

HULTON PARK

OUTLINE COMMUNITY CHARTER: VERSION 2

January 2022

About this charter

This Outline Community Charter has been prepared by Peel L&P ("Peel") to set out the initial commitments we are making to ensure our proposed development at Hulton Park has early and lasting benefits for our neighbours in the surrounding community.

Hulton Park is a historic park that has experienced decades of decline. Parts of the estate are currently in agricultural use and it currently offers little in the way of safe public access. Our vision is to restore it to its past glories and create a working and productive landscape that once again makes a meaningful contribution to the life of the local area.

Our proposals involve the creation of a championship grade golf resort that is capable of hosting the Ryder Cup, alongside new homes and supporting community-focused facilities, as well as social infrastructure, including a new school, Village Hall, and health and wellbeing hub, all set in a magnificent restored parkland landscape. The project is illustrated in the masterplan below and is currently the subject of a live planning application (ref. 12218/21).



Our Commitments

As a North West company with a deep connection to local area, we always strive to be a good neighbour. We invest for the long term in truly transformational and impactful projects, which create a lasting legacy.

We recognise that people living in the local area have a close affiliation with Hulton Park. This Outline Charter therefore sets out a number of commitments that Peel is now making to ensure the local community is able to access the Park, experience the sporting and other facilities, and enjoy the wider benefits of the project for years to come. It will create significant and lasting social value, as well as environmental and economic benefits.

These commitments have been prepared following discussions with local stakeholders, including with the Community Liaison Group (CLG)¹. These initial commitments are not final. As part of our commitment to listen to our community partners, they can be expanded or added to as the project progresses.

Public Accessibility

Hulton Park has been largely inaccessible to local people for many years. We are committed to changing this and ensuring that local communities can enjoy the Park in a way they have never been able to before and for generations to come.

- We will provide 15.6km of new and upgraded Public Rights of Way, including 3.8km of additional 'permissive paths' through Hulton Park, creating a new circular route around the Park, an east-west route from Over Hulton to Westhoughton and north-south routes improving access from Atherton to the Park. Permissive paths will be made available for use by the public at all times except during sporting and other ticketed events, and operated in line with a Code of Conduct².
- We will renew and/or replace fishing and other recreational/sporting licenses within the Hulton Estate, following the construction of the golf course.
- We will have an active dialogue with local community groups to establish further beneficial opportunities to create improved access to Hulton Park, who we encourage to come forward with their suggestions.
- We will ensure that the development is designed for inclusive mobility, with all community buildings, spaces and paths incorporating facilities that ensure they are accessible to people with impaired mobility.

Participation

Inclusivity of opportunity is a cornerstone of our approach to the Hulton Park project.

As such we pledge to:

- Promote Hulton Park as a centre of excellence for inclusive golf and acquire a ParaGolfer buggy to enable people with impaired mobility to enjoy the wellbeing and social benefits of playing golf, as a rewarding leisure or competitive experience.
- Promote Hulton Park as a driver for inclusive and diverse participation, with a focus on under-represented groups, including women, young people and BAME communities. We will identify and seek to secure tournaments for these groups, implement outreach programmes and provide lessons/training sessions at discounted rates.
- Engage young people in the project as a whole, in collaboration with local partners including education providers and community groups, we will create and implement a Young Persons' Strategy. This will include learning and work experience opportunities in a range of areas, including development, golf/sport, environment and heritage.

¹ A Community Liaison Group (CLG) was established in July 2021 involving numerous stakeholders within the local community, including residents, to provide a forum for communication between Peel and interested parties regarding the proposals for Hulton Park.

² The Code of Conduct submitted alongside the planning application identifies that access/egress is provided between the hours of 6.00am and 10.00pm daily, with no use permitted outside those hours unless with the express permission of the landowner, and that Permissive Paths may be temporarily closed for events and other operational and management activities at the discretion of the landowner.

Affordability

We see Hulton Park as an opportunity both to create an internally-renowned sporting resort which will drive increased tourism in Bolton and Greater Manchester, and to provide an asset local people can enjoy and be proud of. As such we will offer:

- Discounted green fees on both the Par 3 and adventure golf course for junior golfers aged under 16, for at least five years following the Ryder Cup.
- Discounted green fees on the Championship Golf Course to local golfers with a Lancashire Golf Union County card.
- Discounted access to key tourist and visitor facilities within Hulton Park, such as the hotel, lodges, spa and/or Leisure Hub, on a number of occasions annually, mid-week and during the 'off season'.
- Discounted use of the conference and other business facilities for local businesses and organisations.
- Delivery at least 10% of new residential properties as affordable homes for the local area.

Culture / History

We will safeguard and celebrate Hulton Park's rich cultural heritage, by:

- Protecting and enhancing the Pretoria Pit Memorial, with improved sensitive landscaping to ensure that it retains its tranquil and natural setting.
- Preserving the historic Miner's Route through Park End Farm to Pretoria Pit as a dedicated pedestrian route in a green corridor through the development.
- Organising an annual programme of heritage walking tours of Hulton Park's historic features, including the walled kitchen garden, serpentine lake and Mill Dam Wood.
- Using the historic archive of the Hulton Family and the Hulton Park Estate to work with local groups to reveal the history of the Estates and family through interpretative and other materials. Create a new shared digital history platform, and explore opportunities for archive material to be viewed at or near the estate.
- Hosting community excavations of key archaeological features, including the location of the former Hulton Hall within the centre of the Park, with opportunities for involvement by local schools, youth clubs and other community groups.
- Providing local heritage interpretation and associated public art at appropriate public viewing points.
- Creating a new land art installation, which will provide a viewing platform over the Park and space for cultural events. The specification for the artform will be identified in consultation with the local community.

Community Facilities

We will provide a range of community amenities, spaces and infrastructure to ensure Hulton Park provides for established and new local residents and creating significant social value. This will include:

- Delivering Pretoria Park, a new public open space for quiet reflection, adjacent to New Park Wood and the Pretoria Pit.
- Converting the barn and out-buildings at Dearden's Farm to provide a village hall and other community space³, the use, operation and maintenance of which is to be discussed and agreed with the local community. We will prepare an audit of existing community facilities and groups in the local area to inform decisions about how the converted buildings will be used.
- Creating a local shop or shops at Dearden's Farm to serve the local community.
- Providing one hectare of community allotments, to be made available for use by local residents.
- Creating new play areas within the residential developments, with formal and natural play equipment.
- Providing an increased level of managed access for the local community to woodland areas and woodland edges.
- Delivering a new health and wellbeing hub, with space for local health services which could include a GP practice and dentists, together with studios for community activities, physiotherapy and clinics, and a pharmacy.
- Providing a leisure facility with indoor and outdoor sporting facilities based on local needs, which could include a studio for fitness classes, a swimming pool, outdoor gym facilities and a training loop, with space for pop-up school, community and sporting events.
- Delivering a new primary school, potentially to include a nursery/creche.
- Providing a local village centre in the heart of the new community, open and inclusive to all local residents
- Creating a new food and drink hub at Chequerbent Barns, to provide catering, retail and production space for the local food and drink industry, alongside events, such as food fairs and farmers markets.
- Securing the relocation of and/or settlements with existing agricultural tenants, to ensure those who have managed the estate for generations are provided for through the new development.



Employment

We are committed to creating opportunities for local people to access the wide range of employment opportunities which Hulton Park will create, including:

- Providing employment opportunities for the community and advertisement of these to local people and businesses.
- Creating opportunities for apprenticeships, work experience placements and internships in partnership with local education providers (including local schools, Bolton University and Bolton College).
- Supporting employment programmes for people with a disability, those who are currently out-of-work, and for young people "Not in Education, Employment or Training" (NEETs).
- Hosting 'meet the buyer' events to introduce local businesses to contractor partners and on-site businesses, including by working with the "Bolton, Bury and Wigan Construction Club".

³Subject to the findings of a feasibility study and structural survey.

Environment

We will ensure that the development enhances the natural environment and supports efforts to address the impact of climate change. We pledge to:

- Achieve a net gain in the biodiversity value of the site, with a preliminary assessment identifying that a 18.31% net gain will be achieved.
- Provide a new increase in the amount of woodland habitat and enhanced connectivity to link areas of woodland across Hulton Park which are currently fragmented. 2,534 individual trees and almost 6km of hedgerow will be gained across the site.
- Deliver on the ambition for the development to be 'net zero carbon' – or carbon neutral – through a range of means including buildings which minimise heat and energy loss, use of renewable and other technology for sustainable energy, and other measures which minimise the use of natural resources.
- Ensure that all buildings within the golf resort achieve a 'BREEAM excellent' rating.
- Implement a comprehensive Landscape and Habitat Management Plan which will ensure that the natural environment across the site is maintained to a high environmental standard over the long-term.

