

Proposed site allocation policy - Places for Everyone Publication Plan (August 2021)

Policy JPA37 – West of Gibfield

Development of this site will be required to:

- 1. Be in accordance with a masterplan that is agreed by the Council, and is effectively informed by detailed site investigations, an archaeological assessment and other constraints;**
- 2. Deliver around 500 new homes;**
- 3. Deliver around 45,500 sqm of B1, B2 and/or B8 employment floorspace in the south east of the allocation, as a logical extension to the existing Gibfield Park Industrial Area;**
- 4. Ensure good quality road access is provided into the site, including through an extension of Gibfield Park Way northwards. A route for the continuation of Gibfield Park Way further northwards to the rail line should be safeguarded, to connect into potential future road infrastructure to be provided in Bolton;**
- 5. Provide highway improvement measures at the junction of the A577 and Gibfield Park Way, and make effective contributions towards highway improvement measures including at Platt Lane and/or Chequerbent roundabout / Junction 5 of the M61 in Bolton, necessary to mitigate the development;**
- 6. Ensure convenient and safe access for pedestrians and cyclists to local bus services and to Daisy Hill and Hag Fold rail stations, and contribute appropriately to improved passenger facilities at those rail stations, as applicable;**
- 7. Provide a high quality, landscaped corridor along Gibfield Park Way, through the planting of street trees and other strategic landscaping;**
- 8. Provide a substantive accessible green infrastructure corridor and country park on land remaining in the Green Belt within the allocation, and ensure ongoing arrangements for its maintenance, agreed with the Council;**
- 9. Make appropriate provision for Great Crested Newts sufficient to mitigate the development;**
- 10. Provide easements for the significant utilities infrastructure running through the site; and**
- 11. Safeguard the amenity of existing and future homes from the employment development, through appropriate screening and landscaping.**

The West of Gibfield area provides an opportunity for a substantial housing and employment development to the west of Atherton. The employment development will extend the existing Gibfield Park Industrial Area and is considered suitable for B1, B2 and/or B8 employment floorspace. The development will include new green infrastructure serving Atherton and Daisy Hill, Westhoughton.

The M61 corridor is a strategic opportunity for Greater Manchester but while Atherton, Hindley and Leigh are close to the M61, existing routes to the motorway are constrained and not conducive to attracting economic development. Improved road infrastructure between Gibfield Park Way and Junction 5 of the M61, via the Chequerbent Junction on the A6, will be transformative for the area. The development is therefore required to extend Gibfield Park Way northwards as far as possible within the allocation and safeguard sufficient land to allow for a potential future extension to the A6 and M61 in Bolton.

Highway improvement measures will be needed to mitigate the impact of the development, notably at the junction of the A577 and Gibfield Park Way and between the site and the A6 and Junction 5 of the M61 in Bolton. The development will be required to make an effective contribution to the provision of these measures.

There is also a need for strategic improvements to services along the Atherton railway line between Wigan and Manchester, via Daisy Hill station, specifically to increase capacity at peak times and increase service frequencies and extent. The increased use of the existing rail line could include its conversion to tram-train use, enabling greater frequency of services. This development is required to ensure good access to Daisy Hill and Hag Fold stations for pedestrians and cyclists and contribute appropriately to passenger improvements at those stations.

The green infrastructure requirement will need to be delivered alongside the housing development and should provide effectively for a country park with wildlife habitats and recreational space. Appropriate provision should be made to mitigate the impact of the development on great crested newts that are present in the area. The ongoing maintenance of the country park will need to be agreed with the Council.

In order to make the site attractive to potential occupiers and to safeguard the amenity of existing and future residents, high quality landscaping is required within the site and along sensitive site boundaries, including the provision of appropriate screening from the employment development. Street trees and other strategic landscaping will be required along Gibfield Park Way, which is the key route through the site.

To ensure that a co-ordinated approach is taken to the delivery of this site, a masterplan will need to be prepared and agreed by the Council. The design and layout will need to be informed by site investigations, an archaeological assessment and other constraints and opportunities provided by the site. The

development will be also required to provide easements for the significant utilities infrastructure that runs through the site.