

From the SRA – update 09-10-2020

Dear Supporters and Friends,

As you may be aware, Northstone, a company controlled by Peel, has finally submitted a planning application (yet another application) to build houses on the Horwich Golf Course. In our note of the 2nd of August to you, we indicated that this was likely. Now it's happened.

The application is 09488/20. It's come on to the Bolton Council Planning Department web site in the last few days. Already, we know of objections to it, and the SRA is going to oppose this application just as we said we would. We hope you will all do. There were over 1300 – yes 1300 objections - to the last application. We know there is strong opposition to the building on our green spaces when there are enough houses coming here anyway.

We are now asking if you would please consider lodging an objection against this planning application.

The process is very simple:

- 1) To object by email: to planning.control@bolton.gov.uk stating the reference 09488/20.
 - 2) To object by post, stating the reference: Planning Control, Development Management, Development and Regeneration, Bolton Council, Town Hall, Bolton, BL1 1RU, Tel: 01204 336000.
 - 3) For your objection to count, you MUST include your name, address and a reason for objecting.
 - 4) There can be one objection sent separately for each adult per household, so as many objections as there are adults in the household.
 - 5) Deadline for objections is Wednesday, 28th October.
 - 6) Whilst you may wish to state a number of concerns, for your objection to count, it MUST contain a reason why the application conflicts with Bolton's planning policy. We have listed some of these below but please add other reasons if you consider they apply.
- In the same way that its predecessor did, the application conflicts directly with local planning policy. In particular, as the development would involve building upon land which is currently designated as Other Protected Land, the Application conflicts with Policy CG6AP and Parts 4 and 6 of Policy OA1.
 - The application would cause significant visual harm to the landscape, the application also conflicts with Parts 2 and 7 of the Bolton Core Strategy ('BCS') Policy CG3, and with Parts 9 and 11 of Policy OA1.
 - Bolton Council has actually committed to make the land Green Belt – it's currently Other Protected Open Land, and every attempt should be made to avoid building on it.
 - Horwich is becoming severely over-developed and its actual housing requirement, identified in the Housing Needs Assessment (HNA) that was carried out for the Neighbourhood Plan, clearly indicates that the construction on this site of 150 homes, in addition to those already proposed for the Loco-works development, is wholly out of proportion to the actual needs of the area.

- Please add your own comments, other grounds for objection are possible too.

Time is critical because the Planning Department has recommended that this application could be decided under what are termed 'delegated powers'. Should we be worried? Almost certainly yes, because 'delegated powers' means that the Chair of the Planning Committee, Councillor Walsh, will sit down with the planners and almost certainly they will decide the matter themselves.

In our view there will be no effective public scrutiny, and no democratic accountability for the decision. That's not the way things should work. If this is decided by delegated powers, councillors will not be able challenge the views or debate the issues. There will be no public participation. It could easily be a rubber stamp job. Our green spaces get auctioned off to the highest bidder.

We have issued a press release to the Bolton News and the Manchester Evening News earlier to today [09-10-20] in the next few days.

Thanks to those who have already sent their objections to the Council.

Yours sincerely,

Malcolm Harrison

Chair

Stocks Residents' Association

<https://www.stocksresidentsassociation.com/>