



Business & Employment

What types of business/employment/ training opportunities should be attracted to the area?

- More farms
- Harvesting local materials
- Nice restaurants / family run pub
- Allotments
- Develop Hulton Cottage for Community / Heritage business local venue like Tatton Park
- Farm producing own crops / eggs
- Young start up businesses with low rents
- Farming
- Local businesses
- Activities for children/youths ie sports, volunteering
- Regenerate the Over Hulton shopping precinct
- Spiritual well being centre
- Skill Centre for traditional crafts, material and agriculture
- Dentists, doctors and Health Centre
- All businesses that give a village feeling / farming
- Farming
- Farm – grow our own food and fuel
- Opportunities for young people
- Farms
- Sporting and recreation
- Community Centre like 'Westhoughton Hub'
- Red Lion Pub – local food, good quality (to allow dogs which will encourage walkers)
- Community Building to be built and run by Over Hulton Community group for all ages to use with art, photography and IT classes run and the like for the community to enjoy.



Infrastructure in Over Hulton

What improvements would you like to see in the future to the areas's roads, bus routes, cycleways and pedestrian links in addition to the street lighting?

- More bus lanes to save congestion
- Link to M6
- Improved road access
- Low speed limit
- Speed bumps
- Speed Cameras
- Filter lights at Junction at Four Lane Ends
- Chequebent is a disaster now
- Better road surfacing– less traffic overall
- Park & Ride Facilities into the major towns
- Upgraded street lights with LED bulbs
- Less Traffic
- Put more trains on at Westhoughton/Atherton with extra carriages so people get a seat
- Improved rail networks
- Logistics North – Fleet Management improvements to monitor number of large HGVs in the area
- Better traffic flow around chequebent roundabout
- Want to see less traffic in the area so suitable alternatives put in place to combat this
- Designated Cycleways
- More pedestrian crossings on the A6 and Newbrook Road
- New ring road to be built before any new planning applications are made
- Safe footpaths and cycleways
- Less congestion on roads
- Improved bus service



- Traffic lights with filters on Chequebent Roundabout
- Cycle Lanes to be put in place
- More Police presence in area due to large number of RTA's and pedestrian injuries
- Like to see local footpaths improved and less traffic
- Encouragement for owning environmentally friendly transport
- Better bus services to connect to Manchester (eg such as Vantage bus with park/ride facilities)
- Traffic calming measures to reduce speed on A6
- Traffic reduction
- Reduce Traffic in the area
- Industrial buildings 'Tough Sheet' on the A6 – improved traffic management wagons entering road at 4am
- Roads and pavements in disrepair
- Traffic Calming
- Traffic issues with wagons in particular
- Stop rat runs through 'The Avenue's off Manchester Road to get onto Newbrook Road
- Access of traffic between certain times
- Chequebent Roundabout
- Maintain roads ie potholes / pavements
- Development on Logistics North to cease – enough is enough
- No more trucks and units on Logistics North
- Weight limits on roads
- Widen the road along Snyderdale Way from motorway access M61 to create additional lanes. The roundabout in the middle doesn't have to be as huge. This would reduce traffic congestion from the motorway along the A6 and down Park Road where congestion occurs during peak times.
- Reduce speed limit along A6 from Four Lane Ends running upto Chequebent Island. Cars are approaching island far too quickly and this is where accidents happen.
- Bus Links to Manchester to save congestion on roads ie Vantage bus.
- Create a park/ride car park at Logistics North
- There are no controlled pedestrian crossings on the A6 other than at the Junction at Four Lane Ends. This would reduce the speed at which traffic travels down this road.



Other Miscellaneous Areas of Concern

We would be interested to hear from residents about any other areas of concern you feel strongly about in the area?

- Drug dealing due to less police
- Youths hanging around Over Hulton Precinct
- Vandalism
- Wagon's driving (without due care) on all the roundabout verges at Watergate Junction
- Less development
- Limit further housing development
- Over development
- Improved protection of wildlife on the greenbelt.
- Westthoughton to be considered that impacts on Over Hulton
- Wagons using Cutacre Park for resting periods/overnight – STOP IT!!
- Protect Four Lane Ends
- No more pub chains – they devalue the area
- We need a community room for the community to meet
- Movements towards 'old days' where people knew their neighbours well and what people do becomes common place.
- Retain our local farms
- Addition of community facilities where local community can run and meet up
- Ryder Cup 2026 is not considered exceptional circumstances to harm the greenbelt and registered Grade II listed Park
- Football Club House to be built on playing fields with addition of football league for young boys
- Scout / Guide / Brownie Hut to be built on the Hulton Park as it used to be
- Protect Historic public houses in the area
- Schools / medical facilities – current capacity for present population only.



Ecology & Agriculture

What are your views around ecology and agriculture in Over Hulton?

- Keep all our farms which allows stabling for many horses
- Plant for Pollinators
- Lake and other waters on the Hulton Park to be made public for access
- Access to greenspaces and use of the same like a country park
- Protect wildlife corridors
- Allow local produce
- Government use 'official systems' like hedgehood walk scheme to maintain gardens and environment
- Pollution concerns in the area particularly at peak times
- Protection of ponds and wetlands
- Preserve the ecology of Over Hulton that has been in place for generations
- Farm matter – keep our agriculture
- Protection for Hulton Park creatures and wildlife
- Continuation of local agriculture and wildlife without driving them away with development
- Greenspaces managed for biodiversity
- Greenbelt is GREENBELT – to remain untouched
- Retain all our farms
- Trees / woodlands
- Protect wildlife corridors and harvested fields
- Maintain and expand green areas to public use
- Greenbelt should mean greenbelt and should be sacred
- Local produce – love Deardens Farm
- Meadows and hedgerow protection
- Keep all the farms
- Preserve existing farms



Over Hulton Neighbourhood
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- Keep Deardens agricultural Farm
- Protect the wildlife at Hulton Park
- Saving of all our farms
- Allow Back Gates Farm to continue farming the area – they work all hours and are passionate about farming.
- Retain existing farming
- Retain woodland/ponds/lakes and streams



Environment / Green Spaces / Local Environment

We would be interested to hear your concerns around the areas's green spaces and local environment, for all ages. What would you like to see happen in the future to these areas?

- Walkways with nature for health and wellbeing
- Retain the existing heritage of Over Hulton
- Local schools to be able to use Hulton Estate as part of their education curriculum and learn heritage status of Over Hulton.
- Keep all our greenspaces but make more accessible to the public
- Stop urban sprawl
- Too much fly tipping in the local area – this has to stop
- Make Hulton Park accessible to the public ie Jumbles Country Park and Cuerden Country Park – great for families
- Creation of large park area for families with activities
- Children's safe playground
- Prevent further urban sprawl
- Ensure distinctive Over Hulton boundaries
- Allow access to into Hulton Park
- No low flying aircrafts ie helicopters, drones 'spying'
- Reduce traffic especially HGVs using the area
- No fly tipping
- Better access to green spaces
- Manage woodlands so native
- Stop fly tipping
- Uneven pavements
- Addition of litter bins on the public footpaths within Hulton Park



- Cutacre Park isn't what was promised – a monster has been created on the back of business rates
- Ensure golf course doesn't become houses EVER
- Greenbelt NOT green fees for golfers
- Picnic areas for families within Hulton Park
- Inclusion of bins
- Keep our green spaces – GREEN and untouched
- Introduction of an 'outdoor gym' in the Country Park for wellbeing in the summer months
- Protect Green Spaces
- Green spaces to be more open to public with environmental activities for children to enjoy and learn
- Younger generations gain learning/experience from older generations. Addition of allotments for young and old to enjoy the outdoors
- Better access to our green spaces
- Green spaces maintained better
- Litter picking by community groups and local schools and maintenance of old buildings for corporate social responsibility



Community Vision

How would you like to see 'Over Hulton' in 10-15 years time?

- Less traffic
- Park and open spaces for communities
- 'Thriving'
- Less traffic
- More community based and less commercial
- Accessible
- Residents all pulling together – no more traffic
- Less congested
- More young people / families attracted to area
- More affordable housing
- Hulton Park purchased by Bolton Council and made into a public park to be proud of
- Public spaces / parks / cycle tracks
- Green spaces all open to public access
- Management of the green belt
- More public paths and cycleways
- Better traffic management
- Over Hulton is majority 'Greenbelt' / better protection
- Access to community parkland
- Open accessible green spaces
- More bungalows and/or independent living development for senior population



Heritage Identity

We would be interested to hear from residents what buildings, roads and places within Over Hulton gives it character and identity.

- All historical infrastructure
- Original farm buildings
- Four Lane Ends
- Hulton Cottage – Blue Plaque property (unfortunately has been left by Peel in a state of disrepair with no maintenance done)
- Hulton Park Estate walls and gardens
- The local pubs ie Hulton Arms and Red Lion
- Hulton Estate Park Gates
- Red Lion Pub
- Deardens Farm
- Green belt status and heritage
- Protect heritage landscape
- Hulton Park and its gardens
- Farm and outbuildings on A6 (Deardens Farm and Back Gates Farm)
- Four Lane Ends
- Historical buildings / blue plaque houses
- Pretoria Pit monument
- Hulton Park Pretoria Pit monument (seconded)
- The Conservative Club
- Listed Co-op building
- Respect and preserve identify of existing heritage
- Four Lane Ends ie Crossroads gives a village feel
- The farms



Over Hulton Neighbourhood
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- Hulton Park Estate
- Hulton Arms and Red Lion pubs at the crossroads – well known landmarks
- Farms
- Retain heritage and build on this
- Links to other mining areas and canals
- Red Lion pub and Hulton Arms
- Four Lane Ends
- Green space (if no golf course takes place NO ADDITIONAL HOUSING)



Housing

We would be interested to hear your views on what type of new homes you think should be built in Over Hulton in the future?

- Over Hulton already jam packed full therefore minimum houses to be allowed
- Affordable and more expensive housing to be built on brown field site allocations only
- We do not need oversize executive "lego houses" this won't help the housing situation
- Keeping nature with what is here
- No housing to be built on green belt
- Brownfield site for affordable housing only
- More bungalows in the area
- Low carbon natural materials
- Affordable housing
- Attract young families to the area
- Age demographic
- Mixed developments
- Bungalows
- Assisted living homes for the disabled and elderly
- Low density on existing footprints over Hulton Estate
- No housing on the green belt
- Brownfield building to be allowed only
- We don't really need any housing on green belt unless on brownfield sites
- Environmentally sustainable
- Build on brownfield sites
- Affordable housing
- Affordable flats for younger people to get onto property ladder
- Only one Care Home in the area, additional smaller care homes for the elderly community so that their families can visit them without having to travel miles