

Bolton Level 1 Update and Bolton Town Centre Level 2 Strategic Flood Risk Assessment

The vulnerability Table from PPS 25 is reproduced here for ease of reference

Essential Infrastructure	<ul style="list-style-type: none"> • Essential transport infrastructure (including mass evacuation routes), which has to cross the area at risk, and strategic utility infrastructure, including electricity generating power stations and grid and primary substations.
Highly Vulnerable	<ul style="list-style-type: none"> • Police stations, Ambulance stations and Fire stations and Command Centres and telecommunications installations required to be operational during flooding. • Emergency dispersal points. • Basement dwellings. • Caravans, mobile homes and park homes intended for permanent residential use. • Installations requiring hazardous substances consent.
More Vulnerable	<ul style="list-style-type: none"> • Hospitals. • Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels. • Buildings used for: dwelling houses; student halls of residence; drinking establishments; nightclubs; and hotels. • Non-residential uses for health services, nurseries and educational establishments. • Landfill and sites used for waste management facilities for hazardous waste. • Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.

<p style="text-align: center;">Less Vulnerable</p>	<ul style="list-style-type: none"> • Buildings used for: shops; financial, professional and other services; restaurants and cafes; hot food takeaways; offices; general industry; storage and distribution; non-residential institutions not included in 'more vulnerable'; and assembly and leisure. • Land and buildings used for agriculture and forestry. • Waste treatment (except landfill and hazardous waste facilities). • Minerals working and processing (except for sand and gravel working). • Water treatment plants. • Sewage treatment plants (if adequate pollution control measures are in place).
<p style="text-align: center;">Water- Compatible Development</p>	<ul style="list-style-type: none"> • Flood control infrastructure. • Water transmission infrastructure and pumping stations. • Sewage transmission infrastructure and pumping stations. • Sand and gravel workings. • Docks, marinas and wharves. • Navigation facilities. • MOD defence installations. • Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location. • Water-based recreation (excluding sleeping accommodation). • Lifeguard and coastguard stations. • Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms. • Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.

Planning Policy Summary Table

Policy / Site	Type/ uses	Volume/Density	Additional information	Vulnerability Classification				
				Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water-compatible
Core Strategy Preferred Option for employment	The preferred option for the amount of employment land is to provide a range of 155ha to 175ha in the period between 2008 and 2026.	-	-	-	-	-	-	-
Bolton Town Centre	Employment	Between 25 and 30ha of land will be allocated for new office development.	-				✓	
Core Strategy Preferred Spatial Option Policy 3	Office development will take place across the town centre, especially in the Innovation Zone, Church Wharf and Merchant's Quarter. There will be an emphasis on financial and professional services.		-					
Core Strategy Preferred Spatial Policy 10	Education The south-western part of the town centre, within the Innovation Zone, will be a focus for education and training for the over-16s. The University of Bolton will consolidate at the Deane Road campus. The University will be complemented by the co-location of the Sixth Form and Community Colleges at the adjacent site on the north side of Deane Road.					✓		✓
	Housing							

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Core Strategy Preferred Spatial Policy 5	<p>The town centre will be one of the main locations in the borough for new housing development. In keeping with the nature of the town centre, there will be an emphasis on providing apartments, although more family-orientated housing will be encouraged where feasible.</p> <p>Leisure</p>	Overall up to about 2500 dwellings, or 15-25% of the borough's overall housing supply, will be built in the town centre over the net 15 years.				✓		
Core Strategy Preferred Spatial Policy 4	<p>New leisure development will be concentrated in the Innovation Zone and Church Wharf. Cultural activities will be located in the Innovation Zone taking advantage of the presence of the Octagon Theatre and the Library, Museum and Art Gallery.</p> <p>Retail</p> <p>The preferred option relating to retail floor space for the borough as a whole is to increase the quantity of retail floor space, concentrating mostly in Bolton town centre. The additional floor space will be in, and immediately around, the existing civic core, and will not be spread across the rest of the town centre.</p>	<p>The Retail and Leisure Assessment identifies a requirement of between 73,400 and 134,600 sq m for 'comparison' goods after 2016</p>	-			✓	✓	
							✓	

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<p>Core Strategy Preferred Spatial Strategy</p> <p>Specific Town Centre Sites (Preferred Options 08)</p>	<p>- The Westbrook area is centred around the existing Bolton Community College on Manchester Road, which is to be relocated and the site redeveloped. The relocation of the College to Deane Road will allow redevelopment for a mix of residential, leisure and small-scale non food retailing.</p> <p>- Little Bolton is in the northern part of the town centre and includes the St Georges Conservation Area. Within the Conservation Area, the emphasis will be on retaining existing buildings, and where necessary find new uses for them, including office, leisure, retail and residential. Outside the Conservation Area there are some opportunities for redevelopment or refurbishment for a mix of residential or leisure uses, including potentially a hotel.</p> <p>The urban village is on the western side of the town centre. It consists of a mixed use</p>	<p>and this will be concentrated in the town centre (this is in addition to the Central Street scheme that already has planning permission).</p>	<p>-</p> <p>May be suitable site/location for a hotel (PG)</p>			✓	✓	

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	of industrial and storage uses, surface car parking, residential and a retail frontage along St Georges Road. It also includes the eastern edge of the Queens Park Conservation Area. The vision for the Urban Village is to increase the number of family houses in the area. Development must take account the need to reduce flood risk along the River Croal.		- Residential main priority – highly sustainable, Code 5 or 6. Include green wedge to link into town centre. May also be suitable for location of a school (PG).			✓	✓	
Church Wharf SPD	The Church Wharf area is in the north-eastern part of the town centre around Folds Road. It primarily consists of a mixture of older buildings and surface car parks, which together form a significant opportunity for a comprehensive mixed-use development. This mix of uses will be employment-led, with an emphasis on new	An outline planning application submitted March 2008. The main characteristics of the Application Proposals were: A vibrant leisure	Currently the biggest and most 'live' development in the area. Has had its own FRA, consultation taken place			✓	✓	

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	and refurbished offices, there will be residential elements, and retailing and leisure uses will be on Manor Street and Bank Street.	<p>zone providing new restaurant and café bar units, creating a destination for diners throughout the day and evening, together with a town centre cinema. A new hotel with up to 126 beds. A new business quarter comprising approximately 30,500m² of new office space in 10 buildings.</p> <p>Up to 720 residential units made up of high quality apartments including approximately 120 innovative Abito units.</p> <p>Approximately 2,400m² of retail</p>	with EA (PG)					

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		accommodation Multi-storey Car Parks.						
Globe Mill (within Merchants Quarter)	Empty mill building located in Merchants quarter. Part of Mills programme.		Prefer office or residential			✓	✓	
Draft Trinity Interchange SPD (2007)	The Council is seeking the comprehensive redevelopment of an area known as Trinity Interchange in the south of Bolton town centre. The aim is to create a modern, efficient multi-modal transport interchange facility together with a high quality gateway commercial development to meet the wider regeneration objectives established for Bolton's Innovation Zone.	Transport interchange, associated retail and ancillary uses.	Funding has now been approved for this development (PG)	✓			✓	
Bolton Urban Business Quarter Draft Brightmet Street Development Brief	The Council is seeking the redevelopment of land at Brightmet Street in Bolton town centre for a multi storey car park and associated commercial development to complement the emerging Urban Business Quarter to the south.	A 600 space multi storey car park shall be provided on this site on the Brightmet Street frontage on the eastern portion of the site. In addition to the car park the site has the potential to accommodate	-				✓	

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		<p>commercial office development to complement and support the broader regeneration of the Merchant's Place area into the town's Urban Business Quarter. Ancillary development opportunities may also include cafes, bars and restaurants to support a vibrant Urban Business Quarter.</p> <p>(Urban office park – replacement of existing offices with more modern buildings) PG</p>						
Central Street	Central Street is the largest single retail opportunity in the town centre with a total floor space of over 30,000 square metres,	The proposed development comprises 33,394	Outline planning permission has			✓	✓	

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	and already has planning permission. The vision for St Helena is to eliminate the surface car parking and redevelop the area with a mix of retail, office, residential and community uses.	square metres (360,000 sqft) of retail floorspace and briefly includes: an anchor food store/department store (Class A1 food or non-food retail use) extending to 7,973 square metres together with an additional 2,800 square metres mezzanine floorspace (116,000 sqft total); new shop units, primarily Class A1 retail use though also including other retail units, comprising a small number of potential food and drink uses. An extension and associated	expired, whilst this application has now lapsed, it is retained in this schedule as the applicant continues to work in partnership with the Council towards delivery of the development, developer has been retained. Tesco's is the anchor store. Subject of separate flood risk assessment (PG)					

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		refurbishments to Victorian Hall, a Grade II Listed Building including replacement community facility; 150 residential rooftop apartments; and New streets, squares, pedestrian and other transport linkages; and 810 space basement car park with associated servicing and highway infrastructure works.						
Clarence Street Development Brief (2008)	Mixed-use development. The Council is seeking the redevelopment of an area known as Clarence Street in the north of Bolton town centre. The area is bounded by Topp Way, St. Peter's Way, St. George's Street and Higher Bridge Street. The area contains a number of historic and distinctive buildings with the potential for reuse and areas of surface level car parking suitable	-	-			✓	✓	

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	for development.							
Deane Road Development Brief (2007)	<p>The Council is seeking comprehensive redevelopment of a site located off Deane Road adjacent to the Deane Campus of the University of Bolton to the south west of the Bolton town centre. The maximum size of the site incorporates:</p> <ul style="list-style-type: none"> · Deane Road Car Park; · Stanley Street Car Park; · Children's Services Building; and · Wellington Street Council Depot. <p>The site has been identified as a suitable site for the co-location of Bolton Community College and Bolton Sixth Form College's Central Campus, Engineering & Construction School and associated facilities. It is not envisaged that this development will take up the whole of the site.</p>	The Site is 3.49 hectares (8.62 acres).	-			✓	✓	✓
Cultural quarter	Vision is for restaurants, residential, elderly accommodation, retention of existing markets and affordable housing.					✓	✓	
Queens Park	Large urban park		Potential to be used for flood storage capacity (PG)					✓
Westbrook	Mixed-use development.	-	-			✓	✓	

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Gateway Development Brief (2007)	The Council is seeking the comprehensive redevelopment of an area known as Westbrook Gateway to the south east of Bolton town centre. The area is bounded by Manchester Road, the residential development to the south of Grosvenor Street, the valley of the River Croal and Lower Bridgeman Street. Residential development will be appropriate but this element should cover no more than 50% of the developable area.							
Little Bolton Town Hall and 34 All Saints Street Planning Brief (2007)	Potential land use unknown at this point. The purpose of this brief is to provide a broad framework for the refurbishment and reuse of Little Bolton Town Hall and 34 All Saints Street.	Follow up with council.	-	-	-	-	-	-
Queen Street Development Brief Guidance Document (2007)	The council is seeking to redevelop the site of the former Queen Street County Primary School in Farnworth. The land is within the ownership of the Council and has been identified as a potential location for the development of a comprehensive, high quality, educational institute.	The site is divided by Dobhill Street, the east portion having been the school site and the west portion the playing fields. (size 0.3877and 0.4113 hectares).	-	-	-	✓	-	✓

Please note that it is considered that educational facilities could include outdoor sports and recreation facilities and thus these have been classified as water compatible- development.

(PG) – comments from Phil Greene (Bolton Council) 16 July 09.

Core Strategy Preferred Spatial Option

Bolton will make a significant contribution to the 10,000 new jobs to be located in the borough over the net 10 years. It will be the main location for education, especially for those over 16 years old. It will be one of the main locations for new housing development. It will be a focus for transport infrastructure.

Bolton town centre will continue to be a vibrant mix of uses. It will be the principal location in the borough for retailing, leisure, cultural and civic activities.

The preferred option for employment land is to provide a range of 155ha to 175ha in the period between 2008 and 2026.

The intention is to increase the quantity of retail floor space, concentrating mostly in Bolton town centre, but allowing for more local needs in other centres.

Housing

The Core Strategy will plan for an average of 694 additional dwellings per annum between 2008 and 2026, an overall total of 12,192 dwellings. This is a 20% increase on the minimum level specified in the Regional Spatial Strategy (578 per annum) and reflects the factual evidence from the housing market assessments and the Sustainable Community Strategy aim of creating housing that meet Bolton's needs. This number also reflects that Bolton is part of the AGMA Growth Point.

Some of the Mill sites have potential for housing redevelopment or for mixed uses. These sites are currently being assessed to determine the housing potential, but it is estimated that it would be in the region of 1500 to 3000 dwellings over the net 15 years. Some of these are in the Town Centre.

AGMA Growth Point

DCLG confirmed in July 2008 that AGMA's bid was successful, and noted (page 30) that AGMA's plans included 'an exemplar, environmentally sustainable urban village in the heart of Bolton, providing town centre living to complement the transformation of the town's business, commercial, retail and cultural offer.'

The Council expects that the proposed increase in delivery of residential accommodation can be achieved without the need to develop on existing Green Belt or Protected Open Land.

Bolton Town Centre Action Framework 2005 – 2008

The Town Centre Action Framework states an intention to increase town centre residential uses where appropriate to provide town centre living. Action Strand 7 states 'a proactive approach will be taken to the identification and promotion of opportunities that will increase levels of town centre residential development'. The Framework plans for a gradual increase in the population of the town centre, with high density residential schemes (and mixed-use schemes with significant residential aspects) envisaged, notably in the Cultural Quarter.

Building Schools for the Future

The Building Schools for the Future (BSF) programme has allocated £500 million jointly to Bolton and Blackburn with Darwen Councils which will be spent to rebuild, remodel or relocate 17 schools in Bolton and 9 in Blackburn with Darwen. The BSF programme will clearly have implications for land availability and will potentially free up a number of sites for housing, but only in the medium term.

SHLAA (2008)

The SHLLA indicates that the number of dwellings from outstanding planning permissions and the small site allowance in the Borough is insufficient to meet targets under the Growth Point scenario. The SHLLA indicates that there is a small shortfall in the first five-year period, of about 100 dwellings. This shortfall rises to around 3,100 dwellings and 6,100 dwellings, over the 10- and 15-year periods, respectively (see the table below).

Summary of Likely Requirement for Allocations, Over and Above Planning Permissions and the Small Sites Allowance (Based on Growth Point Dwelling Targets)

Period	Components	Adequacy of Supply
First 5 years	<i>Dwelling Target</i>	<i>3,470</i>
	PP+SS1	3,380
	Shortfall re Growth Point Target	91
First 10 years	<i>Dwelling Target</i>	<i>6,940</i>
	PP+SS2	3,827
	Shortfall re Growth Point Target	3,113
First 15 years	<i>Dwelling Target</i>	<i>10,410</i>
	PP+SS3	4,275
	Shortfall re Growth Point Target	6,135

Housing Locations

Sites obtaining a high overall score of 50 out of 60 (or more) in the assessment process, clearly perform well against most of the assessment criteria, and are affected by the fewest constraints. Accordingly, these sites were categorised as Priority 1. Sites achieving overall initial scores of between 40 and 50 performed moderately well against the assessment criteria and face more significant constraints than the best-scoring sites, and so were categorised as Priority 2. Sites achieving low overall objective weighted scores, of below 40, performed least well against the assessment criteria and are affected by the most severe constraints. Accordingly, these sites were categorised as Priority 3 status.

The SHLAA identifies some 18 'broad locations' in the Borough, most of which (15) are on greenfield land. Only 1 is in Priority 1 (the Horwich Loco Works site) but three, offering a combined potential yield of 1,178 dwellings, are in Priority 2. The vast majority of the 'broad locations' are Priority 3 greenfield sites; collectively these 14 sites could theoretically deliver about 5,600 dwellings. However, ten of these 14 greenfield 'broad locations' are located within the Green Belt. The SHLAA indicates that because there is sufficient housing supply from other sources, there should not be any need for these large greenfield sites in the Green Belt to be released, even over the longer-term 15- year time horizon.

Employment

The Employment Land Study identified 10 sites with potential for redevelopment around Bolton Town Centre. They vary in size but include two large sites, site 10MU Merchant's Quarter and site 16MU Trinity Gateway.

The Study assessed the potential sites, nine of the 10 town centre Sites score 80% of available points in both the availability and deliverability category and the planning policy and sustainability category. Site 22MU (King Street) is the exception; it scores slightly lower on availability and deliverability.

The Study suggests that Bolton Council consider allocating all of the Town Centre Sites, for employment led mixed use.

Site ref		Site size	Details
4MU	Westpoint	2.89	Westpoint - Planning Permission granted for 289 apartments and 60,000sq ft offices.
5MU	St Georges Gateway	0.77	Potential mixed use development office/hotel/residential
7MU	Clarence Street	0.84	Potential mixed use development office/hotel/residential.
10MU	Merchant's Quarter	6.84	Potential mixed use residential/office development. Part allocated Multi Storey Car Park, within Merchant's Quarter.
14MU	Westbrook	3.14	Bolton Innovation Zone -Potential mixed use office/residential.
16MU	Trinity Gateway	5.29	Bolton Innovation Zone - Potential mixed use transport/office/hotel/leisure
18MU	Blackhorse Street Car Park	0.75	Bolton Innovation Zone - Potential mixed use leisure/office/residential
19MU	Knowledge Campus	2.18	Bolton Innovation Zone - Potential mixed use office/education
21MU	Cultural Quarter	3.01	Bolton Innovation Zone - Potential mixed use retail/culture led with office
22MU	King Street	0.22	King Street/ Deansgate - Mixed use office with residential above and retail below
Total		25.93	