

Date: 21 September 2018
Your Ref:
Our Ref: PC/02434/17
WP No:

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Planning Control
Directorate of Place
Development Management
Town Hall
Bolton,
BL1 1RU

Tel: 01204 33 6000
www.bolton.gov.uk

Dear Sir/Madam

**TOWN & COUNTRY PLANING ACT 1990
PLANNING APPEAL BY .
Peel Investments (North) Ltd
LAND OFF VICTORIA ROAD, HORWICH**

The Council has had under consideration a planning application for
OUTLINE APPLICATION FOR THE ERECTION OF UP TO 300 DWELLINGS WITH ASSOCIATED WORKS
(ACCESS DETAILS ONLY) (**Application No: 02434/17**).

After due consideration the Council refused consent for the following reason (s):-

The proposed development and assessment of traffic impact has not had regard to material increases in traffic, which would result in additional queuing at the Victoria Road/A673 Chorley New Road junction to the detriment of the free flow of traffic and the re-distribution of traffic onto the surrounding minor road network that is inadequate for additional traffic, resulting in a cumulative impact that would be severe, contrary to Policies P5 and S1.2 of Bolton's Core Strategy and the guidance within the National Planning Policy Framework.

The proposed development would not maintain or respect the landscape character of the area or the landscape setting to the south of Wallsuches Conservation Area, contrary to Policies CG3 and OA1 of Bolton's Core Strategy.

The proposed residential development of the application site would represent inappropriate development of 'Other Protected Open Land' in that it would not fall within any of the categories listed within Bolton's Allocations Plan Policy CG6AP, and therefore would be contrary to the Council's development plan. Whilst it is acknowledged that Policy CG6AP is not "up-to-date" (paragraph 49 of the National Planning Policy Framework), as it is unlikely that the proposed development would deliver any housing within 5 years of the decision it is considered (by applying the "tilted balance" of paragraph 14 of the National Planning Policy Framework) that the adverse impacts of the development (described within reasons 2 and 3 of this decision) would significantly and demonstrably outweigh the benefits of the proposed development.

The appeal will be determined on the basis of an **inquiry**. The procedure to be followed is set out in the Town and Country Planning Appeals (Determination by Inspectors) (Inquiries Procedure) (England) Rules 2000.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellants. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so at <https://www.gov.uk/appeal-planning-inspectorate> or by emailing robert.wordsworth@pins.gsi.gov.uk. If you do not have access to the internet, you can send **three** copies to:

The Planning Inspectorate
Room 3/0 Kite Wing
Temple Quay House
2 The Square
Bristol
BS1 6PN

All representations must be received by 23 October 2018. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference APP/N4205/W/18/3210299.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellants and this local planning authority and will be considered by the Inspector when determining the appeal.

The appeal documents can be inspected online at <https://www.gov.uk/appeal-planning-inspectorate> or www.bolton.gov.uk/planapps. If you do not have access to the internet you can view the documents online at the One Stop Shop, Town Hall, Bolton between the hours of 8.30am to 5.30pm Monday to Friday and 9.00am to 1.00pm Saturday.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge on GOV.UK at www.gov.uk/government/organisations/planning-inspectorate

When made, the decision will be published on GOV.UK at <https://www.gov.uk/appeal-planning-inspectorate>

Yours faithfully

Directorate of Place
Development management
E-mail: planning.control@bolton.gov.uk