

# Peel L&P Hulton Park | Consultation Webinars

## Overview

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Peel L&P hosted two consultation webinars on its revised proposals for Hulton Park, which took place on Thursday 17<sup>th</sup> and Friday 18<sup>th</sup> June 2021. Attendees were invited to submit questions in advance of the events. This document summarises the questions received and responses from Peel L&P.

Questions were also submitted 'live' during the events. Recordings of both events and responses to those questions can be found on the consultation website.

## Questions and Answers

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### Timescales and process

#### ***What is the date for the opening of the golf course and facilities?***

The revised planning application is to be submitted in summer 2021 and will have a decision period of 16 weeks.

Subject to securing planning permission and being selected for hosting the Ryder Cup, the proposals would then progress to detailed design and procurement. Construction would be expected to begin in 2023. The venue would be open for business 3-4 years ahead of the Ryder Cup and used for smaller tournaments and events in the run up the main event.

The new homes would be constructed over a longer period in the different proposed Village areas, on a phased basis to fit with the Ryder Cup programme.

#### ***What happens if the Ryder Cup bid is unsuccessful?***

If we are unsuccessful in securing the Ryder Cup, then we will have to go back to the drawing board and we cannot say what any future proposals might look like, other than any alternative would need to include major investment to support the restoration and improvement of Hulton Park.

#### ***How many of the changes were actually promoted by (and prioritised to) the Ryder Cup organisers, rather than the people of Bolton - particularly the removal of housing from the greenbelt and then subsequent expansion of the potential golf course land?***

We have changed the plans to reflect feedback from both the community and the Ryder Cup organisers. In terms of the Ryder Cup organisers, the approved golf course was designed by the European Tour's own designers to meet the Ryder Cup design requirements. However, reflecting on the approved scheme and following the Paris Ryder Cup, as part of the Ryder Cup selection process we have discussed the potential to go further and create a better scheme in a number of areas, including the venue's capacity and drama, how it operates and its logistics, and how it performs on sustainability and net zero.

We have also taken on board what the Secretary of State and Planning Inspector concluded, including the heritage impact of the amount of housing in the consented scheme to the west of the Registered Park and Garden.

In relation to the land to the west, it became obvious that we needed to think beyond the previous red edge and expand the project into our adjacent landholdings. We therefore took the decision to include that land so that we would have the space needed to respond to the issues raised by all those stakeholders and provide an integrated and holistic vision for the area, without the question hanging over the future of that land and more planning applications to follow.

As many local people will be aware, the adjacent land was being promoted for a further 1,700 homes in the original Greater Manchester Spatial Framework and has been long viewed as expansion land for Westhoughton. That remains the fallback position for that land, with precedent already set by the granting of permission to Persimmon Homes for the first phase which is now being developed. But under these parkland proposals, we would not be delivering anything like that 1,700 number of homes. The Chequerbent Lee Hall land would be part of something unique and special that the people of Westhoughton can benefit from in terms of improved infrastructure and facilities, and connectivity to Hulton Park.

### **Highways and access**

#### ***What is being done to ease congestion and pollution in other areas?***

For this new application, the new Main Avenue Road will have much the same effect as the link road proposed for the consented scheme – by managing traffic differently at Chequerbent roundabout it will reduce delays and the congestion that occurs, particularly in the evening peak period. It will also significantly reduce traffic flows on the northern section of Platt Lane (north of where Main Avenue crosses it) and traffic conditions will improve significantly at the Park Road/Platt Lane junction. The new road will be the main highways improvement proposed by the scheme and will largely mitigate many of the impacts resulting from the additional traffic flows generated by the site.

Elsewhere, traffic impacts are being considered in detail and, where necessary, highways improvements will be designed to mitigate the impacts of additional traffic flows. Improvements are likely to be needed at similar locations to those proposed for the consented scheme including at Junction 5 of M61 and Four Lane Ends. The detailed technical work to establish exactly what is needed to accommodate the traffic flows generated by the proposals is on-going but ultimately it will need to be reviewed and agreed by the Council and Highways England. All of the work will be reported in a comprehensive Transport Assessment.

As well as highways infrastructure improvements, Travel Plans will be prepared for the proposed uses which will set out measures to encourage the use of active travel (walking and cycling) and public transport. The design of the site itself and the proposed mix of uses will encourage residents to travel locally within the site and on foot or by bike.

The Ryder Cup will be attended by a large number of spectators although the vast majority of these will not be able to access the site by car, instead using the train, bus or bespoke park and ride and park and walk facilities. A specialist event planner has been engaged to develop these plans which will ultimately be refined in conjunction with local stakeholders including the Council and the emergency services. The impacts of the vehicle movements associated with the Ryder Cup will be assessed in the Transport Assessment noted above.

### ***How will 3500 more vehicles be accommodated?***

In assessing site capacity, we have worked to meet or exceed Bolton's prescribed parking standards, which require at least 2 spaces for each residential unit, and more spaces for larger units such as 4 and 5 beds.

These spaces will be accommodated "on plot" so that parking takes place on private land and does not spill over into the streets on the site. For visitors to residential properties, we anticipate that carefully designed visitor parking will be incorporated into the streetscape when detailed proposals come forward at the reserved matters stage. Additionally, full plans on the parking provision for the residential parcels will be examined at the reserved matters stage.

As above, elsewhere, traffic impacts are being considered in detail and where necessary, highways improvements will be designed to mitigate the impacts of additional traffic flows. These findings will be included in the Transport Assessment submitted with the planning application.

### ***What plans are there for preserving public access to the site?***

We recognise the importance of accessibility Hulton Park to local people. To achieve this, we propose to create a walkable neighbourhood by improving and delivering new pedestrian and cycle connections. This will ensure that the development is accessible and well-integrated within the local area. Against this background, the refreshed scheme includes the following:

- New connections between Hulton Park, Cutacre Country Park and Hall Lee Bank Park;
- Increased and improved connections between Over Hulton, Westhoughton and Atherton; and
- Cycle and pedestrian access connecting new and existing residents to the parkland landscape.

## **Housing**

### ***What are the proposed housing types and prices?***

The plans include a range of homes suitable for families, couples and single residents – including detached, semis, townhouses, bungalows and apartments. Additionally, the plans include aspirational and larger homes for those seeking space – including potential multigenerational homes for large/extended families as well as self/custom build opportunities. Whilst the housing prices would be determined at a later stage, we can confirm that at least 10% of the homes would be affordable.

### ***What justification is there to increase the number of dwellings on the plan?***

The proposed scheme includes a larger golf resort which is designed specifically to underpin a bid to host the Ryder Cup, the most prestigious and highest profile golf event and one of the biggest sporting events in the world.

A significant financial investment is required to create this golf resort. The investment required is of a scale that cannot be recouped from the future operation of the facilities or enhancement in land value. The Project therefore includes the creation of sustainable residential communities on land adjoining the proposed golf resort. The new homes will provide essential cross-funding to make the proposal commercially deliverable. The increase in residential development for this scheme will help to address the viability 'gap'.

In addition, like many local authorities across the country, Bolton has struggled to meet its housing needs and sites which have been allocated for housing and have not come forward as quickly as initially anticipated. Hulton Park is an ideal location to deliver this much-needed residential development and meet the growing demand for housing in the area. The increase in housing numbers will help to address the shortfall of new housing provision in the borough.

In response to feedback received from the community, we have updated our plans to include a mix of new homes to cater to the diverse range of local housing needs, including affordable properties. This will help future generations live in the local area. The proposed housing, along with the local centre and Health and Wellbeing Hub, will create a new sustainable community set in a fantastic modern parkland environment.

***How was the figure of 3000 homes arrived at? What factors were taken into account?***

The number of new homes for the site is yet to be finalised but will be fewer than the 3,000 previously identified across the increased site area covering land to the west at Lee Hall/Chequerbent adjoining Hulton Park.

Like many local authorities across the country, Bolton has struggled to meet its housing needs and sites which have been allocated for housing have not come forward as quickly as initially anticipated. Hulton Park is an ideal location to deliver this much-needed residential development and meet the growing demand for housing in the area.

**Local amenities**

***What is being done to support local amenities such as schools, dentists, GPs, public transport and emergency services?***

Careful consideration has been taken to ensure a sustainable community can be delivered. The scheme also includes provisions for residents. A new Health and Wellbeing Hub will be delivered which could support facilities such as a doctors and dentists, gym studios and pools. Furthermore, the new village centre will include a primary school and creche/pre-school services.

The Local Authority will also establish if further financial contributions are required to support local services, such as GP surgeries. Such discussions often result in councils and developers agreeing to Section 106 packages. This is when developers provide funding to the Council to fund any necessary work to existing infrastructure or services, or sometimes funds the delivery of new schools, roads or medical centres. The Local Authority would make the final decision on where such funds are invested.

**Community facilities**

***What community facilities will be provided?***

The scheme incorporates a range of proposed community facilities for use by existing and future residents, including:

- A new Health and Wellbeing Hub, encouraging healthy and active lifestyles for residents of all ages, which could support facilities such as a doctors and dentists, gym studios and pools.
- New outdoors facilities such as a lido, outdoor gyms, training trails and loops, and greenspaces for classes and play.

- Chequerbent Barns, a new courtyard and recreational hub for accessing the parklands, which could also serve as a flexible community hall for events such as markets and food festivals.
- A village centre including a primary school and village green.

***Will there be a provision for an equestrian facility on the Hulton Park Estate?***

We are not currently proposing equestrian facilities on the site but will consider if this can be accommodated as the masterplan progresses to delivery. There are many sites currently in use or suitable for equestrian use within the wider locality.

***What sporting activities do the plans contain other than golf?***

Alongside the provision of a championship grade golf course, and training academy, our proposals include the provision of a new Health and Wellbeing Hub, encouraging healthy and active lifestyles for residents of all ages, which could support facilities such as gym studios.

The plans will also facilitate a range of sporting activities through the provision of new outdoors facilities such as training trails and loops, and greenspaces for classes and play. Furthermore, the site would include enhanced connections for pedestrians, runners and cyclists linking to existing green networks, including Cutacre County Park and Hall Lee Bank Park.

***How has the impact on education been assessed?***

We have discussed the proposals with Bolton College and the University of Bolton who are supporting the proposed development and keen to align their courses the training programmes to provide education for the type of jobs and opportunities that Hulton Park will bring.

The proposals include a new primary school. As part of the previously planning consent, Peel L&P agreed to pay a series of financial contributions towards primary school education and secondary school education provisions upon each phase and in tranches as well as a promise to transfer land to the Council for the purposes of a new primary school.

**Environment**

***Where is the Environmental Impact Study?***

The planning application will be accompanied by an Environmental Impact Assessment, as well as a comprehensive Air Quality Assessment which will assess the likely impacts on air quality at existing and proposed residential locations, and any other sensitive locations. It will also identify mitigation measures that may be appropriate for the development.

***What plans are in place to protect local wildlife?***

Ecological surveys have been carried out continuously since 2015 and are being updated in 2021 where necessary to inform the Environmental Impact Assessment. These cover habitats, bats, great crested newts, badgers, water voles and birds. The surveys will ensure construction-stage mitigation measures are in place to prevent injury. A wide range of enhancements will be provided, geared to the needs of the locally important species e.g., new ponds, hedges and pollinator-rich grasslands, bat “hotels”, barn owl boxes. The scheme is committed to delivering at least a 10% net gain in biodiversity.

A comprehensive Landscape and Habitat Management Plan is being prepared to show how all the features of Arboricultural and ecological value will be protected, enhanced and restored during all stages of the development and its operation. The surveys and management plans are being drawn up in consultation with the Council's Tree Officer and with the Greater Manchester Ecology Unit.

***Why is Peel L&P clearing and felling trees throughout nesting season?***

A limited programme of woodland management is in place for the Hulton Park Estate, principally to remove any trees that are deemed a health and safety risk to Estate tenants. Agricultural tenants of the Estate undertake other works to the land to meet their farming requirements. Any works to structures is also done for health and safety reasons. No regulations have been breached. If the author of the question has any specific concerns these can be raised directly with Peel's Estates team.

**Ryder Cup and golf**

***Why is there the need for another golf course? There are 2 in Westhoughton, 2 in Farnworth/Deane. 3 in Worsley. 1 in Leigh and 2 in Hindley, 2 in Horwich - all within 5-mile radius.***

The Championship Golf course at Hulton Park will be a unique facility offering the scale and drama that is required for The Ryder Cup. It will be a Flagship venue that will prove as a catalyst for creating many more local golfers and benefiting the many fantastic existing local golf courses. Golf Tourism to the area will also help showcase what the whole of the North West has to offer in a golfing sense.

***How likely it is that the Ryder cup would come to Bolton - an untested venture when there are far better courses with proven track record.***

The scale of hosting a modern Ryder Cup means that many existing venues cannot provide an adequate golfing experience or suitable supporting infrastructure. Hulton Park is unique amongst the shortlisted venues in that it has been designed in conjunction with the Europeans Tours in house design team to the standard of a European Tour Destinations branded course and resort. Recently the Ryder Cup has been awarded to venues without the finalised golf course at the time of the announcement.

Notable examples are Celtic Manor for the 2010 competition only had 9 holes of what became the '2010' course laid out, with 9 holes being created from scratch. Most recently the Italian venue for the 2023 Match at Marco Simone Golf Club, have just completed a full new championship course build having flattened their previous course.

***What has been the feedback from the R&A?***

The R&A along with many other golfing bodies are excited about the prospect of the Ryder Cup being hosted in England. They understand the benefits that a tournament of this scale can bring to the hole golfing landscape. As they are not directly involved in the decision-making process they generally don't comment on individual potential host venues.

***How sustainable would the course be, if the Ryder cup was not granted being in mind the local competition?***

The planning permission would be predicated on hosting the Ryder Cup so this is not relevant.

**Other questions**

***What lands in Westhoughton outside the Hulton Estate are owned by Peel L&P/Harworth Estates?***

The vast majority of the masterplan area is owned by Peel L&P, which also owns additional land in Westhoughton to the north west (either side of Snyderdale Way). Harworth Group is separate listed company that Peel Group has a shareholding in, which owns land at Wingates to the west of Westhoughton which is proposed for employment development.