

Bolton & District Civic Trust submission for Agenda:

Need for strongly detailed and clearly defined overall strategy for Town Centre sustainable & balanced development:

Suggestions:

1. Define the current heritage worthy of retention, enhancement & restoration: Town Hall, Victoria Square & Cenotaph; Cheadle Square; Central Street; Nelson Square, etc., connectivity & flow throughout the down centre.
2. Define the policy for town centre residential living and working: Mix of Society, widespread opportunities for live-work proximities within the town centre; reduced need for car ownership. Define MAXIMUM development height in DETAIL (which affects many factors of microclimate, accessibility, privacy, social mixing, etc)
3. Define spaces needed for quality private & public residential habitation regardless of wealth: green space; security & safety; private defensible space external to dwellings; daylight & sunlight penetration, wind abatement & summer shading (i.e. orientation and space proportioning); access to schools, amenities & shopping, all on-foot where absolutely possible.
4. Define 21st Century responsiveness to climate change, ecological repair and localism imperatives (sourcing & manufacture); define storm water attenuation areas and potential for recycling for irrigation & cleansing. Define widespread use of 'vertical greening' of new-build and potential for retro-fit vertical greening on existing buildings: INSISTENCE upon any new-build incorporating a large percentage of vertical & rooftop greening for occupant usage and climate resilience.
5. Define quality of streetscapes, identifying proportions of height and distance to ensure maximised sunlight penetration, with potential for sun-shading at street level for pedestrians. Consider buildings & environment as one entity, interdependent and symbiotic. (Current proposals for Crompton Place show a disregard for these)
6. Define nature, scale and disposition of commercial development and its juxta-positioning with residential development: ensure a good mix of small and medium scale inter-relationships to facilitate excellent quality working/living environments.
7. Define interactions between Gown & Town in order to benefit from reciprocal intelligence and mutual enhancement: e.g. start-up business workshops, in-service educational potentials, development of courses for specific town needs, adult education and value of reciprocal teaching potential from experienced residents, working & retired.

FROM THESE:

Define affordability delineations between commercial developer involvement and need for public initiative financial input and supplementation: These MUST work together in order to deliver the needs of the 21st Century.

Invite a wider expertise from those living and working in the town, to give their experience and knowledge freely and willingly in a true partnership to make these definitions

Possible funding partners could include; Woodland Trust (to form Urban Green Environment – needed far more than covering the moors with trees) Wildlife trust (to advise & help fund micro-habitats for needed and endangered insects, birds, etc); Local businesses and horticultural establishments (e.g. Myerscough College) for advising and donating materials & expertise in Urban planting and innovative greening; horticultural involvement by residents. Commercial partnerships to increase connectivity between businesses and residents so that the town serves the people and the people serve the town and each other.