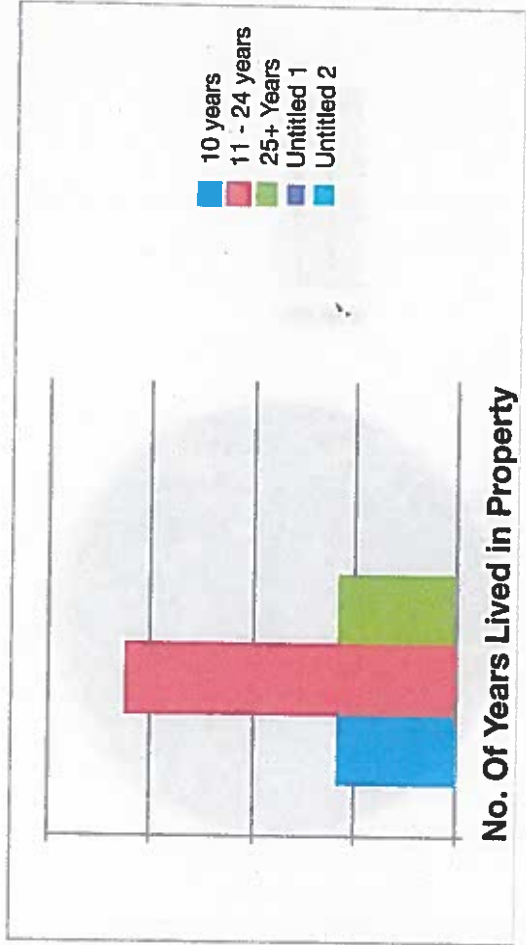
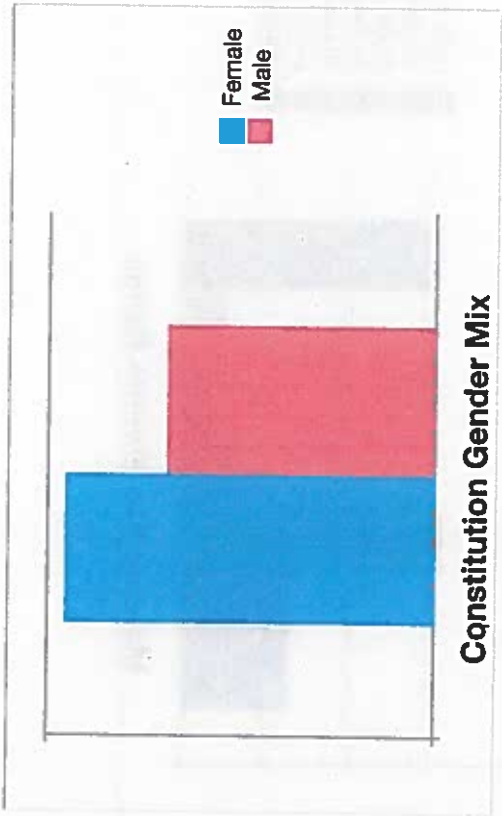
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Appendix 2

Membership Graphs

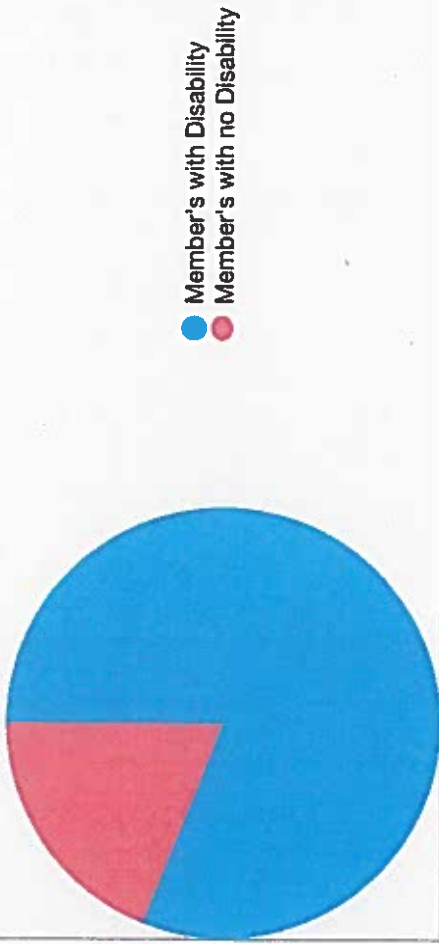


Membership Graphs

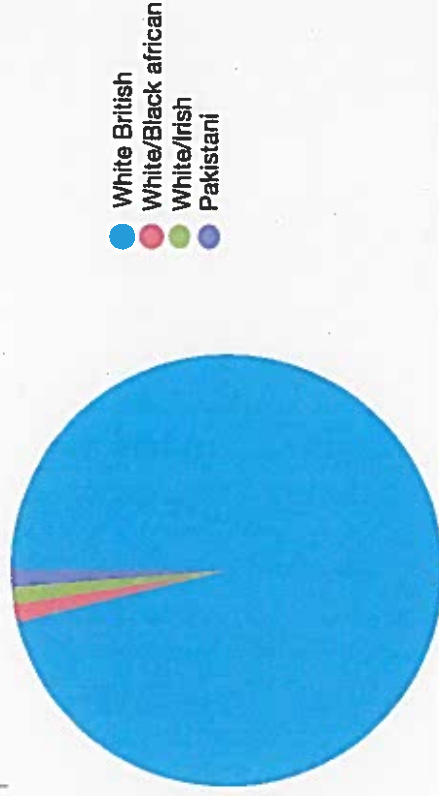


Membership Graphs

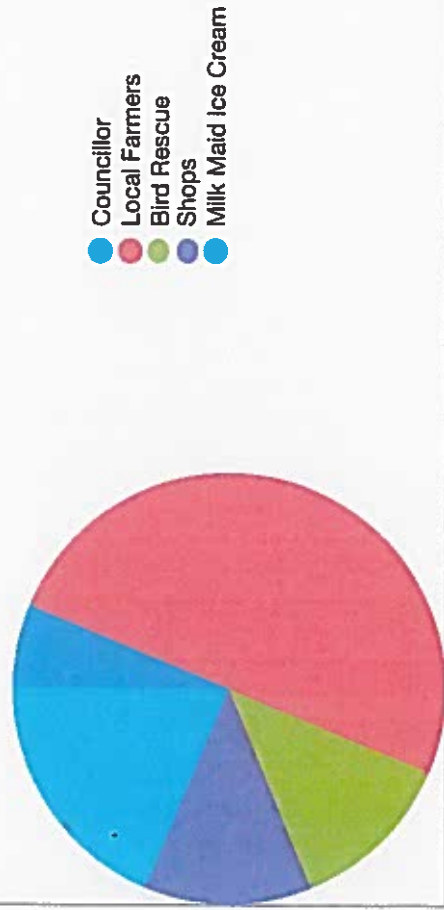
Disability



Ethnicity



Members working within boundary



- All members either live, work or serve as elected members for the proposed Over Hulton Neighbourhood Area
- Care has been taken to try to ensure membership is representative of the different age brackets, incomes and employment status and other indicators
- Members live across the proposed Over Hulton Neighbourhood Area
- Data correct as of 21.08.17

Independent research exploring Socio - demographic statistics of the population of the Diocese of Salford

Statistics

- [Deaneries & Parishes](#)
- [Parish Boundaries](#)
- [Catholic population](#)
- [Methodology](#)
- [Contact](#)

Deaneries

- [St Ambrose Barlow](#)
- [St John the Evangelist](#)
- [St Chad](#)
- [St Joseph](#)
- [St Therese of Lisieux](#)
- [Mount Carmel](#)
- [St John Southworth](#)
- [St John Vianney](#)

Parishes

[View list](#)

Parish of St Vincent de Paul, Over Hulton

Overview

Population

As of 30th June 2014, population of the parish of St Vincent de Paul, Over Hulton was estimated at 3k. This was 0.4% higher than 2011 estimate and 0.2% higher than 2001 estimate.

Religion

In 2011 Christians made up 81.9% of the population, Muslims - 0.9% and population declaring 'no religion' accounted for 10.2%. Between 2001 and 2011, Christian population decreased by 0.2k, while group declaring Muslim belief increased by 0k and population declaring 'no religion' rose by 0.1k.

Please note if the change is less than 50 individuals or 0.1% it will be shown as zero.

Age profile

The chart below shows the age profile of the parish population.

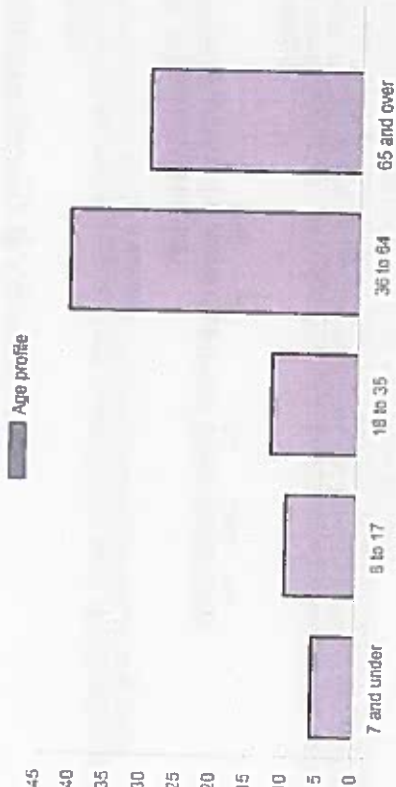


Table 1: Age distribution, 2011
Under 7 8 to 17 18 to 35 36 to 64 65 and over
6% 10% 12% 41% 30%

Households and families

Households

The total number of households in the parish is estimated at 1k, of which 11% do not have access to the car. Of all households, 71% are occupied by a family and 25% are one person households. About 4% of households falls into 'other' category, including student and shared households.

Marital status

The chart and table below give detail of declared marital status for the population of all usual residents aged over 16 (3k).

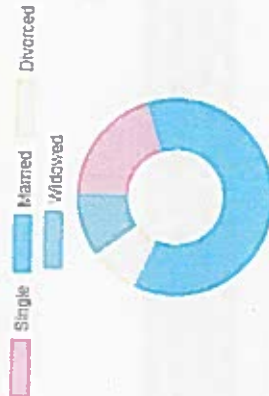


Table 2: Marital status, 2011
Single Married Divorced Widowed
20% 61% 8% 10%

Family composition

Of the households occupied by a single family, 55% are married couples, 10% are cohabiting and 9% are lone parents. Overall, 29% of families have dependant children. Families with all members aged over 65 made up 26% of all families.

Economic activity & Occupation

Overview

Of the working age population (aged between 16 and 74) in the parish, 58% of resident declared their main economic activity as working, 5% as being a student and 28% as being retired.

Table 3: Economic activity, 2011

Working age population	Working	Unemployed	Student	Retired	Other
2k	58%	2%	5%	28%	7%

Occupation

It is estimated that in 2011, 60% of working age population was in employment. This includes, for example, full-time students having weekend job, although their main economic activity is not classed as 'Working'. The table below gives the details of the occupation, based on the job title of job in which they worked most hours in the week before the Census.

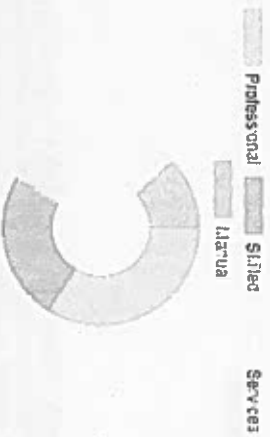


Table 4: Occupation, 2011

Professional / Management	34%
Skilled	25%
Leisure and services	29%
Manual	12%

Output Area Classification

The Office for National Statistics (ONS) developed classification of output areas, based on Census 2011 data and aiming to place each Output Area in the UK into one of eight super-groups, characterising socio-economic make-up of each area. The table below shows the proportion of parish population living in each of the groups. The descriptions of the groups are available from [ONS website](#).

Table 5: Output Area Classification, 2011

Constrained City Dwellers	0%
Urbanites	0%
Hard Pressed Living	7%
Suburbanites	74%
Multicultural Metropolitans	0%
Ethnicity Central	0%
Cosmopolitans	0%

Appendix 3



Mrs Diane Parkinson
56 Newland Drive
Over Hulton
Bolton
BL5 1DP

31 August 2017

Mr Richard Knight
Planning Director
Peel Holdings
Peel Dome
Intu Trafford Centre
Trafford City
Manchester
M17 8PL

Dear Richard,

Over Hulton Neighbourhood Forum

We write to you as our application for the Over Hulton Neighbourhood Forum and Over Hulton Neighbourhood Area are under consideration by Bolton Council. We understand that you are aware of our application and have responded accordingly to Bolton Council to their consultation on this matter.

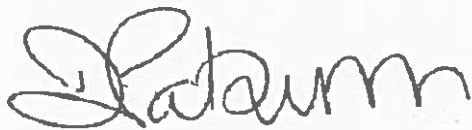
At this point in time, we wanted to reach out to you, and reassure you that if designated, once we begin to look at preparing a Neighbourhood Plan, we fully intend to consult with yourselves and all major land owners within our proposed Neighbourhood Area.

Membership of the Over Hulton Neighbourhood Forum is open to anyone who resides, is an elected member for, or works within our proposed Neighbour Area. Should you know of anyone who would like to become a member of the Over Hulton Neighbourhood Forum, we would welcome their membership and they can do so by emailing overhulton.np@gmail.com and requesting an application form. Their details will be held on our files confidentially and they will be kept up to date on all progress of the Over Hulton Neighbourhood Forum, and be eligible to attend and vote at our next AGM.

Whilst it is our members who will ultimately approve any Neighbourhood Plan for submission to Bolton Council, we will be reaching out to the whole of the Over Hulton community in the preparation of this plan, and would like to reassure you that we consider Peel Holdings as a major landowner to be a party that we would like to consult with, as per Paragraph: 048 Reference ID: 41-048-20140306 in guidance on neighborhood planning.

We hope that, if we are successful in achieving designation by Bolton Council that we can look forward to working with you in partnership to build the future plans for Over Hulton.

Yours sincerely



Diane Parkinson
Chair of the Over Hulton Neighbourhood Forum

Over Hulton Book Club

Email: lilyboo147@googlemail.com

Telephone: 07899 031 447

12th August 2017

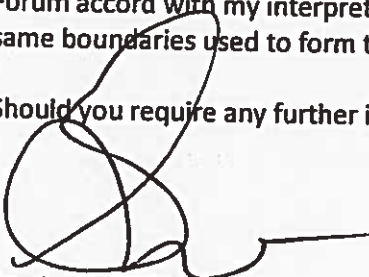
To whom it may concern:

I run the Over Hulton Book Club which meets monthly in the Over Hulton area. This Club was formed for the local neighbourhood and has in excess of ten members.

I strongly support the application for a Neighbourhood Forum and believe that one would be a welcome and much needed addition to the local area. The area is in desperate need of a Forum to promote the needs and wishes of the local residents, as well as providing a body that can work together with the Local Council and other Authorities.

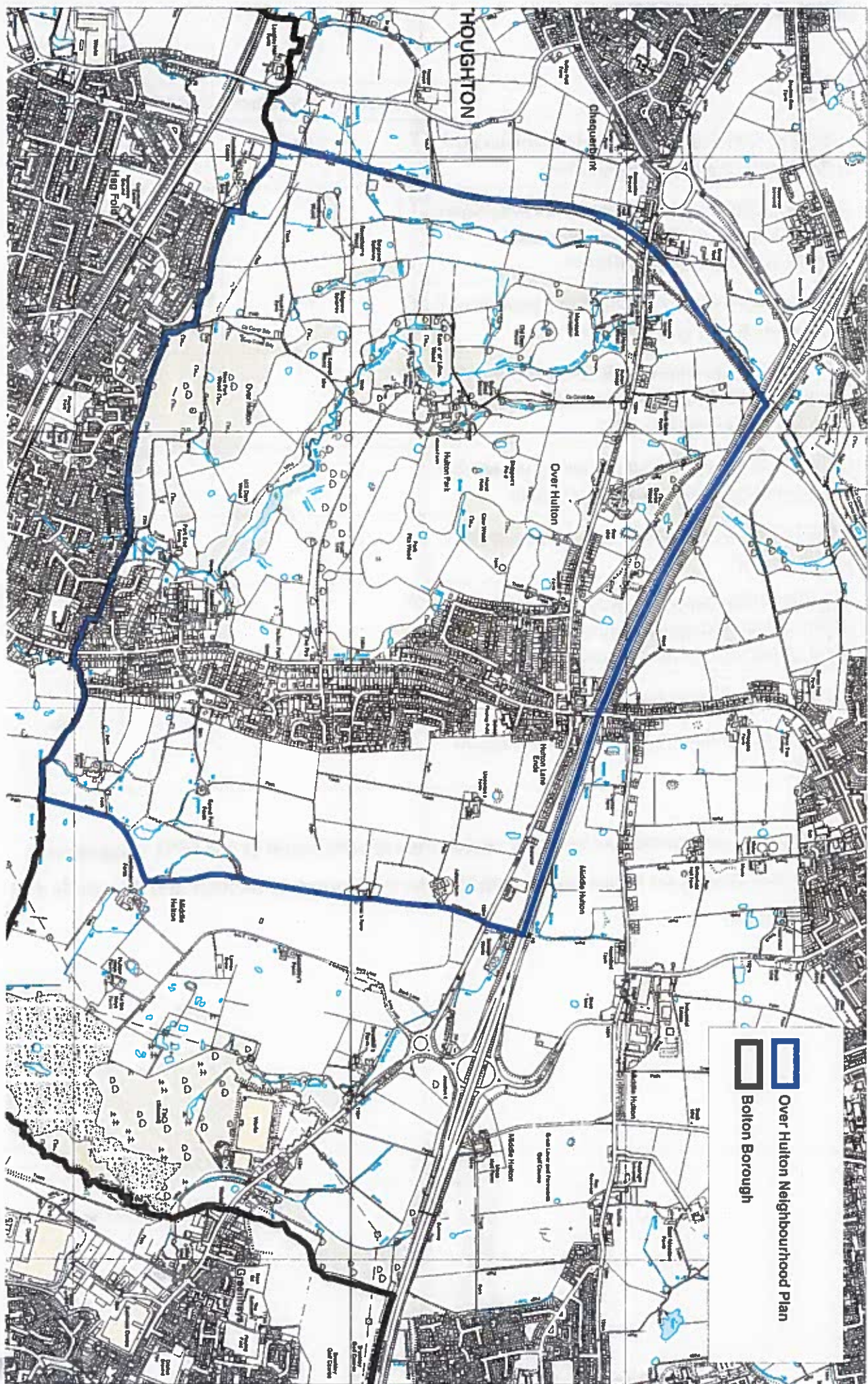
I can confirm that, in my opinion, the boundaries set out in the application for the Neighbourhood Forum accord with my interpretation of the boundaries for our neighbourhood area. They are the same boundaries used to form the Book Club and all our members fall within these.

Should you require any further information, then please don't hesitate to contact me.



Stephanie Williams

Appendix 4



Boundaries and PPG Criteria

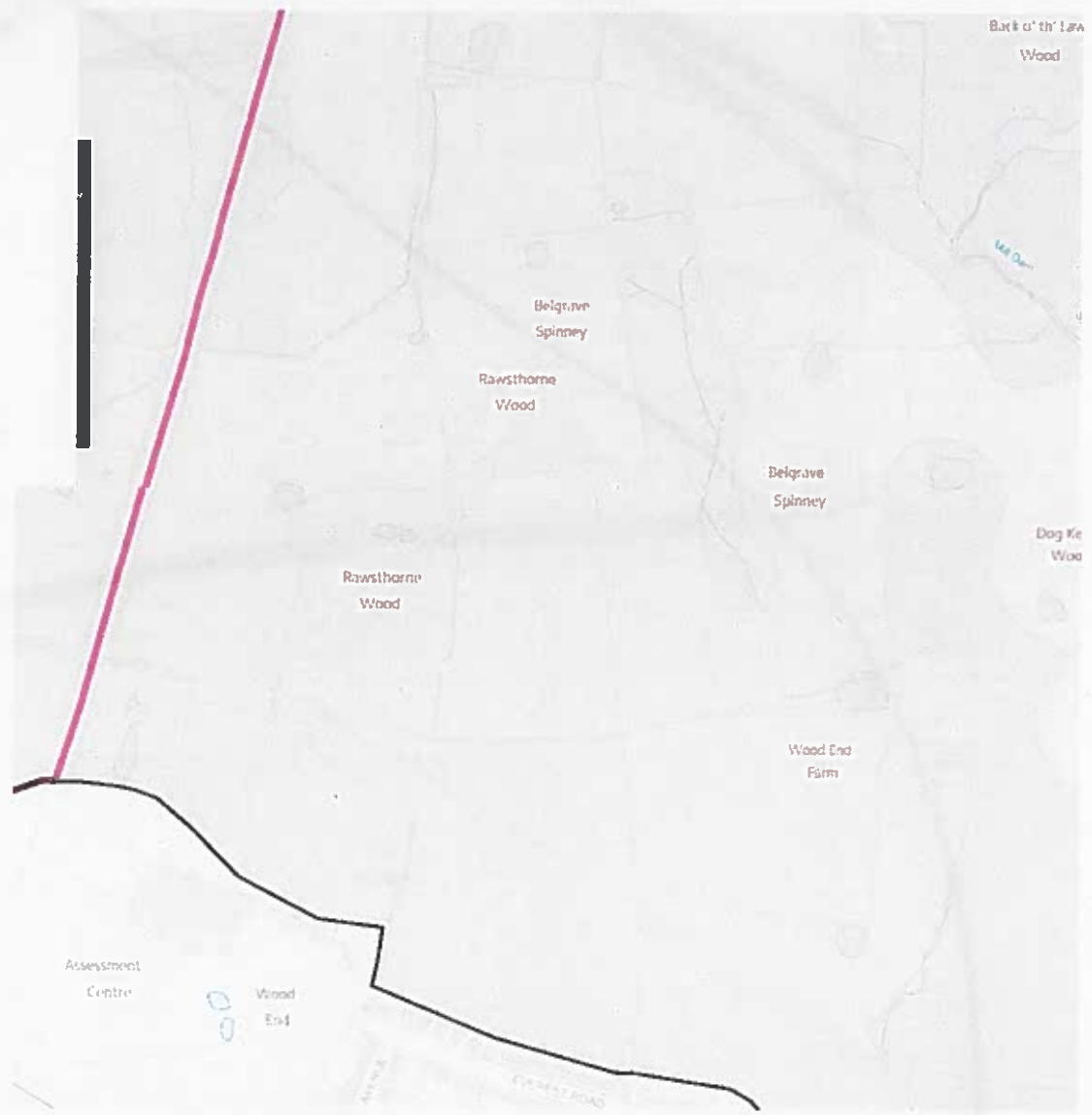
Criteria	Western	Southern	Eastern	Northern
village or settlement boundaries, which could reflect areas of planned expansion	Y	Y		
the catchment area for walking to local services such as shops, primary schools, doctors' surgery, parks or other facilities	Y	Y		
the area where formal or informal networks of community based groups operate	Y	Y	Y	Y
the physical appearance or characteristics of the neighbourhood, for example buildings may be of a consistent scale or style	Y	Y	Y	
whether the area forms all or part of a coherent estate either for businesses or residents				
whether the area is wholly or predominantly a business area				
whether infrastructure or physical features define a natural boundary, for example a major road or railway line or waterway	Y	Y	Y	Y
the natural setting or features in an area	Y		Y	
size of the population (living and working) in the area	Y	Y	Y	Y

The above is an example of how the boundaries fit with some of the PPG suggested criteria and should be considered in addition to the Boundary section and Appendix 4 of this document

Western Boundary: adjoining Westhoughton Parish Boundary



Western Boundary: adjoining Westhoughton Parish Boundary



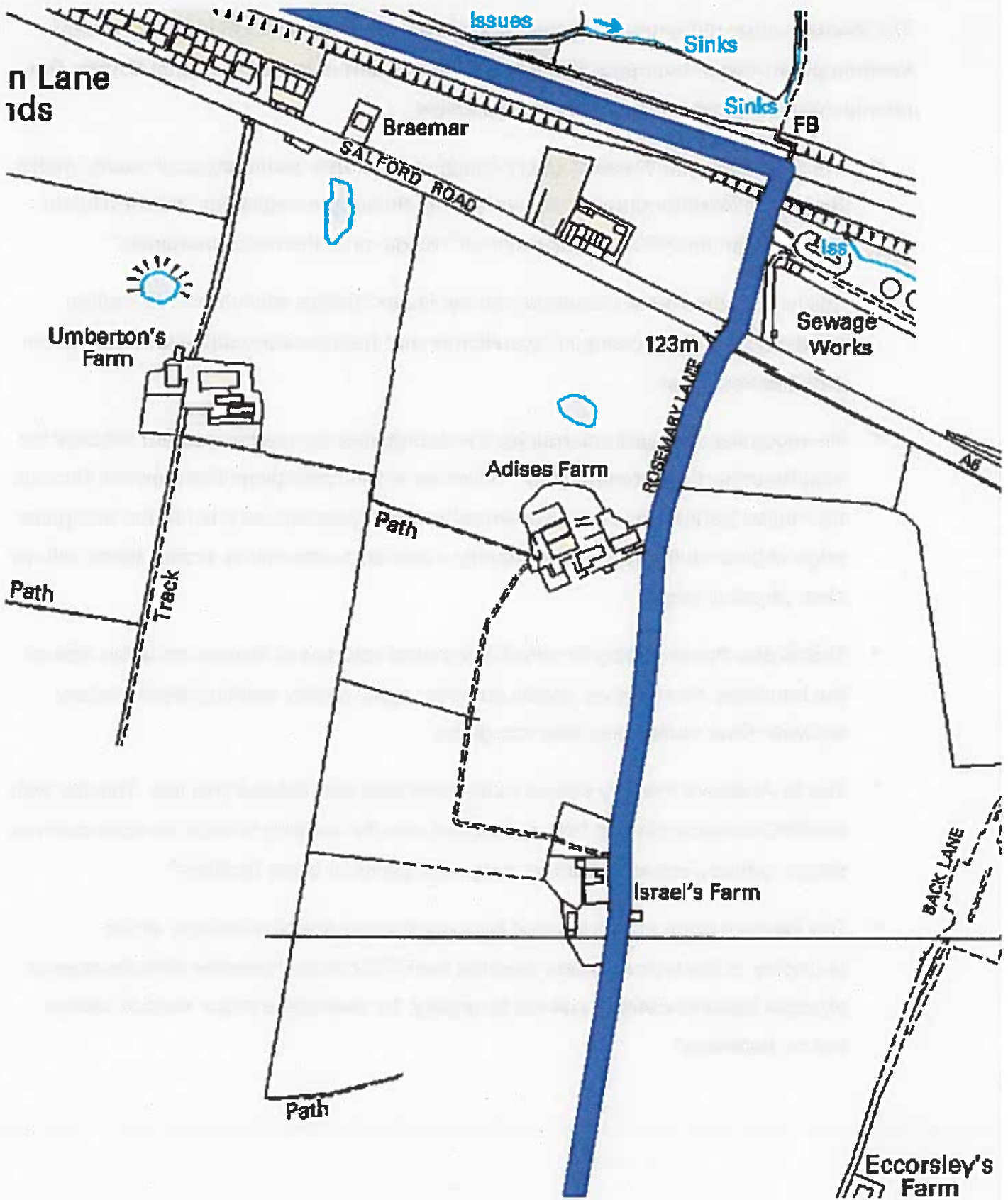
Pink line is Over Hulton boundary with Westhoughton Parish Boundary

Western Boundary: adjoining Westhoughton Parish Boundary

The Western edge of the boundary has been taken along the lines of the Over Hulton/ Westhoughton Parish boundary. This runs to the western edge of the Hulton Estate. The rationale for this boundary choice is outlined below:

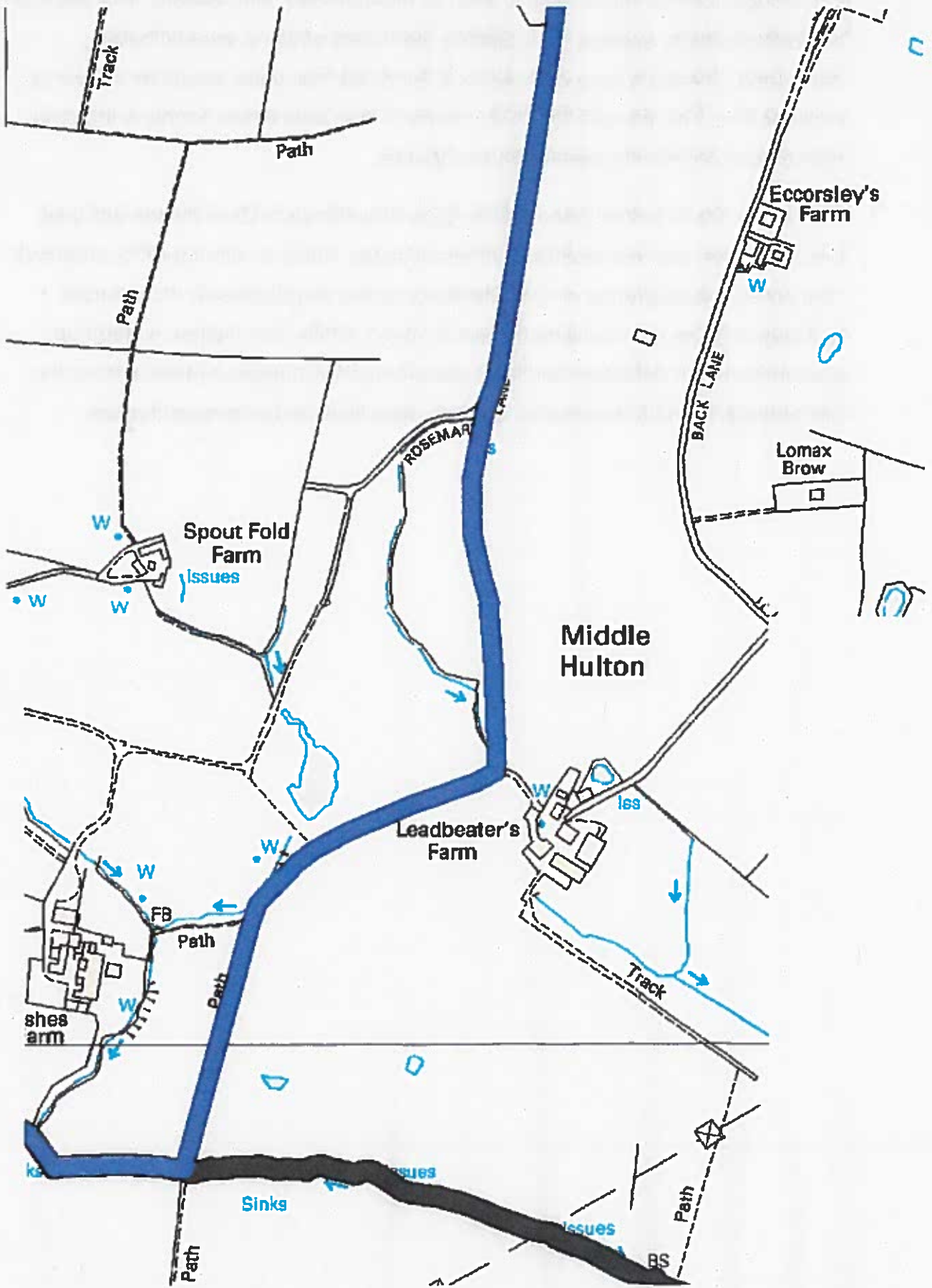
- The boundary with Westhoughton Parish is a suitable boundary as it clearly marks the end of Westhoughton and therefore by default the beginning of Over Hulton. This fits with the PPG consideration of “village or settlement boundaries”
- This is also the western boundary of the Hulton Estate which the Over Hulton residents identify as being in Over Hulton and the boundary between Over Hulton and Westhoughton
- We recognise the ward boundaries can sometimes be used to support rationale for neighbourhood area boundaries – however in this case given that they cut through the Hulton Estate this was not deemed to be appropriate as it is not the recognised edge of Over Hulton by the community – and also cuts mainly across fields with no clear physical edges.
- This is also the boundary for which the postal address of houses on either side of the boundary change their postal address, again clearly marking the boundary between Over Hulton and Westhoughton.
- The St Andrew's Primary school catchment area also follows this line. This fits with the PPG consideration of “the catchment area for walking to local services such as shops, primary schools, doctors surgeries, parks or other facilities”
- The Western edge is also marked by a continuous line of woodland at the boundary of the Hulton Estate meeting the PPG criteria “whether infrastructure or physical features define a natural boundary, for example a major road or railway line or waterway”

Eastern Boundary: adjoining Logistics North Site



Purple line is Over Hulton boundary with Logistics North Site

Eastern Boundary: adjoining Logistics North Site



Eastern Boundary: adjoining Logistics North Site

- It is recognised that this is slightly west of the boundary with Salford. This decision has been made to exclude the Logistics North Site which is already being developed. Therefore, as a community it is not felt that value would be added by included this. This fits with the PPG criteria of “the area where formal or informal networks of community based groups operate.
- In addition, the industrial park and the type of buildings in Over Hulton and past this border are also demonstrably different styles, fitting in with the PPG criteria of “the physical appearance or characteristics of the neighborhood, for example buildings may be of a consistent scale or style”. While Over Hulton is made up predominantly of detached and large semi-detached houses, houses across the this boundary tend to be smaller, and are more likely to be terraced houses.

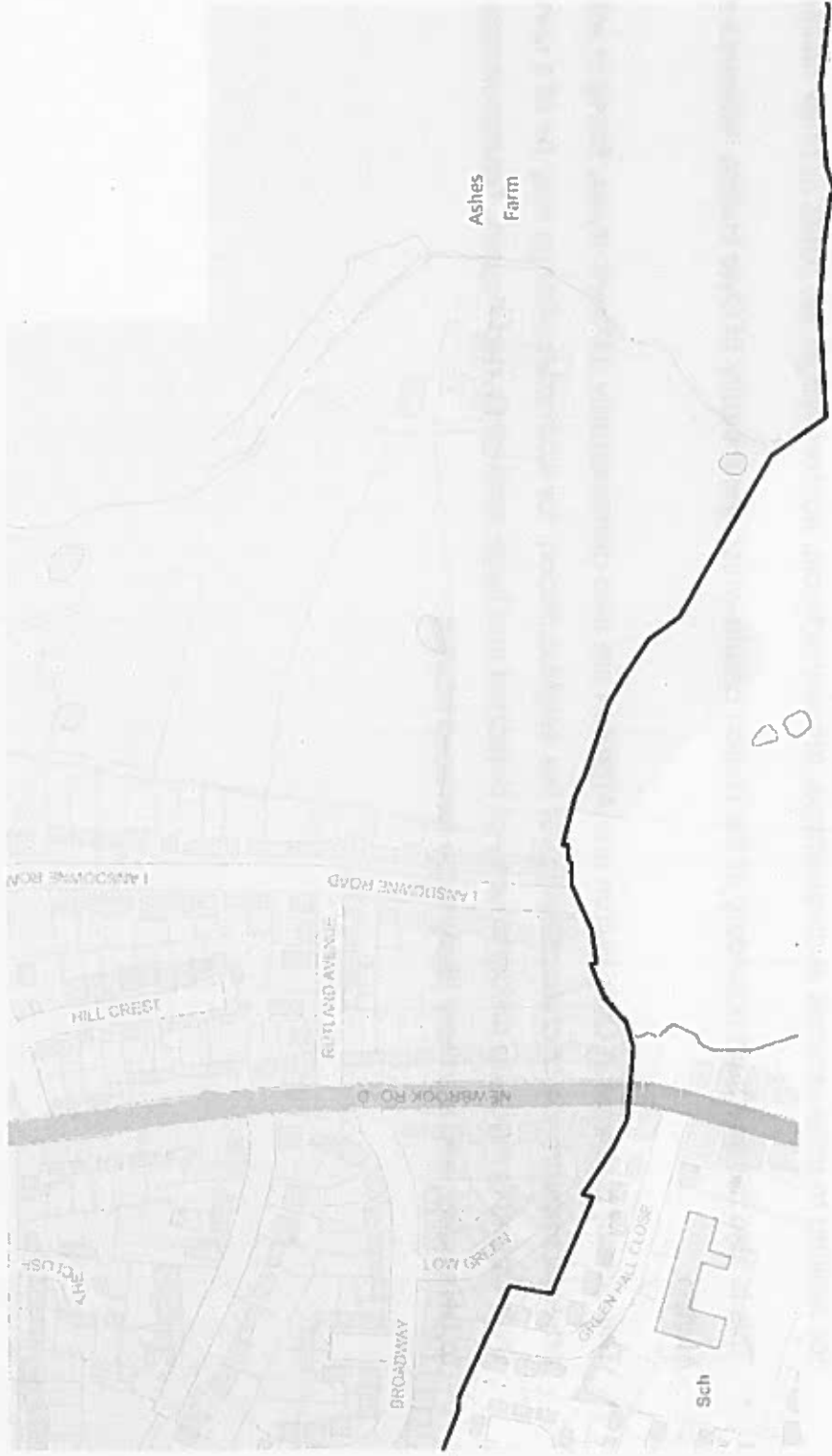
Southern Boundary: adjoining Metropolitan Borough of Wigan



Southern Boundary: adjoining Metropolitan Borough of Wigan



Southern Boundary: adjoining Metropolitan Borough of Wigan



Black line is Over Hulton boundary with Wigan Metropolitan Borough

Southern Boundary: adjoining Metropolitan Borough of Wigan

The southern boundary of the proposed neighbourhood area runs along the boundary between BMBC and Wigan Metropolitan Borough council. This runs from the southern edge of the Hulton Estate and then through across Newbrook Road and beyond.

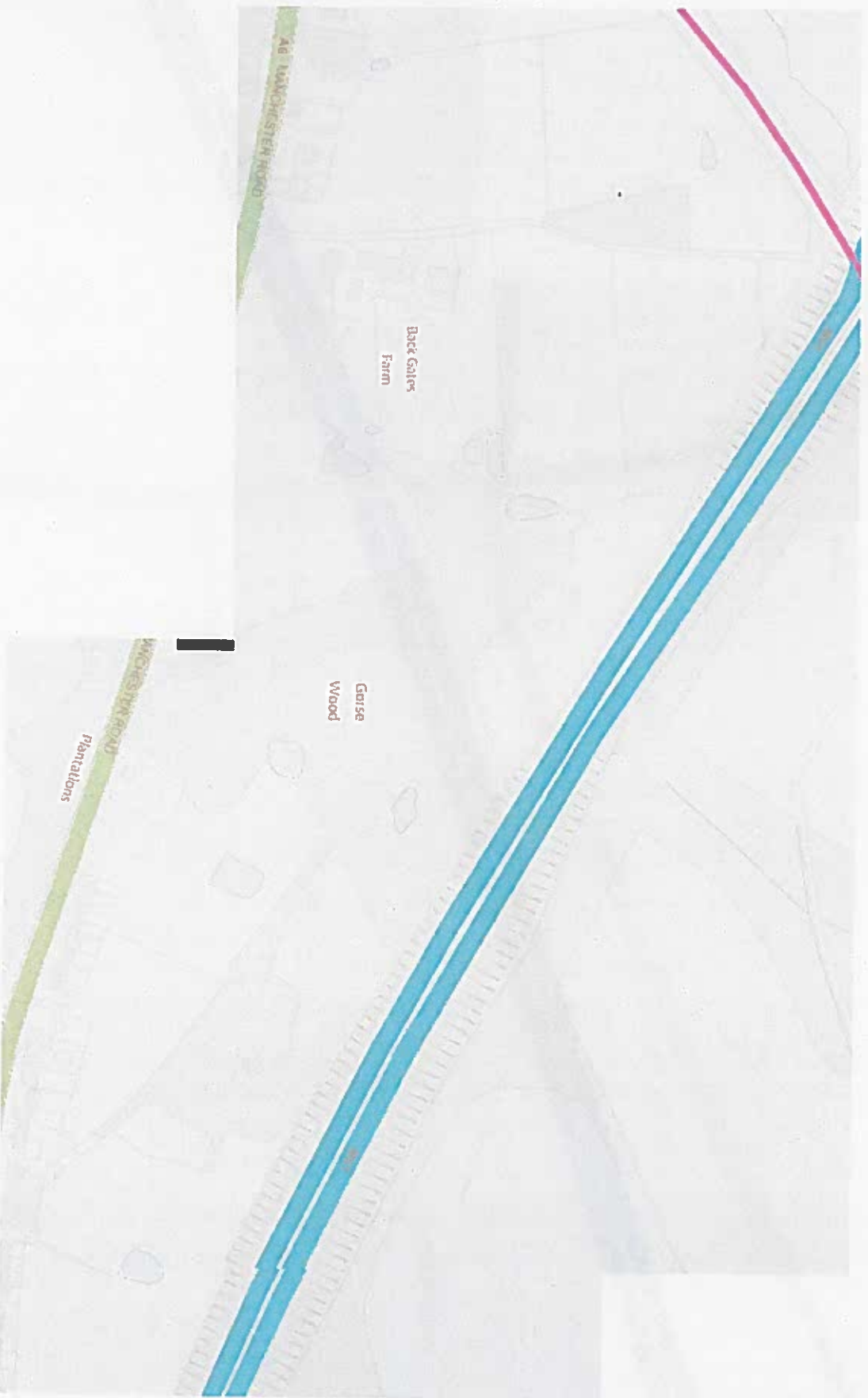
- There is a clear boundary between Bolton and Wigan on the southern edge of the site. This fits with the consideration of "village or settlement boundaries"
- The St Andrew's Primary school catchment area also follows this line. This fits with the PPG consideration of "the catchment area for walking to local services such as shops, primary schools, doctors surgeries, parks or other facilities"
- This is also the southern boundary of the Hulton Estate which the majority of Over Hulton residents identify as being in Over Hulton
- The type of buildings in Over Hulton and Atherton are also demonstrably different styles, fitting in with the PPG criteria of "the physical appearance or characteristics of the neighbourhood, for example buildings may be of a consistent scale or style". While Over Hulton is made up predominantly of detached and large semi-detached houses, houses across the Atherton boundary tend to be smaller, and are more likely to be terraced houses.

Northern Boundary: adjoining M61



Appendix 4

Northern Boundary: adjoining M61



The M61 shown in blue is the Over Hulton Northern Boundary

Northern Boundary: adjoining M61

- This has been draw at the M61 motorway. This fits with the PPG consideration of "whether infrastructure of physical features define a natural boundary, for example a major road or railway or waterway".

DIocese of SALFORD

Proposal for Re-structuring parishes Deanery of St Joseph

Proposed Parish Boundaries

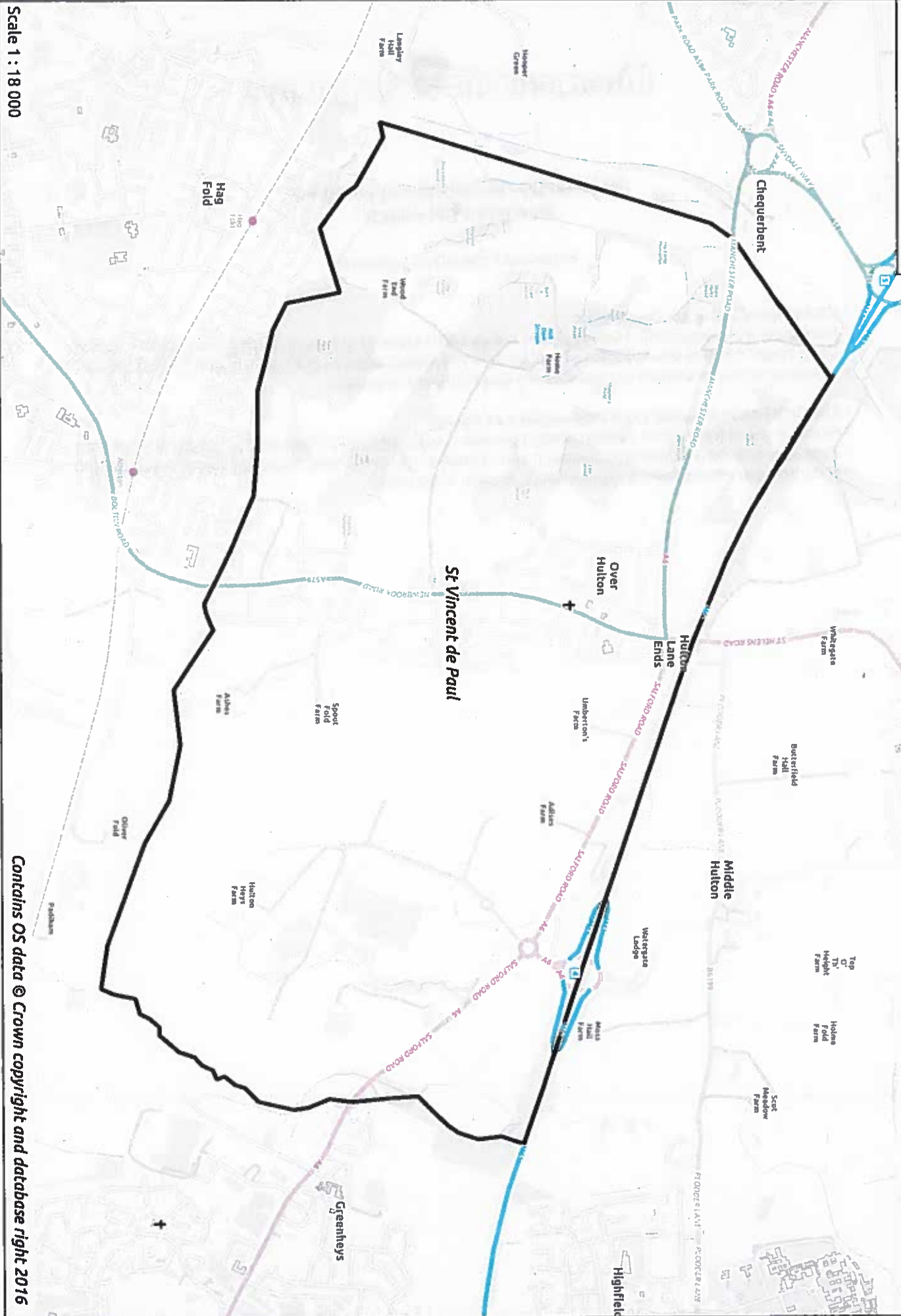
12. St Vincent de Paul, Over Hulton

From the point where Bolton – Salford District crosses M61 Motorway, S along the district boundary to and W along Wigan – Bolton boundary, then by W boundary of Westhoughton Civil Parish to and E along the M61 Motorway to the point where it crosses Bolton-Salford District boundary.

The Civil Parish boundary can be described as follows:

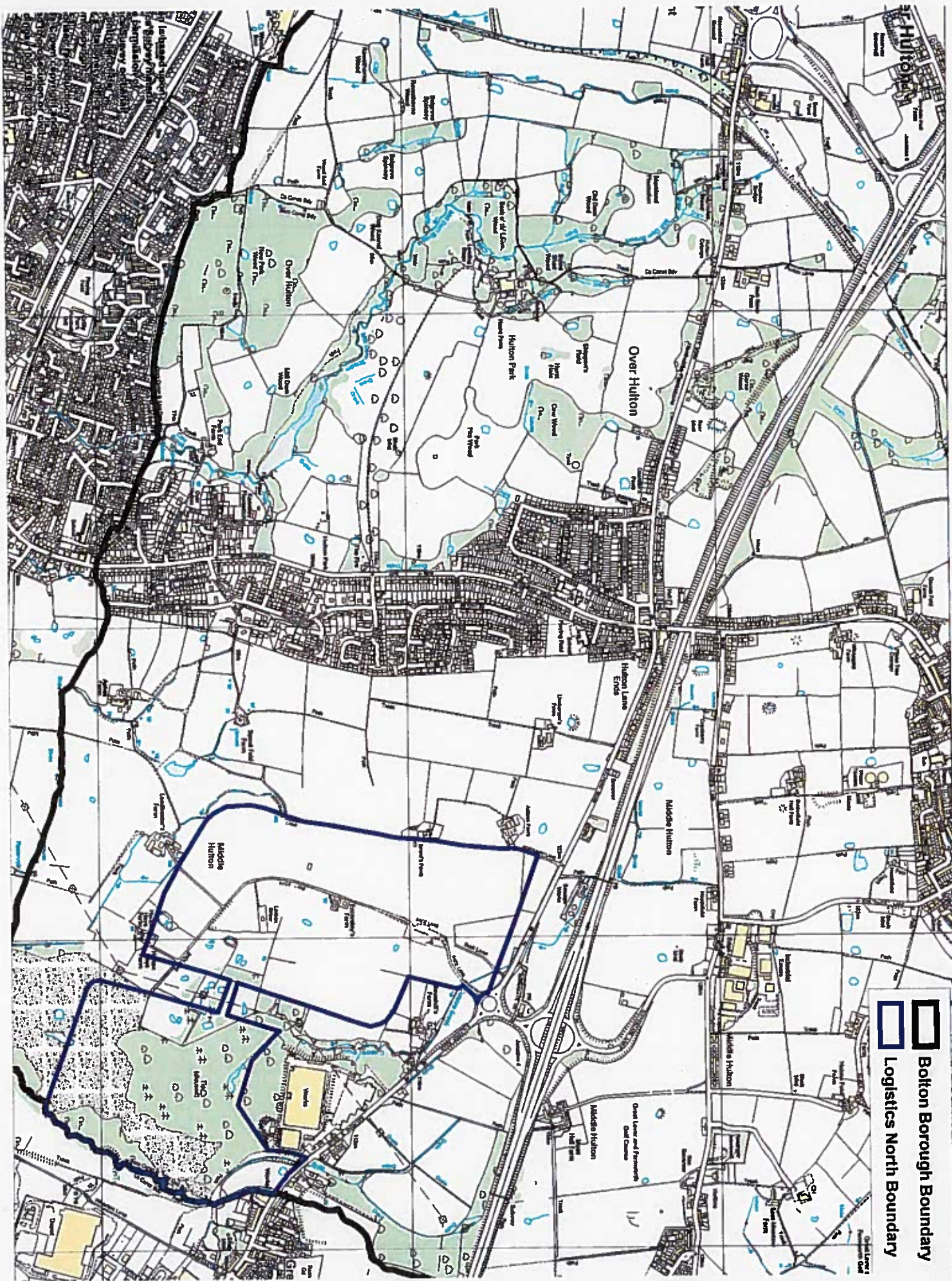
From the point on the Bolton - Salford District boundary, opposite Oxford Road and by a bee-line N including Rawsthorne Wood and Markland plantation and excluding Brancker Street, crossing Manchester Road (A6) and Punch Lane to M61 Motorway (excluding junction 5 slip roads).



St Vincent de Paul



Scale 1 : 18 000

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 Bolton Borough Boundary
 Logistics North Boundary

**THIS ADDENDUM HAS BEEN APPROVED AND AGREED AT A MEETING OF THE
OVER HULTON NEIGHBOURHOOD FORUM COMMITTEE ON 21.08.17**

SIGNED ON BEHALF OF THE OHNF BY

