

## **OBJECTION TO PLANNING APPLICATION No:00997/17**

**Proposal: HYBRID PLANNING APPLICATION PART A AND PART B**

**Location: LAND AT AND ADJACENT TO HULTON PARK, BOLTON**

My objections to the draft proposals regarding this site are as follows:

The NPPF states that green belt should not be released unless there is no other land available to accommodate future development needs.

### **NPPF Paragraph 9. Protecting Green Belt Land**

79. The government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to **prevent urban sprawl** by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

80. Green Belt serves five purposes:

- to check the unrestricted sprawl of large built-up areas
- to prevent neighbouring towns merging into one another
- to assist in safeguarding the countryside from encroachment
- to preserve the setting and special character of historic towns
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land

**The site is green belt and comprises a Grade II Listed Park across most of its extent. This historic parkland contributes significantly to openness in this location. The Ryder Cup is a 'one off' event which is unlikely to be repeated if at all assuming it ever happens. In the first instance to show Very Special Circumstances it will be essential for 2 matters to be proven:**

**Firstly, a commitment from PGA Tour Venues to agree to stage the tournament will need to accompany the application in the form of a contract between parties and, possibly, the Council.**

**Secondly, a full financial viability statement will be necessary to prove that the new 'arena standard' golf course for tournament purposes together with the hotel, academy and related buildings could only be funded with the assistance of the land sale for the proposed housing developments within the park. Furthermore, the adjacent land values on the west side of the park outside the site but in the same ownership should be brought into the equation.**

**Any proposals for limited inappropriate secondary uses such as Housing alongside the open golf course leisure use at the site should be supported with Very Special Circumstances being shown by the site owners.**

**There is sufficient land elsewhere within Bolton outside green belt and recently identified as Safeguarded Land in the Bolton Allocations Plan. In line with recent guidance in paragraph 85 of the NPPF these allocations will accommodate future housing and other development needs. These Safeguarded areas are in suitable Housing Market Areas across the borough. Safeguarded Land should be considered first for local development requirements.**

**In support of these objections it is noted Bolton's Allocations Plan sets out how the Core Strategy will be implemented and contains a number of policies to support this implementation. The Allocations Plan was adopted in December 2014. It proposes the deletion of some Green Belt land around Cutacre to allow for employment development in line with the Core Strategy and also the addition of a smaller area of land within Bolton to be added to the Green Belt. Extensive areas of Safeguarded Land are identified in the recent Bolton Allocations Plan.**

**Policy CG7AP of the Allocations Plan** provides the Council's stance on Green Belt land, preventing development in these areas which "does not maintain the openness of land or which conflicts with the purposes of including land within the Green Belt" with a limited number of exceptions. Limited infilling is to be permitted in villages at Hart Common and Scot Lane End.

**Paragraph 85 of the NPPF** confirms that Local Planning Authorities may wish to identify areas of 'safeguarded land' between the urban area and the Green Belt to accommodate long-term development needs well beyond the plan period. New boundaries must have regard for the permanence of the designation by redefining boundaries which endure beyond the Local Plan period.

Signature:

Print Name:

Address:

Telephone:

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