

PEEL HOLDINGS Latest Document

Peel has just produced revisions to two of the documents that it submitted as part of the Planning Application. If you objected to the planning application you should have received a letter from Emery with all the details.

If you wish to make more comments, you can do this by emailing the Planning Inspectorate directly: Robert.Wordsworth@pins.gsi.gov.uk and copying in info@emeryplanning.com and planning.control@bolton.gov.uk

Any comments must be:

- emailed by 4 June 2019
- give your name and address
- quote the appeal reference APP/N4205/W/18/3210299

A) **If you submitted comments** to the original planning application, your response can be that you have already objected to the planning application, and the revisions do not address your original concerns because no significant change has been made.

You could also include the following two important points:

1. This planning application is an *outline planning application*. Thus, the layout of the site and types of houses actually built could be completely different to the layout given by Peel. The changes they have made are purely window dressing and don't address the fundamental issues that were raised before.

2. There is a new independent Housing Needs Assessment commissioned by Horwich Town Council - <http://www.horwichneighbourhoodplan.org.uk/downloads/hna-2019.pdf>. This predicts the numbers and types of housing that Horwich needs up to 2036. It says (page 30 point 149) that Horwich has enough houses with 4+ bedrooms and what is needed are those with 1 to 3 bedrooms. How likely is it that the houses built on the golf course, will be the sort of houses that are actually needed in Horwich?

B) **If you didn't submit comments** to the original planning application, you can object now. Reasons could include:

- the development will not contribute to Bolton's 5-year supply of housing as the golf course is currently leased to the club, and the rest of the land is not owned by Peel.
- impact on traffic
- insufficient social infrastructure - schools, health provision, public transport
- environment – air and noise pollution, wildlife, future green belt land, flood risk
- impact on landscape character of the area close to the Wallsuches Conservation Area