

Bolton
Neighbourhood Development Plan 2015 - 2035

BOLTON
NEIGHBOURHOOD DEVELOPMENT PLAN
2015 – 2035

CONSULTATION STATEMENT

AUGUST 2015

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1. Introduction

1.1 Background

The work that has culminated in the preparation of the Bolton Neighbourhood Development Plan (BNDP) began in 2009, well before the Localism Act of 2011 enabled communities to prepare such plans. The Act was passed at a time when the Parish of Bolton was preparing an old style Community Plan and related Village Design Statement. As work on these progressed it became clear there was a desire within the community to play a greater role in the management of development; the new NDP process provided an ideal opportunity to do so.

The decision to prepare a NDP emerged from the Annual Parish Meeting of the 20th May 2013. The Parish Council resolved to seek Neighbourhood Plan Area status on the 23rd September 2013. The Parish was designated a Neighbourhood Area by Eden District Council on the 14th February 2014. A NDP Steering Group was formed in August 2014, comprising members of the Parish Council and members of the community of all ages.

Perhaps the most important test any NDP has to meet is that it be community led and when adopted, community owned. This plan has been prepared over a long period of time after significant ongoing consultation with the community. More latterly, statutory consultees have been involved and particularly valuable help and advice has been received from officers of Eden District Council. Ultimately, the Draft Plan will be examined by an appropriate third party Examiner and tested at a local referendum, before being adopted by Eden District Council as a formal Neighbourhood Plan.

This consultation report:

- Summarises the entire consultation history
- Describes the formal Pre-Submission process
- Examines the comments received, the Steering Group discussions and agreed amendments to the Plan

1.2 Consultation Approach and Timeline

Community consultation has been at the heart of this process. It will be seen below that the first relevant consultation exercise took place in 2009, and since then every effort has been made to reach, inform and involve the whole of the community including young people. The process has been "led" by the Parish Council but the whole community has been involved to some degree.

As will be seen, various methods have been used to reach the community from comprehensive surveys, to meetings, to postal drops to every household and latterly via the Parish's website.

Work on the draft BNDP began in earnest in the autumn of 2014, and the first Draft was produced before the end of the year. Since then the Steering Group has produced a series of amended drafts, which have been made available for discussion as widely as possible, including via the dedicated website.

We will now summarise the consultation history in more detail.

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2 Routine methods of Parish communication

Parish Council Meetings: the Council meets on a bi-monthly basis with extraordinary meetings when necessary. Members of the public are routinely invited and participate in the public forum. Average attendance over the last few years has been 8 for normal business meetings, and up to 51 for extraordinary and Annual Parish meetings. Minutes are posted on the Parish notice boards, and, more recently on the web-site.

Regular Parish newsletters: hand delivered to all households every two months

Local Newspaper reports: following all meetings and other parish events

BNDP progress is a standing item on the Parish Council meeting agendas & Parish Newsletters.

The "Bolton Exchange": this is an informal weekly community meeting for tea and refreshments, normally attended by 30-50 people, including members of the Parish Council. Opportunity is taken by members of the community to raise matters of concern and Parish Councillors take the opportunity to consult and inform on topical matters.

Parish emailing list: Items of general interest are emailed by the Clerk to those in the parish who wish to be included.

Website: A parish website has recently been created and is regularly updated by a volunteer. This has become a major method of communication.

"Welcome to Bolton" booklet given to all incoming residents

3 Early Work/Front Loading

The vast bulk of the relevant community consultation was undertaken before pen was put to paper to produce a draft of the BNDP. Such "front loading" is encouraged by the Good Practice Guidance for NDPs published by the government and government agencies.

3.1 Early Survey/Consultation 2009/10

Prior to 2011, local community efforts to take some control of the future of the locality were focussed on preparing a Community Led (Parish) Plan (CLP). Originally it was intended to prepare such a Plan with a number of other local parishes, which came together to form the Heart of Eden Development Trust (HoEDT, this has subsequently gone into abeyance). Bolton Parish Council had a nominated HoEDT Director, and through Board meetings was able to share various issues and concerns with colleague parishes. Initial surveys were conducted under the auspices of this Trust.

Community surveys: In 2009 surveys were carried out in the 12 member parishes as part of the creation of the Heart of Eden Community Plan. The survey was comprehensive and wide ranging covering public transport, travel patterns, parking in local centres, schools, economy, employment, IT, health, environment, roads, housing. Many of the concerns highlighted, and the desired outcomes are reflected in the issues addressed by the BNDP.

Housing Needs Survey. In March 2010 Cumbria Rural Housing Trust, commissioned by Eden District Council (EDC) and supported by Bolton Parish Council and the Heart of Eden Community Plan, conducted a Housing Needs Survey in Bolton Parish. This is now considered to be substantially out of date, but it indicated that housing and the future development of the village were of significant concern to the residents of Bolton Parish.

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3.2 Village Design Statement/Community Led Plan 2011/12

Community survey: During 2011/12 the Parish Council conducted a survey to establish community views on proposed new housing development sites and topics that were considered to be of importance and concern to the community. As part of the exercise a group of community representatives considered the findings and agreed a number of potential topics for further action and subsequent inclusion in the emerging action plan. The findings were distributed for information to all households.

Open Meeting with EDC: In response to community concerns an open meeting (attended by 51 members of the public and members of the Parish Council) was held with Planning Officers on 16th May 2011 to consider the various sites that were being examined for possible future development. On 21st May 2012 the findings of the CLP survey were reported to the community (attended by 31 members of the public, 4 students from Bolton Primary School and members of the Parish Council).

Bolton Primary School survey: The junior pupils in the school carried out a survey of parents as part of their citizen topic. They presented their findings firstly to the Parish Clerk through a number of verbal presentations and then to the Parish Council and the community at the open meeting on 21st May 2012.

Community Led Plan and Village Design Statement (VDS): At the same time work on a Bolton VDS was beginning and a first working draft was produced in December 2012, followed by the CLP. Both were widely circulated in the Parish. The documents highlighted many of the concerns now being addressed by the BNDP.

4 Initiating the NDP Process 2013/14

By early 2013 it was becoming clear that Neighbourhood Development Plans, created by the 2011 Localism Act, could be powerful tools for a community to take more control of their future. This chimed with the obvious desire of the community of Bolton to play a greater role in the management of development.

4.1 Designation as a Neighbourhood Area: The decision to prepare a NDP emerged from the Annual Parish Meeting of the 20th May 2013. The Parish Council resolved to seek Neighbourhood Plan Area status on the 23rd September 2013. The Parish was designated on the 14th February 2014.

4.2 Recruitment of Steering Group: In May 2014, the Parish Council decided to form a widely representative Steering Group to oversee the process. Volunteers were sought via:

- the parish newsletter,
- parish email (103 persons)
- posters on Parish Notice Board & in Memorial Hall (see Appendix 2)
- BNDP stall at Village Field Day 21st June 2014 canvassed for volunteers to join Steering Group, handouts explaining process etc given out. Names/contact details collected.
- volunteers contacted.

4.3 Formation of the Steering Group: this was formed in August 2014, comprising members of the Parish Council and members of the community of all ages (see Appendix 1). The first meeting was on 11th August at which the draft TORs were agreed, a copy of which is on the parish web-site.

4.4 Technical Assistance from Eden District Council: EDC's Neighbourhood Planning officer attended Steering Group meetings and provided valuable technical assistance during the early months of plan development.

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4.5 Building on existing work: the starting point was the consideration of the VDS and CLP, the findings of all work done so far and identification of gaps in information and evidence.

4.6 Working groups: The Steering Group set up two working groups to oversee consultation with the school and young families, and landowners (see minutes October meeting)

4.7 A consultation/communication strategy was devised:

- set up web-site
- up-date parish emailing list
- additional parish notice board at more accessible site
- parish newsletters
- facebook page
- hand delivery leaflets etc.

4.8 Securing funding: Based on a costed plan, the Parish Council applied for, and secured, funding from "Locality" to assist in the preparation of the NDP. A small grant from the EDC provided valuable bridging finance.

4.9 Further community surveys: further brief community surveys were conducted to update information and fill the gaps. This consisted of:

- Questionnaire (see Appendix 2) hand delivered to all dwellings in Bolton, collected by Parish Councillors or brought to subsequent open meeting
- Walk-by housing stock survey – results in December meeting minutes
- Identification of landowners & means for consultation
- Primary school children survey

4.10. Open meeting: an open meeting was held in the memorial Hall in November 2014 following distribution of the survey. The reasons for having a BNDP were explained, and the processes for consultation and development were discussed. 50 attendees (excluding the Steering group) actively participated in the discussions and raised several pertinent issues for consideration. The minutes of the meeting were made available on the parish notice boards and on the website.

5 Develeopment of BNDP Drafts 2014/15

5.1 First draft of the BNDP: The Steering Group produced a first draft of the Bolton NDP in December 2014, with a slightly amended version in January 2015.

5.2 Recruitment of professional assistance: Early in 2015, the Parish Council recruited professional assistance from RLP Planning Ltd. following a competitive tendering process.

5.3 Revisions of draft BNDP: An iterative process was utilised which resulted in a progressive series of drafts between February and June. Each was considered in depth by the Steering Group and the Parish Council, and were made available for on-going comment via the Parish Council's website.

The main topics for discussion and subsequent amendments were;

- The scale, siting and phasing of new housing development
- The future policy for the former Eden Grove School site, and
- Dwellings on farms.

Later drafts were discussed with Planning Officers at Eden District Council, who gave valuable advice concerning these three topics, which has led to the relevant policies as they are worded in the pre-submission consultation.

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5.4 Community consultation on draft as at May 2015: before the Pre-submission Consultation Phase, the Steering Group undertook further community consultation to ensure that the Plan reflected the views of the community, and to gain their support:

- a readable booklet summarising the proposed list of policies, details of how to access the full draft (web-site or contact Clerk), and a policy-specific questionnaire allowing for comments (see Appendix 2) was hand delivered by volunteers to every household in the Parish. Where possible, the policies were discussed face-to-face at delivery.
- farmers were approached individually by their representatives on the Steering Group
- responses were collected by Parish Councillors or Steering group members, sent to the Clerk, or dropped in a Post Box attached at the front of the Memorial Hall. 45 responses were received (23% of households).

5.5 Annual Parish meeting: The policies and community responses were the main focus of discussion at the Annual Parish Meeting on May 18th (extract of minutes attached), attended by 47 residents. This exercise resulted in substantial support for the policies proposed, necessitating some clarification but only minor amendments to the policies and supporting text.

The resultant version of the BNDP is the one that has been put through the Pre-Submission formal consultation.

6. Pre-Submission Consultation

6.1 Local Circulation of information on the Pre-Submission Consultation

On the 18th June 2015 a letter detailing the Pre-Submission process was hand delivered to every household in the parish. The process was detailed as follows;

- The formal six week Pre-Submission Consultation would run from Monday 22nd June to Monday 3rd August 2015, a total of 6 weeks and one day;
- A full copy of the BNDP was available on the Parish Website www.boltonvillage.org.uk;
- A full printed copy was available at the village hall (Memorial Hall) and village pub, (the Eden Vale Inn);
- A full printed copy could be obtained from the clerk on request (contact details given);
- Comments or representations on the Plan could be made by 3rd August to the Clerk, preferably by email, but a written letter would also be acceptable. Letters could be posted to [REDACTED] or dropped in the post box attached to the railings in front of the Memorial Hall.

A similar letter was also sent to all known landowners not living in Bolton, including the prospective owners of Eden Grove and their agents.

The Pre-Submission process was also explained on the Parish Website, Parish Newsletter, parish emailing list and Parish notice boards. An article was published in the Cumberland and Westmorland Herald (see Appendix 1).

6.2 Other Consultees

The Regulations for Neighbourhood Plans 2012 require certain statutory consultees to be consulted plus any other bodies, (from a list in the regulations), that the Neighbourhood Planning Body (the Parish Council in this case), thinks may be affected by the Neighbourhood Development Plan. The Clerk wrote to the statutory and other consultees (see list in Appendix 3) outlining the same basic process. In choosing which consultees to include the Parish took a precautionary line and included bodies whose interest in the NDP may be very tenuous.

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7 Pre-submission Consultation responses:

7.1 Summary of responses

The low number of comments received would seem to indicate a high level of satisfaction/agreement with the BNDP. Very few amendments have been requested. All the submitted comments can be found in Appendix 3, but in summary, the main issues raised were as follows:

1. One resident requested clarification of the extent of development at the southern edge of the village.
2. Historic England suggested the inclusion of a policy to protect the settings of heritage assets, and potentially, design guidance where heritage assets are affected. Also proposals that affect the settings of heritage assets may need to be accompanied by a Heritage Impact Statement.
3. Cumbria Action for Sustainability suggest that the NDP could include a policy for all development to meet higher standards of sustainability than is currently required by national policy; eg. for energy use and insulation. Community led developments should also seek high levels of sustainability.
4. Holt Consultancy, acting as the agents for the Croft House development proposals, suggest that the NDP cannot yet be given much weight. Notwithstanding this, they argue that their proposals are in line with the BNDP's policies.
5. PFK, the agents for the prospective owner of the former Eden Grove School site, *(comments received one day late)*
PFK is concerned about any constraints on the scale of development and do not see the need for a Masterplan. They make 4 suggestions;
 - i. Criterion i of proposed policy EG1 should be clarified
 - ii. Criterion vi of proposed policy EG1 should be deleted
 - iii. References to a Masterplan in proposed policy EG1 should be deleted
 - iv. References to a limit on housing units at Eden Grove in the text of the Plan should be deleted.

7.2 Consideration of responses: The Steering Group met with the planning consultant on 5th August 2015 to consider the responses and amend the draft as necessary.

7.3 Suggested BNDP Amendments: The discussions and decisions of the SG in response to of each the comments received can be found in Appendix 3. The following amendments have been made (new text is underlined):

1. In response to the comments by Historic England it is proposed that criterion 5 of Policy DP1 be amended to read;

"5. Particular attention is given to preserving and enhancing the character and settings of Listed Buildings and other heritage assets. Proposals that have an overbearing or detrimental visual impact upon the character and settings of heritage assets will not be acceptable. Development proposals that affect the settings of heritage assets will be expected to be accompanied by a Heritage Impact Statement".
2. In response to the comments made by Cumbria Action for Sustainability, it is proposed to amend criterion 4 of Policy DP1 to read;
"4. Development is of a scale and design that is in sympathy with its immediate surroundings (density, layout, style and materials) and the character of the village. Modern, innovative design and materials may be

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acceptable subject to appropriate siting, scale and massing and careful attention to detail. Development will be expected to meet the highest possible standards of sustainable design."

and a new criterion 5 is inserted in Policy FAC1 to read;

"5. Proposals meet the highest possible standards of sustainable design."

7.4 Ratification of the BNDP

The revised BNDP was examined and ratified by the Parish Council at an extraordinary meeting on 31st August 2015. The Council resolved to submit the plan to Eden District Council.

APPENDIX 1 Steering Group members

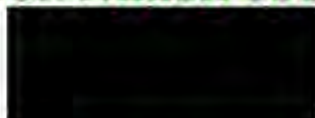
NAME	Background
Peter Griffiths, Chairperson	Lived in Bolton for eleven years. Parish Councillor and recently elected Chairman of the Parish Council. Employed in the retail/wholesale trade in buying and marketing, eventually becoming a director of regional group of builders merchants. Subsequently worked as a management consultant and director of a consultancy group. Became an assessor for Investors in People before retiring. Have since gained a degree in medieval history. Interests include local history, soccer and jazz.
Roger Bird, Vice Chair	Grew up in Bolton parish, attended school at Appleby and still lives on the family farm in Bolton Parish. A Rural Practice Chartered Surveyor by profession. County Councillor 2001 to 2009, has also been a member of both the Lake District National Park Authority and Yorkshire Dales National Park Authority. A Parish Councillor since 2009.
Shelagh Leyland, Secretary, Financial Coordinator	Retired GP and international health planning consultant; moved to Bolton in 2012. Worked in rural farming communities as well as urban settings in the UK. Many years experience working in health planning and management in developing countries. MBA in health planning and management. Currently Clerk and Responsible Financial Officer of Bolton Parish Council and active supporter of village activities.
Neil Austin	Moved to Bolton 2 years ago, with wife and four children. Three children attend the local primary school, and recent arrival will also shortly attend the nursery. Parent governor of local primary school. Wife director of Bolton nursery. Is an accountant and travels most days to Carlisle where he is Group Finance Director of Carr's Milling Industries PLC.
David Baxter	Farmer, born and bred in Bolton. Married with 3 children, all now grown up and pursuing careers in London. Running the family dairy farm in Bolton since 1987. Employ 4 other people.
Andrew Booth	Moved to the village in 2004, married 2 years later in the village church; my two children attend the primary school. I work for the Environment Agency as a Hydrometry & Telemetry Officer based in Penrith, with my primary work area being the Upper Eden valley.
Derick Cotton	34 years service in the Royal Air Force culminating with work with the Ministry of Defence procuring and providing logistic support to airborne electronic warfare systems. Extensive project management and financial accounting experience and responsibilities. Moved to Bolton in 1992 and established Bed and Breakfast/Self Catering business. Chair of Eden Country Holidays association for 3 years. Chief Officer for 10 years of countywide voluntary youth organisation. Served on Executive of two National youth organisations which included raising funds for central organisation and members clubs. Parish Clerk for 20 years through which gained significant insight into Local Government activity. Roles included Secretary of Eden Local Council association and Executive membership of Cumbria Association of Local Councils. Founder and Chair of Bolton Exchange. Own 2.6 acre field and converting back to nature reserve comprised of wild meadow along with small plantation of trees.

John Cotter	Moved into the village in Sept 1993 to run the Village Shop & Post Office, after 34 years service in the Royal Navy. Businesses closed down in the Summer 2008 following the decision to close 2500 Post Offices around the country. 1995 - 1999 Served as a School Governor at Bolton Primary School with the final year as Chair of Governors. Treasurer of Bolton Exchange Committee. Internal Auditor for the Parish Council Accounts. On the Board of Directors and a Council Member of the Westmorland County Football Association which includes Chair of the Referees Committee and one of the Chairman of the Disciplinary Committee. Secretary/Treasurer of the Westmorland Referees Association.
Hannah Hayton	Secondary school student, attends the local grammar school Works at Temple Sowerby House Hotel some weekends. Lived on a farm just outside Bolton for 10 years, before that in Appleby Strong family connections in the village, grandparents and uncle. Unit helper at First Appleby Brownies. Hobbies and interests are skiing, swimming, cycling and an animal lover.
Ann Shepherd	Lived in Bolton 52 years. Worked as dinner supervisor at the local school, active in WI & PCV for 50yrs, founder member of Bolton MU, was home carer & patch carer for 20yrs, involved with village nursery.
Jenny Taylor	Married with young child at Bolton nursery, planning to send to Bolton primary school. Lived in village for 13 months. Brought up in a small village 4 miles away, so familiar with issues of rural communities and small villages. Husband's family from Bolton, and have older relatives in village. We run a butchery and bakery business near Bolton, so reliant on villages in the area thriving to provide us with business. Make use of village amenities and community led projects such as the Bolton exchange to support the business.
Elliot Wise	Secondary School scholars
Martyn Worrall	Lived in Bolton for 5 years. Previously Headteacher of Community Comprehensive and Special schools. Then worked for Central Government, Department for Education. Then Inspector of Education. Currently Governor at Yanwath Primary School and Chair of Eden Schools' Federation. From September, Director of 'Excellence through Enterprise'. A company providing school improvement advice and support to Secondary and Primary schools.

APPENDIX 2: Sample of Consultation Items

LETTER TO PARISH GROUPS FEB 2012:

BOLTON PARISH COUNCIL



Chairman: Mr Peter Smith

Clerk: Mr Derick Cotton

Telephone: [REDACTED]

e-mail: [REDACTED]

Bolton Women's Institute
Bolton Parochial Church Council
Bolton Mother's Union
Bolton Memorial Hall Committee
Bolton Primary School
Bolton Nursery

Monday, 06 February 2012

Dear Colleagues,
COMMUNITY LED PLAN

You will be aware that the Parish Council has started the first steps towards creating a Community Led Plan (CLP) that we hope will define how the community sees the village develop in the future. We have assembled a lot of information as the result of various surveys:

- The Housing Needs carried out in partnership with the Cumbria Housing Trust
- A more general survey carried out on behalf of the Heart of Eden Development Trust. This also included surveys of village businesses and young people's needs.
- The recent CLP survey which primarily focused on housing development sites but also invited input on other topics.

We enclose an unedited copy of the CLP survey data collected to date. The Parish Council has already used the data on housing development sites to inform Eden District Council of community views. We now plan to create a working group comprised of representatives of groups such as yours (and other interested individuals) to help produce our CLP for submission, approval and adoption by Eden District Council. The Parish Council plans to focus on the project at its Annual Meeting on Monday 21st May and would hopefully aim to produce the CLP soon thereafter.

Please can you therefore consider sharing the information with your membership and to nominate a representative to join a working group? We do not envisage the commitment to be onerous – but to be successful we do need to demonstrate that our CLP is "owned" by the community and that it is "transparent". To repeat, we are not seeking further comment on individual development sites, but much more on the policies and the other identified community needs. We would welcome a response before 31st March and will then look to recruit additional individuals to ensure a balance across the generations, locations etc.

Yours sincerely

Derick Cotton, Parish Clerk

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COMMUNITY SURVEY APRIL 2012; Summary

Site	LBO1 Behind Croft House	LBO2 Adjacent to The Larches	LBO3 Adjacent The Hermitage	LBO4 Adjacent Windy Garth	LBO5 Adjacent Cherry Croft	LBO6 Behind Smithy Cottage	LBO7 Violet Bank
EDC considering for up to "x" new homes	10	6	3	4	3	6	12
Planning position		Application in process for 5 new homes					
Do you support development? Yes/No	11/50	41/31	30/37	33/33	26/38	22/40	61/10
Do you oppose development? Yes/No	48/10	28/29	34/19	28/22	31/19	33/19	13/43
Do you consider suitable for affordable homes (Yes/No)	9/33	17/39	12/31	14/30	13/28	18/28	50/12

Site	LBO8 Stephenson Croft	LBO9 Prospect farm	LBO10 Adjacent Lindisfarne	LBO11 South View	LBO12 Behind Stephenson's Croft	Pennine View
EDC considering for up to "x" new homes	3	4	5	8	Unknown	Unknown
Planning position	Outline approval for 5 homes		Outline approval for 1 home	Approval for 6 homes – 1 started		Out of date approval for 5 homes
Do you support development? Yes/No	32/34	33/33	53/13	62/8	6/58	54/14
Do you oppose development? Yes/No	31/27	29/26	13/38	11/45	42/8	13/38
Do you consider suitable for affordable homes (Yes/No)	25/32	19/32	18/36	31/24	8/40	43/20

General development comments

- No problem with infill.
- Problem with major developments and especially behind existing properties e.g. Grahams Rigg.
- Sufficient sites already approved for development within the village.
- Only refurbishment and improvement of existing properties which may require it.
- Environmental views are important.
- Emphasis should be on single storey bungalows and not houses.
- Only in favour of future development alongside the road.
- Open spaces/green fields in village should be protected.
- Further expansion along the Colby road is preferable to loss of open spaces.
- Developments should be small scale with no intensive developments (5 houses max)
- Maximum density is inappropriate.
- Owner's intentions need to be sought.
- Hall Grange houses do not fit in with the housing style of the village.
- Not opposed to old/derelict buildings being developed.
- Who is going to buy these proposed properties?
- Preserve village character and amenities will need to develop to match its growth.
- Eyesores/empty properties should be developed first.
- Infrastructure (e.g. surface water, sewerage, sewage treatment, broadband, transport etc) needs to be upgraded before extra housing.
- Do not support any development until market can sustain current house sales.

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Affordable Homes

- Affordable homes should be in affordable communities with shop/Post Office and transport links
- Affordable homes were built on the site below the pub at a price the locals could not afford.
- If affordable houses are built where is the work for such people? Who would be housed in these properties?
- The people that can afford these properties would also require cars to get to work – if work was available thus creating more traffic in the village (Not really affordable!).
- Bolton is unsuitable for affordable housing, which currently means flats on a frequent bus route.

Specific comment on individual sites

- Any Pennine View development should be single storey similar to surrounding properties – not houses.
- LBO1- Owners will not sell this field for development
- LBO2 should only be for 2 houses. Site is considered by many to be outside the village envelope.
- Develop LBO 4, 7 and 11 but for fewer homes.
- Particular care should be taken regarding LBO5 as this suffers regularly with sewerage drainage problems.
- LBO7 – 12 houses may be too high for area bearing in mind drainage issues and sewerage system.
- Extremely concerned about development of sites LBO8 and 12 as already stated at past enquiries. The added traffic and lack of access would cause a hazardous situation etc, etc.
- LBO8 – 5 too many – perhaps 2 or 3 more appropriate.
- No to LBO9 – pleasant park area with splendid trees.
- LBO11 but only yes to the Brownfield part – not the green field part.
- I feel extremely strongly about LBO 12. Any development should not be allowed to happen.

Empty Properties

- There are a few empty properties in the villages. Instead of building more get these done up. Deal with derelict or near derelict houses first.

Sewerage Concerns

- Approval for building on any site needs to take into account of local services such as water, sewerage etc. Will the current drainage and sewerage system be adequate for more houses?

Please say what you like about Bolton :

The People

- Friendly people, welcoming to "off comers".
- Community spirit and cohesion.
- Life Style.
- People know their neighbours and watch out for each other.
- Peace and quiet.
- Small village community atmosphere.
- Vibrant and active community with lots of community organisations.
- The mix of people.

The facilities

- School and Nursery.
- Public House.
- Active Parish Council – forward thinking.
- Community space – Village Hall and field, Pinfold, Village Green, Church and Chapel – all looked after and used.
- The Bolton Exchange has provided an opportunity for village residents (mainly retired) to meet others.
- Badminton sessions in the hall.

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- Bowls.
- Church and Chapel.

The Village

- Open feeling.
- Quiet. and peaceful
- Clean.
- Peaceful, tranquil, lovely place
- Has character, not too manicured and "pretty".
- Small village status. Should not be allowed to grow too big as sense of community will be lost.
- A haven for visitors and caravanners coming from the urban areas for walking, fishing and sight-seeing and also for local village life.
- The pub is central to this as is the church and school.
- Rural community. Rural appearance. Rural location surrounded by pleasant farm land.
- The village atmosphere, working farms within the village.
- It is a nice place to live, very green – lots of access to countryside.
- Open character retaining some important defining green spaces between the properties.
- Lovely aspects of the Eden Valley/Eastern Fellsides, the village itself remaining largely hidden.
- Quiet retirement type of village with nice people.
- On the whole a generally well looked after village. Sustainable size and facilities.
- Attractive church/churchyard and chapel.
- Access to River Eden.
- Stunning views of N Pennines. Its position on the low ridge is good so avoiding possible flooding.
- Vernacular architecture.
- Playground, play field for children.
- Few holiday homes.
- Remaining parts of village where views of surrounding countryside unobstructed.
- Pretty village in beautiful area – well kept.
- Pleasant walks.
- Working village.

Safety

- Feeling of safety and security. Lack of crime.

Location

- Convenient for Appleby and Penrith.
- Good road through the village.
- Easy access to Leeds/Carlisle railway.
- Location in the Eden Valley.

What do you dislike about Bolton:

Empty Properties

- Properties that have been unoccupied for many years when housing for local people is a priority.

Public Transport

- Lack of a daily bus service.
- Poor transport links.
- Cost of taxis.
- Lack of local transport e.g. to Appleby.
- The volunteer car scheme appears to be an excellent resource.

Traffic

- Speeding traffic. Speeding traffic on Cliburn Road especially when used as a rat run to avoid A66. People (car drivers) using it as short cut and speed. Boy racers driving too fast around village.
- Verge damage.
- Parking at School.
- Cars parked on the roadside at Village Hall – we need a proper car park.
- Cars parking above the pub and on the corner by the church.
- Speed of farming vehicles in particular through village.

BNDP Consultation Statement, August 2015

People

- Lack of younger people
- Lack of interest in village by newcomers.
- Lack of young families.
- Too many incomers trying to rule the roost.
- Not many incomers support the local pub.
- Needs of the Elderly.

Clubs/Events.

- Lack of clubs for youngsters. There are not many events which bring the whole village together.

Facilities and services

- No shop/Post office /Newsagent.
- Difficulty to collect pensions or anyone without transport to acquire basic provisions, send parcels and mail etc.

Broadband

- Broadband issues at present too slow.

Environment

- Litter.
- Sewerage system overload/overflow at times of heavy rain.
- No plastic recycling.
- Not enough street lights.
- Dog fouling. Barking dogs.
- Care should be taken that roadside speculative signage is not allowed to proliferate.
- Refuse collection – reliable but stray cats/dogs attacking the blue bags can be a nuisance.
- Value the in-season garden refuse skip.
- Flooding – not a risk to most properties – except the Mill and at North End lane.

Development issues

- Village growing too fast yet not considering needs of older people to downsize and to move into smaller, affordable dwellings like Stephenson's Croft.
- Over development
- Too much inappropriate development.
- Fragmentation of community into young and old.
- Recent unsympathetic development – e.g. Grahams Rigg.
- Unfortunate juxtapositions of later (e.g. 1950's) properties shoehorned into spaces between well spaced original ones, to the detriment of prospects, street view and village character.
- New style houses that do not fit; all should be stone faced.
- Holiday homes.

Eden Grove School

- Eden Grove School and Croft House.

Miscellaneous

- The centre of the village is uninteresting – a tiny village green
- A distinct lack of really pleasant walks
- Drabness of Village Hall – uninviting which belies the ambience inside
- Worried about response times in medical emergency
- Road to be salted past the school

WORKING GROUP INVITE JUNE 2012; to all households

Dear

Tuesday, 12 June 2012

COMMUNITY LED PLAN – Small Working Group Meeting Tuesday 3rd July

You will be aware that the Parish Council is undertaking preparation of a Community Led Plan. Our initial focus has been to look at the sites where the community might support new housing developments and there is need to refine the results for potential inclusion in a Neighbourhood Plan which will need help from Eden District Council. We also need to address the other areas raised by the community and this is an area where we need help from a small working group. Enclosed are the results of the survey and perhaps the following examples – not exhaustive and in no order of priority – might help you give some thought to what might be tackled within our plans.

- Speeding traffic. Youngsters at the school have suggested a need for a "Lollipop" volunteer. Others have suggested a need for some form of speed monitor and/or speed humps. What should we try to do – if anything?
- Loss of Shop and Post Office. What can we do? A Community Shop run by volunteers? Something in the pub?
- Needs of the Young. Could we reinstate the youth club? Any other ideas?
- Needs of the Elderly. Could we add to our existing ways of supporting the older people in the community?
- Housing Developments. Do we want to take positive steps to protect our existing green and open spaces? Do we want to try to influence styles of design – e.g. stone finish? Do we want more bungalows as some have suggested?
- Public transport. Can we do anything more? If so what?
- Facilities. Can we do anything to encourage more use and hence sustainability – Pub, Church, Memorial hall, School etc.

We hope that the working group will be representative of most parts of the community – and that members will bring with them ideas from various community groups.

We will hold an initial exploratory meeting here at [REDACTED] on Tuesday 3rd July starting at 7.30 pm and you are invited to participate. Invite [REDACTED] e:

Peter Smith and Peter Griffiths representing the Parish Council; Claire Hudson and Sarah Clarke are representing the Memorial Hall (Sarah also the WI); Andrea Thompson representing the school and residents in Grahams Rigg; David Ridehaugh representing the PCC; Eleanor Hayton and Ann Shepherd representing various groups. Derick Cotton will be the note taker!

Please can you confirm your availability to attend – preferably by email as I will be away from home from 17th to 30th June. In my absence, perhaps Peter Smith or Peter Griffiths will be able to answer any queries.

Derick Cotton, Parish Clerk

PARISH NEWSLETTER JULY 2012 to all households

Community Led Plan and Neighbourhood Plan

Those of you that were able to attend our Annual Meeting will know that we are very grateful for the support given to the survey carried out earlier this year. The results have given us a good steer on community ideas on potential future developments in the village along with the other topics that you have suggested for further consideration. You wish to see some restrictions on the numbers of new homes that might be approved and particularly would like to see them built on previously used land. We will be tackling this and including your views later this year when we start to produce a Neighbourhood Plan (which must await the publication of the Eden Housing DPD in September).

In the meantime, we have formed a small working group of representatives from various community groups to look at the other topics for a Community Led Plan. At our first meeting we explored possible priorities and are now feeding back to you our initial thoughts. We do invite you to get involved with the process as it is important that we hear all of your views – especially if you have thoughts on possible solutions.

- Speeding traffic. We recognise that this is a problem in various parts of the village. Whilst speed humps and other calming measures might seem attractive, we are not sure that this is a satisfactory solution (noisy) – especially for those living nearby. Instead we think a portable speed monitor might be the answer – and which we can deploy intermittently to various locations. Our school children have suggested a Lollipop patrol – and we will ask them where they think this might be helpful.
- Loss of Shop and Post Office. Whilst our school children have suggested a community shop run by volunteers, we suspect that we would neither get enough helpers nor make the venture viable. In short, we do not think that there is much that we can do. There might be scope for some small service to be made available via the Eden Vale Inn – so we will chat to Nigel to see if he agrees.
- Needs of the Young. We regret that our Youth Club had to close – essentially due to lack of adult helpers. We are not sure quite what our youngsters actually need – and especially would support – so we plan to ask them.
- Needs of the Elderly. Here we think as a community we already do pretty well with lots of examples of support from neighbours and opportunity for social involvement through our groups and especially Exchange and Lunch Club. There might be some way of facilitating some support from our younger generations and will be looking into this.
- Public Transport. In present economic circumstances we feel there is little that can be achieved. However, we do have the best Volunteer Car Scheme in Cumbria and perhaps we do need to publicise the opportunities that the scheme offers. Malcolm and Kath Statham the co-ordinators have agreed to provide a presentation at our September meeting.
- Facilities. We know that you all appreciate our existing facilities – Memorial Hall, Church, School, Nursery etc. Plans are being formulated for extending the Hall and we do encourage you to participate in helping to formulate the ideas on the size and shape of design plans; a meeting will be called offering opportunities.
- Broadband. Here we are at the mercy of our politicians – National and European. It is a very frustrating situation and we will advise you further when we get more positive information.
- Community Website. It has been suggested that we design a community site and we will be following this idea further.

There are potentially other topics that we will discuss in due course – but as a first step, we invite your reaction to the above and if you would like to get involved, we would love to hear from you as a Community Led Plan should be owned by the community and not just the Parish Council.

BNDP Consultation Statement, August 2015

APPLICATION FOR NEIGHBOURHOOD AREA STATUS NOVEMBER 2013

Further to the decision of Bolton Parish Council at its meeting of 16th September 2013 at Bolton Memorial Hall.

Application to designate the Parish of Bolton a Neighbourhood Area.

To: Eden District Council (Local Planning Authority).

By Bolton Parish Council (Relevant Body)

Date November 2013

Signed

Peter Smith, Chairman of Bolton Parish Council

This application relates to Bolton Parish and is shown on the attached plan.

Statement

Bolton Parish is an appropriate area to be designated as a neighbourhood area because:

- Bolton Parish is an ancient rural parish once in the County of Westmorland.
- It has an active Parish Council that may wish to pursue the various Community Rights as it is entitled to by the provisions of the Localism Act 2012, or any other right that this designation may permit through additional regulations or legislation.
- The designation of the Bolton Parish area as a Neighbourhood Area and the consequential designation of Bolton parish Council as a qualifying Body, as defined in the town and Country Planning Act, is the necessary first stage of exercising these Community Rights.
- It is concerned to ensure that planning decisions for housing are always responsive to local circumstances and reflect local need. In particular, applications for housing for local people in appropriate locations should take full account of the specific local circumstances and their needs. It may wish to pursue a Neighbourhood Development Order which will, in effect, allow the Parish, subject to local referendum, to grant planning permission in certain cases.

S61G Statement

1. A relevant (for the purposes of section 61G of the 1990 Act) body (Bolton Parish Council) has applied for the Bolton parish Area to be designated as a Neighbourhood Area.
2. Bolton Parish Council, qualifies under paragraph 2 of this section.
3. The specified area wholly consists of and only includes the parished area of Bolton.

Signed Date November 2013

Peter Smith, Chairman of Bolton Parish Council

BNDP Consultation Statement, August 2015

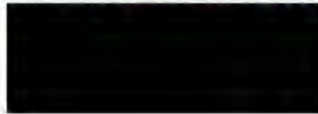
EXTRACT PARISH NEWSLETTER MAY 2014**Neighbourhood Development Plan.**

In 2011 the Localism Act passed planning power to parish level. It allows us to make the rules on how Bolton will develop in future. To do this we need to develop a Neighbourhood Development Plan (NDP), which will be a statutory document setting out the rules for developers and landowners in our area. The District Council will have to comply with it when awarding planning permissions.

Issues of immediate concern in Bolton include the future of Eden Grove School (including Croft house) – now on the open market for sale – and the imminent development plans for Violet Bank. A Neighbourhood plan would set out the options for development of these properties that we as a parish would accept. A lot of the groundwork needed to develop the Plan has already been done, but we now need a Steering Group to take it forward as quickly as possible. **If you are interested in joining the Steering Group please contact the Clerk of the Council.**

INVITATION TO JOIN STEERING GROUP

HANDOUT AT PARISH FIELD DAY, 21ST JUNE 2014, ALSO DISPLAYED ON PARISH NOTICE BOARD.

BOLTON PARISH COUNCIL

Chairman: Mr Peter Griffiths
Telephone: [REDACTED]

Clerk: Dr Sheelagh Leyland
e-mail: [REDACTED]

INVITATION**HELP PRODUCE OUR NEIGHBOURHOOD DEVELOPMENT PLAN*****Why do we need a neighbourhood development plan?***

In 2011 the Localism Act passed planning power to parish level. It allows us to direct future physical development, including change of use of buildings in Bolton. To do this we need to develop a Neighbourhood Development Plan (NDP). The NDP will be much more powerful than the community plans we have had in the past: it is a statutory document, which will set out the rules for developers and landowners in our area. The District Council will have to comply with it when awarding planning permissions.

An NDP would allow us to shape the future the way we want it and protect Bolton from unwanted development. Issues of immediate concern include the future of Eden Grove School (including Croft house) – now on the open market for sale – and development plans for Violet

BNDP Consultation Statement, August 2015

Bank that are expected to be clarified soon. An NDP would help enormously in ensuring that these developments are in line with Parish wishes, and of a style that we welcome. Otherwise we are at the mercy of developers and the vagaries of district planners.

How do we develop a neighbourhood plan?

The Parish has already done a substantial amount of the work required to develop the NDP. The Parish Council has undertaken a number of surveys to find out community views on how we would like to see our village develop in years to come. These provide a fairly good idea of where we might agree on future developments and those aspects of the village that we would all like to protect. Issues raised included location and type of new housing, demand for affordable housing and housing for local people, protection of green spaces, development opportunities for business, the need for community facilities such as a shop/post office, the importance of the pub and need to prevent change of use, home/work units site allocation and policies, design of buildings.

It is vital that the plan reflects the views of, and is owned by the local community at large. We need to undertake further consultations, and put these ideas into a draft NDP as soon as possible.

This draft plan will then be publicised widely for comment, and eventually submitted to the Eden District Council. An independent examiner will review the plan and issue a report. The final plan will be put to a referendum of anybody registered to vote in Bolton Parish.

We have been advised that given the work already undertaken we could quickly produce a draft plan and that even at a draft stage it might carry significant weight when future developments are considered. The District Council has offered us support in the form of expertise and grants, to build on the work already done to complete the plan.

How can you contribute?

The first step is to form a Steering Group to help drive the process. We need broad representation in this Group – young people, those with young families, people with business or farming interests, to name a few. In terms of commitment, we do not anticipate that the group will meet more than four or five times a year for a couple of hours in the evening.

We are also looking for people who might be willing to deliver literature or collect information, and someone who would be willing to create and maintain a village web site on a voluntary basis.

The Parish Council would like to hear from anyone able to help in any way. If you are willing to contribute your time and ideas and/or be on the Steering Group please contact the Clerk of the Council (contact details on the letterhead).

**PHOTOS OF BNDP STAND AT FIELD DAY 2014
SEEKING VOLUNTEERS FOR STEERING GROUP**



BNDP Consultation Statement, August 2015

FLYER HAND DELIVERED TO EVERY HOUSE IN BOLTON PARISH

PRIOR TO PARISH CONSULTATION MEETING 17TH NOVEMBER 2014

Bolton Parish Consultation Meeting

Monday 17th November
Bolton Memorial Hall
6.45pm for 7pm start

**DO WE WANT HOUSING ON THE EDEN GROVE SITE?
IF SO, HOW MANY?**

WHICH GREEN SPACES SHOULD WE PROTECT FROM DEVELOPMENT?



We need your views.

There will be special meeting on the Bolton Neighbourhood Plan starting at 6.45 pm for 7.00pm. This will be followed by the Parish Council meeting, at which you are also welcome.

Join us for a drink, meet the Parish Council and the members of the Neighbourhood Planning Steering Group.

This is your chance to hear about progress with the Plan, have your say about future housing development in the village and, in particular, what should happen at Eden Grove School if it is sold for development.



A glass of wine, soft drink and nibbles will be provided.



Please complete the short questionnaire overleaf and bring it with you or give it to one of our councillors. Feel free to let us have your comments or suggestions at any time.

Bolton Neighbourhood Plan –Survey

BNDP Consultation Statement, August 2015

1. Should some green spaces be preserved within the village? **Y** **N**
If so which areas should we protect?

2. We cannot say we will have no development over the next 20 years or so.
But we can try to limit the numbers. How many should we try to enforce?

3. What kind of housing do we need? E.g. Flats, semis, detached, retirement, other?

4. Should new buildings be in keeping with the surrounding properties in terms of style and density? **Y** **N**

5. Should building be restricted to the settlement envelope? **Y** **N**

6. Should all green field sites be protected? **Y** **N**
If not, where would you support some small developments?

7. Does anyone in your household have a current / future need for affordable housing? If so, is this to rent, or buy, and what size property? **Y** **N**

8. Should housing development take place on the Eden Grove Site? **Y** **N**
If so, what type of housing is needed and what would you support?

9. Is there a need to protect the environment? **Y** **N**

10. Should we encourage employment opportunities? **Y** **N**
If so, what sort of employment opportunities?

(Optional) Name: Tel No:

Results of Bolton Neighbourhood Plan Survey, November 2014

43 Responses

1. Should some green spaces be preserved within the village?

Y 43; N 0

If so which areas should we protect?

Yes, no site mentioned 11
 ALL green spaces 13
 Memorial playground/field 22
 Village green 22
 Pinfold 6
 field opposite village green 15
 others: North End fields, fields behind Eden Grove/Grahams Rigg,,
 Prospect paddock, field by river at Eden Grove
 one suggestion that any infill sites be considered for local occupancy only

2. We cannot say we will have no development over the next 20 years or so.
 But we can try to limit the numbers. How many should we try to enforce?

36 responses:
 variety of answers, impossible to collate: overall impression limited
 growth (10 – 20%; 10 – 30; 10 per year..... 1 person only)
 according to local needs/demand (6), as little as possible (4), stated
 empty properties/new build to be occupied first (4);

3. What kind of housing do we need? E.g. Flats, semis, detached, retirement, other?

Most suggested a variety, need for low cost/starter homes to attract
 young families & for older people, 4 specified no flats

4.

Should new buildings be in keeping with the surrounding properties in terms of style and density?

Y: 38 N: 5

- 5...Should building be restricted to the settlement envelope?

Y: 29 N: 9

- 6...Should all green field sites be protected?

Y: 28 N: 14

If not, where would you support some small developments?

Few specified some infill, "unobtrusive areas", limited development on
 boundary, particularly Colby road; develop empty/derelict properties first

- 7...Does anyone in your household have a current / future need for affordable housing? If so, is
 this to rent, or buy, and what size property?

Y: 6 N: 37

4 to buy ; 2 not specified

BN

8. Should housing development take place on the Eden Grove Site? If so, what type of housing is needed and what would you support?

Y: 29 N: 7

Wide variety of answers, impossible to collate. Those saying yes generally either supported conversion/development of existing buildings only (e.g to flats/retirement facilities), or conversion existing buildings first with limited additional high quality low density housing, one suggested some affordable houses; one noted that it has to be an exception site; conversion to high quality apartments mentioned frequently; employment possibilities suggested by 5;

9. Is there a need to protect the environment?

Y:43 N: 0

10. Should we encourage employment opportunities? If so, what sort of employment opportunities?

Y: 40 N: 2

Generally associated with Eden grove (retirement home/hotel etc); micro-enterprise, local agribusiness, home working, "high tech", tourism,

COMMUNITY CONSULTATION MEETING 17TH NOVEMBER 2014



EXTRACT FROM PARISH NEWSLETTER NOVEMBER 2014

Bolton Neighbourhood Development Plan (NDP).

The consultation meeting on November 17th was very well attended. Fergus McMorrow, the Neighbourhood Planning Officer from Eden District Council, explained the type of issues the NDP can address, including:

Housing: location, number, mix, densities, standards

Employment: allow sites or buildings for employment, resist loss of employment sites.

Environment: protect open spaces, recreational areas, areas of biodiversity, treasured landscapes, address flood risk

Services: policies that encourage retail, protect land for school extension, improved broadband, resist loss of pubs

Design Details: e.g. building design, parking, bin stores

Recurrent themes in the discussion that followed were:

- Avoid high-density housing
- New build should be in keeping with local environment
- Encourage housing with work space and adequate off-street parking
- Attract and keep a young population –high quality local schooling drives the demand for housing for young families.
- Need to support an ageing population (e.g. sheltered housing or retirement community)
- Encourage utilisation of empty houses
- Build on sites with existing permission before further extension
- Avoid excessive and sprawling development, retaining a "village" ambience rather than creeping urbanization to town status
- Need for employment opportunities

BNDP Consultation Statement, August 2015

- Retention and protection of as many green spaces as possible, including the Memorial Field, village green & field at crossroads, Pinfold; limit infill between houses

Development at Eden Grove:

This provoked a lively debate, with consensus on some key issues:

- No housing on the flood plain by the river
- Protect the woodland area
- The original house must remain; various options for use were suggested by those present, including apartments, residential home or sheltered housing, hotel, another school or academy
- Preference was expressed for conversion of the other existing facilities rather than addition of new ones.
- Amenities such as the Astro turf football pitch should be protected, preferably with some option for community use
- There was much support for encouraging development that offered employment opportunities.

The full minutes of the meeting are displayed on the Notice Board in the bus shelter. They can also be obtained by contacting the Clerk (Shelagh [REDACTED]) or emailing:

clerkboltonpc@gmail.com

Soon you will be able to see the minutes of all meetings on the **new Parish web-site**:

www.boltonvillage.org.uk

The Steering Group will begin the process of drafting a plan, which will be widely circulated and be the subject of future consultations.

Affordable housing:

It appears that there is low demand for affordable housing in villages with few facilities and extremely limited transport such as Bolton. However, we need more information specific to Bolton to feed into the Plan. **IF ANYONE IN YOUR HOUSEHOLD, OR ANYONE YOU KNOW, IS IN NEED OF AFFORDABLE HOUSING FOR RENT OR FOR SALE IN BOLTON VILLAGE, PLEASE LET ONE OF THE COUNCIL MEMBERS KNOW (names over the page).**

HAVE YOUR SAY:

Only 32 of the questionnaires that we distributed to every house in the parish were returned. These provide a very valuable input into what will be set in law as the future policies for housing on Bolton. **IF YOU HAVE NOT ALREADY DONE SO, PLEASE RETURN THE COMPLETED QUESTIONNAIRE TO YOUR NEAREST COUNCILLOR OR STEERING GROUP MEMBER:**

Shelagh Leyland, [REDACTED]	Derick Cotton, [REDACTED]
Peter Griffiths, [REDACTED]	Roger Bird, [REDACTED]
John Cotter, [REDACTED]	Ann Shepherd, [REDACTED]
Barbara Butterworth, [REDACTED]	Frankie Hayton [REDACTED]
Martyn Worrall, [REDACTED]	Neil Austin, [REDACTED]
Mark Holliday, [REDACTED]	Peter Smith, [REDACTED]
Andrew Booth, [REDACTED]	

Parish Web-site

Bolton will soon have a new web-site: **www.boltonvillage.org.uk**. This will provide general information about Bolton Parish and village, including the agenda and minutes of the Parish Council meetings, progress on the NDP, activities in the Memorial Hall, Exchange and Church news, and links to the school and nursery. You will also be able to contact the Parish Council via the web-site. Once it is fully functional we will let you know.

EXTRACT FROM PARISH NEWSLETTER, MARCH 2015**Parish web site www.boltonvillage.org.uk**

The web site is now up and running, though some pages have still to be populated. Please take a few minutes to check it out.

We would very much appreciate your feedback and suggestions: contact details are on the site.

Email distribution list

If you wish to be added to the email distribution list for parish news, please contact the clerk, Shelagh (details above).

Bolton Neighbourhood Development Plan (BNDP)

We hope to have a first draft of the Neighbourhood Development Plan ready for distribution in the next few weeks. A copy of the proposed policies will be delivered to every household in the parish, and posted on the web-site. This will be followed by a public consultation meeting.

COMMUNITY RESPONSE TO QUESTIONNAIRE, MAY 2015

45 RESPONSES (23%)

Policy DP1

Para 1 – which properties are deemed to be the extent of the village edges?

Para 1 – last sentence “preferable” – I think should be stronger.

Para 2 – but not ribbon development. There were other comments about building to the south which were discussed at the meeting.

Para 8 is very important

Para 8 – this is my main concern over developments mainly the roads and more importantly pavements are adequate for children to keep away from traffic and there is sufficient lighting.

Para 6 – not sure of definition of “long distance public view”. Where might these be?

Para 7 – ? not sure what this means

I think it's important for the village to have any new development in local character. Too many new developments could be anywhere in the country. Renovation of any derelict cottages/houses should be encouraged. I realise this is not easy.

A well considered policy which perhaps doesn't go far enough.

Policy DP2

Conversions to housing are preferable to buildings falling down provided it does not entail over development of the sit (5 or fewer please !

There should be NO developments permitted in open countryside outside Bolton village.

Policy HS1

Although surely putting a limit on housing just puts developers off. A increase in the size of the village would increase house prices.

Understand this means no new planning approvals until existing sites with permission are developed.

Maximum is far too high. There are serious difficulties selling existing residential properties. There is no demand for more.

Policy HS3

BNDP Consultation Statement, August 2015

Is holiday letting not depriving local people the opportunity of affordable housing?
 Don't see the harm with other houses being built on farmland, as long as they are singular and very well spaced. Why have to be linked to farm business?
 Should the second paragraph apply to tenant farmers. If a tenancy ended would a S.106 agreement be enforceable against the landowners?

Policy EN2

Particularly bright security lights on houses - probably not necessary in Bolton.

Policy EG1

I think it is correct not to limit EGs possible uses.

Strongly support any proposals that create employment in Bolton. There is no shortage of houses only a shortage of jobs.

Acceptable uses I feel should include conversion to "affordable housing" Nowhere in the plan is there any mention of either affordable housing or the dreadful plight of young people today. There should be a clause relating to measures regarding sewage and wastewater disposal if large scale residential development takes place (at the developers expense)

We don't want to see a large housing estate

Disagree with para vi and vii

Other Comments

H51 not compatible with EG1

Crossrigg Hall. Should it be dealt with in a similar way to EG if the situation arose?

Car Parking in Bolton.

A swimming pool/hot tub available for village use could be encouraged, being useful for local health, safety and well being!!

EXTRACT FROM PARISH NEWSLETTER MAY 2015

Annual Parish Meeting

And thank you to the 47 people who attended the Annual Parish Meeting on 18th May. The PC really appreciates your support.

The theme of the meeting was the draft Bolton Neighbourhood Development Plan, and some very useful and pertinent comments were made and discussed. The Steering Group will meet to incorporate your views into the draft plan. The minutes of the meeting are on the web-site and on the parish notice boards - if anyone wants a hard copy, please let me know.

Unfortunately, we did not get a huge response to the questionnaire we sent out with the draft policy leaflet. It's not too late to fill in your responses - pop them in the post box on the railings outside the Memorial Hall before 2nd June.

PRE-SUBMISSION CONSULTATION LETTER 18/6/15

BNDP Consultation Statement, August 2015

Letter hand delivered to all households in Bolton

Bolton Neighbourhood Development Plan

Dear Bolton resident

You will have seen the draft policy booklet circulated in May and the questionnaire that we hope you completed. The final draft takes into account the main points you raised in response, and at the Parish Meeting on 18th May. Rather than circulate the whole plan, we have summarised the main points overleaf. However, we would encourage you to look at the full plan, as a summary can never be comprehensive. The full version is available on the village website, www.boltonvillage.org.uk. You can also see a printed copy in the Memorial Hall and in the Eden Vale Inn. Alternatively you can contact the Clerk to arrange to see a copy, or have your own copy printed out. Contact details: Shelagh Leyland, on [REDACTED] (9am – 12am, Monday to Friday), or email clerkboltonpc@gmail.com.

The process now enters a formal six week consultation phase, during which time we publicise the Plan to people who live, work or carry on business in the Parish, and to other statutory consultation bodies. This period will run from Monday 22nd June to Monday 3rd August 2015. Comments or representations on the Plan should be made by 3rd August to the Clerk, preferably by email, but a letter will also be acceptable. Letters can be posted to [REDACTED] or dropped in the post box attached to the railings in front of the Memorial Hall.

Following this consultation, the Plan will be amended to take into account any significant issues raised. It will then be submitted to Eden District Council for screening, to ensure that it meets the criteria for Neighbourhood Plans (such as adherence to national and local policy, and environmental and sustainability screening). An external examiner will then examine the plan. Once approved, the plan will then be subject to a public referendum in the Parish, on which you will be asked to vote. If the plan gains majority support, it will become a statutory document.

This is a project of major significance for the village in terms of ensuring development in the future is more proportionate and sympathetic than it has been in the recent past. A number of residents have given freely of their time in order to develop the plan and we encourage everyone to do their part by looking at the plan and raising any questions now while you have the opportunity. We need your support when the referendum takes place.

Yours sincerely

Shelagh Leyland
Parish Clerk, on behalf of Bolton Parish Council
18th June 2015

BNDP Consultation Statement, August 2015

Bolton Neighbourhood Development Plan

Summary of the main issues addressed in the plan:

- The aim of the plan is to produce sustainable and sympathetic development of a proportionate scale and annual rate of development, in keeping with the wishes and needs of the community
- This will be achieved by limiting development to a total of 40 new dwellings in the village over twenty years, including those 22 that already have planning approval. Potentially an additional 24 dwellings may be created on the Eden Grove site.
- Existing planning consents/completions will be taken into account with the result that two or three dwellings will be built each year,
- Any development will be limited to a maximum of three dwellings with the exception of Eden Grove and outlier farm conversions
- Development will be expected to be in keeping with the character of its surroundings in terms of style, materials, scale, density and plot size
- Specific green spaces in the centre of the village will be preserved and development on other green field sites will only be allowed as a last resort. The policies will also seek to protect and advance the Parish's natural and built environment
- Additional dwellings may be permitted at established farm enterprises or rural businesses where there is a justified local need and employment opportunities will be supported where appropriate. The Plan supports farm diversity by allowing flexibility in the use of farm buildings
- Community facilities will be protected and developed where possible
- Sympathetic development of Eden Grove will be encouraged but be limited to the footprint of existing dwellings. Existing woodland will be preserved, and adequate parking spaces and safe access by road and foot will be required. Developments that offer employment opportunities will be given preference

BNDP Consultation Statement, August 2015

PRE-SUBMISSION CONSULTEE LETTER/EMAIL**Bolton Neighbourhood Development Plan**

Bolton Parish Council has been working on a Neighbourhood Development Plan for the last couple of years. The plan has undergone extensive consultation with parish residents and the Planning Department at Eden District Council. The final draft of the Plan is now ready for the formal six week consultation phase. I have attached a copy of the Plan for your information and consideration. It can also be found on the parish web-site, www.boltonvillage.org.uk.

The consultation phase runs from Monday 22nd June to Monday 3rd August 2015. Comments or representations on the Plan should be directed to the Clerk by 3rd August at the latest. Contact details are as follows:

Shelagh Leyland, [REDACTED]

Email: clerkboltonpc@gmail.com

Following this consultation, the Plan will be amended to take into account any significant issues raised. It will then be submitted to Eden District Council for screening, to ensure that it meets the criteria for Neighbourhood Development Plans. An external examiner will then examine the plan. Once approved, the plan will be subject to a public referendum in the Parish. If the plan gains majority support, it will become a statutory document.

This is a project of major significance for the parish in terms of ensuring development in the future is more proportionate and sympathetic than it has been in the recent past.

We look forward to hearing your comments.

Yours sincerely

Shelagh Leyland

Bolton Parish Clerk, on behalf of Bolton Parish Council

18th June 2015

BNDP Consultation Statement, August 2015

LETTER SENT TO LANDOWNERS

Bolton Neighbourhood Development Plan

Bolton Parish Council has been working on a Neighbourhood Development Plan for the last couple of years. The plan has undergone extensive consultation with parish residents and the Planning Department at Eden District Council. The final draft is now ready for the formal six week consultation phase, which runs from Monday 22nd June to Monday 3rd August 2015.

As you own land in Bolton Parish, we are sharing the draft plan with you. The Plan can be found on the parish web-site, www.boltonvillage.org.uk, but if you would like a hard copy please let me know. Comments or representations on the Plan should be directed to me by 3rd August at the latest.

Contact details are as follows:

Shelagh Leyland, [REDACTED]
[REDACTED]

Email: clerkboltonpc@gmail.com

Following this consultation, the Plan will be amended to take into account any significant issues raised. It will then be submitted to Eden District Council for screening, to ensure that it meets the criteria for Neighbourhood Development Plans. An external examiner will then examine the plan. Once approved, the plan will be subject to a public referendum in the Parish. If the plan gains majority support, it will become a statutory document.

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We look forward to hearing your comments.

Yours sincerely

Shelagh Leyland

Bolton Parish Clerk, on behalf of Bolton Parish Council
18th June 2015

BNDP Consultation Statement, August 2015

**ARTICLE PRINTED IN CUMBERLAND AND WESTMORELAND HERALD 26TH
JUNE 2015**

Bolton Neighbourhood Development Plan

"Bolton Parish Council has embarked on the formal six week consultation phase on its draft Neighbourhood Development Plan. This plan provides the policy framework for future physical development; once approved, it will become a statutory document that sets the rules for developers and landowners in the parish for the next 20 years. This is a project of major significance for the parish in terms of ensuring development in the future is more proportionate and sympathetic than it has been in the recent past.

The final draft of the plan can be found on the parish web-site: www.boltonvillage.org.uk. A copy can also be obtained from the Clerk, Shelagh Leyland (clerkboltonpc@gmail.com, phone [REDACTED]). The consultation phase runs from Monday 22nd June to Monday 3rd August 2015. Comments or representations on the Plan should be directed to the Clerk by 3rd August at the latest. The Plan will then be amended to take into account any significant issues raised, before being submitted to Eden District Council for screening, and then to an external examiner. Once approved, the plan will be subject to a public referendum in the Parish. If it gains majority support, it will become a statutory document.

The plan has evolved as a result of extensive consultations and discussions in the parish over the last couple of years. In August 2014, the Parish Council formed a Steering Group with wide community representation to oversee the drafting of the plan and the formal consultation process. The draft policies were hand delivered to every household in Bolton in April, following which it was the main item of discussion at the well-attended Annual Parish meeting in May. The plan has been revised frequently to reflect feedback and comments from Bolton residents and EDC Planning Department.

Initially, the Parish received valuable professional advice and support from Eden District Council's Neighbourhood Planning Officer, Fergus McMorrow. Later, the Parish Council contracted RLP Planning Limited to finalise the draft that has now gone out for consultation. Financial assistance has been provided by EDC (via ACTION with Communities in Cumbria), and by the Department for Communities and Local Government. The Steering Group has voluntarily given of their time and advice - without it, the Plan would not be where it is today."

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APPENDIX 3: List of Statutory and Other Consultees

All parish households

Statutory and Other Consultees

Eden District Council: Paul Fellows, Gwyn Clark, Michael Tonkin
 Joan Raine, District councillor
 Neil Hughes, County Councillor
 Rory Stewart, MP Penrith & Borders
 Cumbria County Council Planning Services
 Natural England
 Home and Communities Agency
 Environment Agency
 Historic England
 Highways
 United Utilities
 National Grid
 Eden Access Forum
 Mobile operators association
 Cumbria Local Enterprise Partnership
 Cumbria Police
 Cumbria Wildlife trust
 Action with Communities in Cumbria
 Cumbria Action for Sustainability
 National Farmers Union, North West branch
 Country Land and Business Association
 Cumbria Association of Local Councils
 Cumbria Chamber of Commerce and Industry
 Neighbouring Parish Council: Temple Sowerby, Morland, Kings Meaburn,
 Cliburn, Brougham, Kirkby Thore, Long Marton

All landowners who do not live in Bolton - via email or postal letters

The Priory Group & prospective purchasers of Eden Grove - via Savills
 Yousuf Bailhok (prospective purchaser of Eden Grove)
 Neil Henderson, PFK planning consultant re Eden Grove
 Owner of Violet Bank & H&H Land and Property
 Atkinson Building Contractors (owners of Pennine VI)
 Chris Addison
 John Addison
 Robert Baxter
 James bell
 Bywater
 Dents of Kirkby Thore
 Errington
 M Hayton
 Christine Johnson
 D Pigney
 Marilyn Richardson
 June Ritson
 Willan trading
 John Wilson
 Holt Planning Consultancy (Croft house)
 Lonsdale estates

APPENDIX 3: Schedule of Comments and Responses

RESPONSES RECEIVED:

1. A village resident (identified):

"At the meeting on the 18th may several points were raised over future development being preferred along south end possible to the parish boundary. The points raised that future development should be considered too the west and north parish boundary not just the south side I feel that this has been swept out of the way and has not been answered in the summary"

SG Discussion:

The BNDP already allows for a case by case appraisal of proposals on the edge of the village, according to the criteria of Policy DP1, there is no specific reference to the southern end of the village.

Decision: No change.

2. Neil Hughes, County Councillor:

"Am reading through the n'hood plan draft – a solid piece of work though I recognise still subject to EDC & the Inspector. One or two slight contradictions on infill housing (possibly) I think."

SG Discussion:

Noted, no action required

3. Rory Stewart, National grid, Lonsdale estates, neighbouring Parish Councils:

- all replied acknowledging receipt: no comments made.

4. Historic England:

"The area covered by the Neighbourhood Plan includes a number of designated heritage assets; by way of assistance we have attached a list of these assets for you. In line with national planning policy it will be important to ensure that the strategy for Bolton safeguards those elements which contribute to the significance of these assets so that they are available to be enjoyed by future generations.

You're planning and conservation team at Eden Council are best placed to assist you during the development of the Neighbourhood Plan, and, in particular, how the strategy and policies might address the areas heritage assets. Consequently we do not consider a need for Historic England to be involved in the further development of your plan as you progress to referendum.

If you have not already done so, we recommend that you also speak to the staff at your local Historic Environment Record. They should be able to provide further details of designated heritage assets along with locally important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage Gateway (www.heritagegateway.org.uk). You should also consider the merits of involving local voluntary groups such as a local Civic Society and/or Historical Association(s) in the production of your Neighbourhood Plan

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Historic England has produced a number of advice documents that your community may find helpful when identifying those features that make the neighbourhood distinctive and how to go about ensuring that the areas character is retained. You can access our web based advice on Neighbourhood Planning at: <http://www.historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood>

Given the many listed buildings within the plan area, the forum might also consider the potential to adopt a specific policy to protect and enhance important aspects of setting based upon a historic landscape and views analysis; this is now becoming common practice in many NPs, particularly those affected by housing growth. Historic England's guide to assessing setting can be downloaded at: <https://www.historicengland.org.uk/images-books/publications/setting-heritage-assets/>

I note on P11 that you refer to previous housing developments impacting harmfully on the setting of listed buildings, so you may wish to consider how policies such as DP1 are to be discharged, for example, is there a Design Review panel operating in Eden, can significant housing developments be referred to regional design review?

(See: <http://www.placesmatter.co.uk/design-review/what-is-design-review/>)

Some Neighbourhood Plans adopt design guide SPD to sit alongside their policy documentation. "

SG Discussion:

The BNDP does not seek to change existing policy on listed buildings/heritage assets in itself, and is happy to rely on the adopted policy of Eden District Council in this respect. It simply seeks to give more protection to the settings of such, when they may be affected by development proposals. Criterion 5 of Policy DP1 already makes specific reference to the protection of the settings of heritage assets and so it is not considered necessary to include a separate policy to do the same thing. However, it is acknowledged that reference could be made to the need to submit Heritage Impact Statements where proposed developments may impact upon the settings of heritage assets.

Decision: In Policy DP1 Criterion 5, include a requirement for Heritage Impact Statements to be submitted with proposals that affect the settings of Heritage Assets.

5. Cumbria Action for Sustainability:

"Thank you for your consultation on the above plan which was received by Cumbria Action for Sustainability (CAFS) on 19th June 2015.

CAFS promotes low carbon living, energy saving and reduced use of fossil fuels throughout Cumbria, by providing information, advice and motivation through educational events, site visits and practical projects.

We work with householders, local environmental action groups, Parish Councils, communities, businesses, indeed anyone who wants to help tackle climate change and rising energy costs in Cumbria.

CAFS welcomes the work of the Parish Council in producing a Neighbourhood Development Plan to shape the community in Bolton and encourage housing and employment that specifically meets the current and anticipated needs of the community.

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We note that the Plan will be subject to screening by EDC to determine whether a Strategic Environmental Assessment is needed. Notwithstanding any recommendation by EDC we offer the following comments and suggestions.

The National Planning Policy Framework requires Neighbourhood Plans to contribute to sustainable development and, within the planning system, to perform an economic role, a social role and an environmental role. We consider that the Plan clearly demonstrates improvements to the social and economic conditions in the parish. We also note and welcome that environmental improvements to landscape, ecology, open spaces and transport are well considered.

We feel there is a further opportunity for the community to influence its use of natural resources, including the use of renewable energy technologies that are appropriate to the area, which will reduce fuel bills for residents and businesses and could bring income to the community.

We note, in particular, that an aspiration of the community was to require housing to be environmentally sustainable, particularly in terms of energy. We would encourage the Parish Council to consider this aspiration further and to aim for high levels of environmental sustainability in proposed developments. Climate change poses significant challenges to communities. We believe that by exceeding the standards set in local and national policy, communities can become more resilient against energy price rises, fuel poverty and other issues such as localised flooding.

CAFS would wish to see a policy that directly reflects the community's wish for sustainable buildings and makes the most of the great opportunities to mitigate against climate change at this early stage of development. The Environment policies should be amended to include the following wording:

- *All new development and conversions should seek to achieve high standards of sustainable development and demonstrate in proposals how design and operation has sought to:*
 - a) Reduce the use of fossil fuels;*
 - b) Promote the efficient use of natural resources, the re-use and recycling of resources, and the production and consumption of renewable energy;*
 - c) Adopt and facilitate the flexible development of low and zero carbon energy through a range of technologies;*
 - e) Adopt best practice in sustainable drainage to minimise flooding;*
 - d) Consider the potential to link renewable energy infrastructure in new developments to existing buildings.*
- *Individual and community led proposals for the development of renewable energy from local sources will be promoted and supported. The public benefit of such schemes will be weighed against any potential impact on amenity and the environment.*

The opportunities for such measures would be of particular relevance for inclusion in any Masterplan for the Eden Grove site, where centralised systems of heating, lighting, and waste and water management would be more cost effective and improve the lives of both residents and employees. In addition to the above Environment policy suggestion, we recommend the following bullet point is added to Policy EG1:

- *Proposals adopt high standards of sustainable design and demonstrate efficient energy use.*

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We recommend similar policy wording is added to EMP1 and FAC1 to ensure employment sites and community facilities are similarly well designed and of full benefit to the community."

SG Discussion:

Whilst the community does aspire to the highest standards of sustainability, the government has recently made it clear that Local Authorities cannot impose higher standards than those included in the Building Regulations. However, it is considered appropriate to insert a new wording into Policies DP1 and FAC1, which will require the highest possible standards of sustainable design, the word "possible" being particularly important, and will rely on the willingness of applicants to go beyond national standards.

SG Decision: Insert new wording into Policy DP1 Criterion 4 and a new criterion into Policy FAC1, requiring the highest possible standards of sustainable design.

6. United Utilities

"Thank you for your email and the attached draft neighbourhood plan.

You may be aware that we work closely with Eden Council to understand future development sites so we can facilitate the delivery of the necessary sustainable infrastructure at the appropriate time.

It is important that United Utilities are kept aware of any additional growth proposed within your neighbourhood plan over and above the Council's allocations. We would encourage further consultation with us at an early stage should you look to allocate additional development sites in this area in the future".

SG discussion: Noted, no amendment necessary

7. Holt Consultancy agency, acting for Croft House

(concerning a current planning application)

"At the time of writing the 'Statement, the EDC website was simply informing that the designation had been made (and thereafter the Parish were enabled to formulate a NDP) - things were delayed somewhat by having a bat activity survey commissioned, and so it was during this period the draft plan was published for consultation.

Nonetheless, I congratulate the Parish for the progress it has made - it is a bold undertaking and I wish it all the very best in the long term interests of the Parish and its future generations.

With regards our current application; you are correct that emerging plans can attract weight, as advised by the NPPF and common law, but I am of the opinion that as yet the weight lies squarely with the adopted local framework and other prevailing material considerations including the NPPF. The remaining related issue, as I see it, is one of 'prematurity', and in my opinion the current proposal

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is not of a scale and nature (conversion and re-use as opposed to new-build) that would if approved in advance of the formal adoption of the NDP, trigger significant prejudice to the Plan and its objectives were they indeed to be agreed with the LPA under examination including taking into account objections received, and thereafter resolved by referendum.

In my opinion, the proposal would accord with and support objectives of the draft NDP (with attention paid to the merging Local Plan and the NPPF) relating to conversion to residential within the village. However, I can see there being uncertainty created by HS1 in relation to conversions schemes by reason that such cannot be readily phased as one could do with new-build - there should be further allowance made for such distinction, as well as ensuring congruence with objectives for reducing neglect etc by under/un-used buildings/dwellings in around the village.

I look forward to the comments of the Parish Council on the current application, in due course.

Kindest Regards

Andrew Willison-Holt (agent for Applicant).

SG Discussion: This comment is noted. As the BNDP progresses through the adoption process it will accrue more weight in decision making. Any proposals at Croft House will be subject to the policies of the BNDP, which will be given appropriate weight at the time of decision.

SG Decision: No amendment required

8. Landowner Christine Johnson

Phone call - Mrs Jones owns the allotments near the village green, has right of access over green, enquiring whether the BNDP would affect this. Parish Clerk responded that it would not

Discussion: noted, no action required

9. PFK: Agents for prospective purchaser of Eden Grove

" Comments on Bolton Draft Neighbourhood Plan

1. I represent Mr Bhailok who is the current owner of the former Eden Grove School site. As you know Mr Bhailok is seeking planning permission for the redevelopment of the site so has a direct interest in the plan, particularly that part of the plan referring to Eden Grove which is encapsulated in Policy EG1. For the most part he is happy with the draft plan but there are one or two issues where there are concerns.*

2. First of all we are pleased that the Parish Council has indicated that housing development is one appropriate re-use of the site. Moreover at paragraph 7.10 "it

** the Parish Council understands that the contracts have been exchanged but the sale has not completed*

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is accepted that any dwellings created at Eden Grove would be additional to the overall Housing Target in this Neighbourhood Plan".

3. Proposed policy EG1 does however indicate that future development should conform to a Masterplan agreed with Eden DC for the site. I am not convinced that it is necessary to produce a Masterplan in order to achieve appropriate redevelopment of the site. For the most part redevelopment would consist of the conversion of existing buildings with little new build. In those circumstances it is difficult to see what value a Masterplan would add over and above the normal scrutiny that a planning application would receive.

4. Furthermore the Masterplan does not currently exist and I am not aware of any timetable for its production, or who would be responsible for producing it. In order to produce such a Masterplan, meaningful discussions would need to take place with the owner of the site to produce a viable and achievable plan. Most importantly I am not convinced that it is legitimate for a planning policy document to prevent development proposals prior to the production of a Masterplan. Indeed doing so would appear to work against bringing the site back into productive use, which is a key objective of the plan as a whole. I suggest that references to a Masterplan should be deleted.

5. With regard to the specific criteria within Policy EG1, criteria i, ii, iii, iv and v simply focus existing general planning considerations on the site in question, so we have no objection to these criteria in principle.

6. With regard to criterion i, however, there are no designated archaeological or nature conservation sites within Eden Grove, so it is not clear what is meant by "sites of interest". This requires clarification.

7. Criterion vi requires that the overall floor space on the site should not be increased unless it can be shown to benefit the site. I do not think it is appropriate to restrict floor space unless there is a legitimate planning reason for doing so. The Government's policy set out in the NPPF is that sustainable development should be approved unless acknowledged interests are harmed. Additional floor space in itself is not necessarily harmful; policy should address any potential harmful impacts that the floor space would generate, which is covered by the other criteria. I suggest that criterion vi should be deleted.

8. Similarly the text of the consultation plan suggests that the total number of dwellings on the site should not exceed 24. I am pleased that this does not form part of the policy, but unless the restriction has a defined planning purpose I don't agree that an artificial limit should be applied. As you know there is a desperate shortage of housing in the country, and the Government hopes to boost house building significantly. It appears counter to this philosophy to restrict the number of housing units able to be created from the conversion of existing buildings.

9. The figure of 24 units has been calculated as a percentage of the overall number of dwellings in Bolton, with no regard to the current floor space on site or the configuration of buildings. If this fixed limit on housing numbers was applied, the full redevelopment of the school site would be thwarted as the capacity of the site to accommodate residential property (while respecting its character and not incurring a significant increase in floor space) exceeds the 24 unit figure by some margin.

10. Current Core Strategy policy does not specify the number of dwellings expected to be provided in Local Service Centres such as Bolton. Core Strategy Policy CS2 indicates that small scale development to sustain local services and meet local needs including housing is appropriate, but there is no definition of what small scale means. Policy CS1 encourages the re-use of buildings in settlements with no apparent limit on numbers of units to be created. Policy CS8

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seeks a minimum density of 30 dwellings per hectare and a minimum of 30% of new dwellings to be on brownfield sites. I fear that restricting numbers would therefore be contrary to a number of Core Strategy policies, particularly Policies CS8, which seeks to make efficient use of land, and CS18 which requires new development to demonstrate that it "optimises the potential use of sites."

11. The most recent consultation document produced by Eden DC on the settlement hierarchy proposes that Bolton should be one of 27 key hubs which are expected to cater for 20% of the total number of houses constructed in Eden over the Local Plan period. If this comes into force then the redevelopment of the Eden Grove site to its full potential would provide a significant contribution to the overall target for key hubs, without the need to build on greenfield sites.

12. In the light of the above it is contended that the correct approach to numbers is to assess the current site and the buildings contained within it, and then consider the best way to utilise the site and buildings in that context, rather than imposing an artificial limit. The national shortage of housing and the absence of a five year housing land supply in the district strengthens this contention. Suitable land for housing is self-evidently a scarce resource so available land should be used efficiently, especially where, as in this case, the re-use of existing buildings forms the bulk of the redevelopment proposals.

13. In summary the thrust of the neighbourhood plan policy towards the Eden Grove site is welcomed but I suggest the following alterations:

- Criterion i of proposed policy EG1 should be clarified*
- Criterion vi of proposed policy EG1 should be deleted*
- References to a Masterplan in proposed policy EG1 should be deleted*
- References to a limit on housing units at Eden Grove in the text of the Plan should be deleted.*

Neil Henderson, MRTPI
PFK Planning

SG Discussions:

Para 3: The SG considers that a Masterplan is essential for the proper, coherent planning of the whole development. For instance, it is not possible to come to a decision on the standard of the highway access until one has a picture of the scale of development on the whole site. It would not be appropriate to approve proposals that might include details of the entrance into the site without knowing if those details were of an access with a capacity to serve the whole site. Furthermore, in order to implement its policy for affordable housing, the Local Planning Authority will need to know the scale of the whole development. It would not be acceptable for the developer to submit a number of applications each, or some, for a scale of development below the threshold for affordable housing to be provided. A Masterplan need not be definitive as would an Outline Planning Approval but as an Indicative plan it is essential for the LPA to properly manage the development of this site.

SG Decision: Clarify the argument for a Masterplan for the site

Para 6: The wording of Criterion (i) of Policy EG1 regarding "sites of ecological or archaeological interest" is normal standard wording. It does not suggest that there are any designated sites of interest on the site. It refers to such sites that may be identified by the relevant surveys and reports submitted with any relevant planning applications.

SG decision: No amendment

Para 7: Criterion (vi) restricts the floorspace/footprint of any redevelopment broadly to the floorspace/footprint of the existing buildings. There is an exception where it is considered that a proposal may result in a beneficial impact upon the landscape of the site. This is considered reasonable. This site is only being considered for significant development because it is a brownfield site (PDL). If it were greenfield, development of such a large site would be out of scale with the existing village and its designation in the emerging Local Plan. The site is, in policy terms, treated as an exception and as being in the open countryside. It is reasonable therefore, for policy to seek to preserve the "openness" of the site and its landscape character. Such a policy is similar to that which is applicable to PDL in the Green Belt, and to any other PDL in the open countryside.

SG Decision: No amendment

Paras 8 – 12: It is considered reasonable in the circumstances prevailing, for a limit to be imposed upon the scale of development at Eden Grove. This is an exceptional site, being PDL, in policy terms. Although it is now proposed that Bolton be re-designated as a Key Hub in the emerging Local Plan, Bolton is one of the smaller Key Hubs, and when the potential for development in the village is added to the potential at Eden Grove, there is a real danger of Bolton being subject to disproportionate development detrimental to its character. The question of numbers is crucial to the local community: whilst accepting that the numbers at Eden Grove are additional to the limits included in Policy DP1, it is reasonable to ensure that what happens at Eden Grove is proportionate and in line with sustainable policy.

The number 24 is considered reasonable; it is directly related to the size of the village, and is proportionate. It is difficult to choose a specific % in cases like this, but 12% of the total village housing stock is considered reasonable. Of course, 24 is not an absolute limit but is a number the local community would not like to see exceeded to any material extent. This number, plus the extant and future planning permissions, will contribute proportionately and significantly to EDC's housing targets.

The SG has considered the issue of viability with this limit. However without knowledge of details concerning purchase price, requirements for affordable housing and the standards of housing proposed, it is considered that a robust viability assessment cannot be made. If any developer considers the limit of 24 to be unviable, it is within their power to submit robust viability evidence to support any development proposal.

The Steering Group, on behalf of the community, is happy to put this issue to the Examiner.

SG Decision: No amendment to policy. Reinforce argument for limiting the number of dwellings