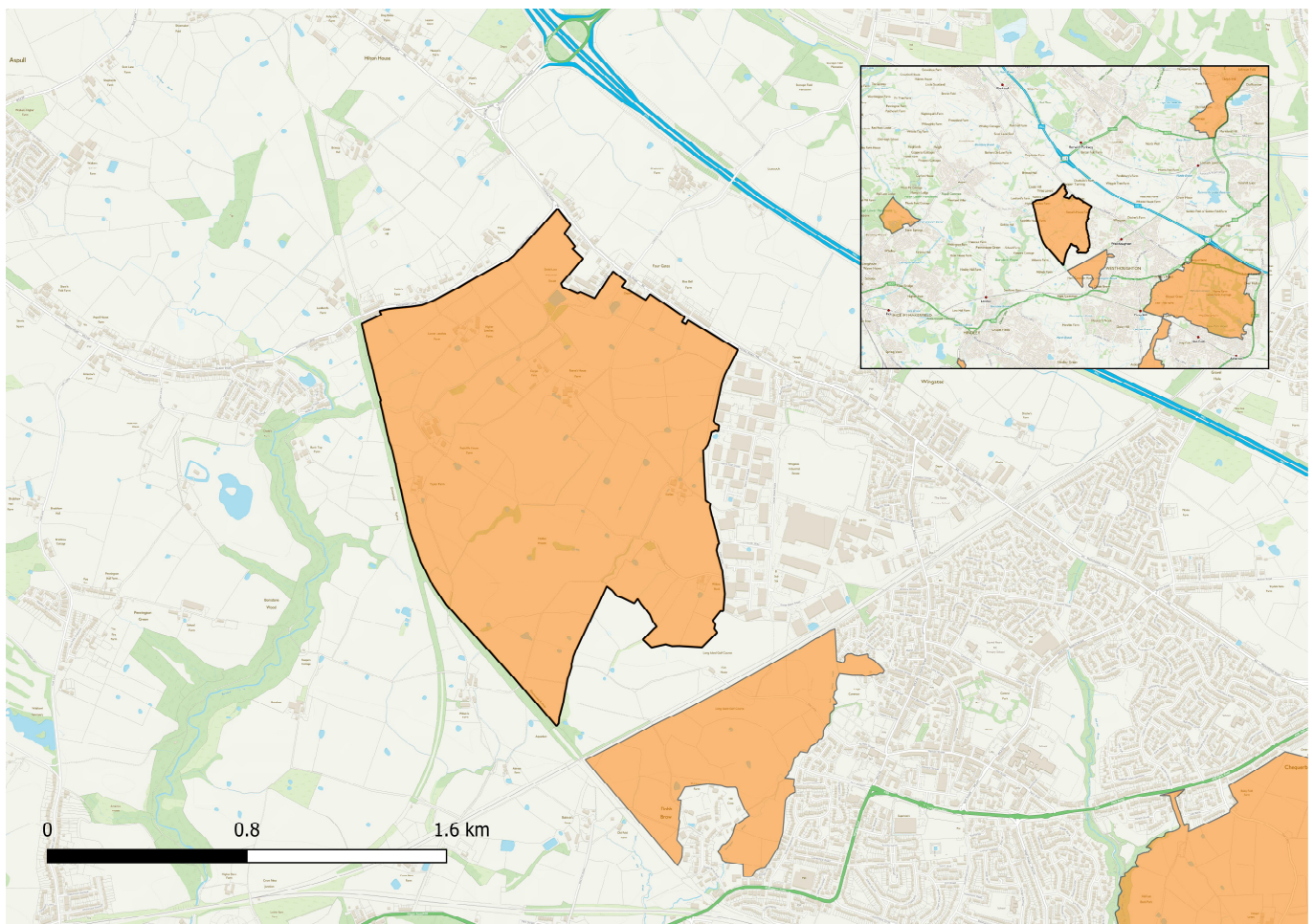


28.6 M61 Corridor

28.6.1 M61C1 Junction 6 (Bolton)

The M61 Junction 6 strategic opportunity area provides an opportunity for a substantial employment development in the M61 corridor. The land borders the existing Wingates Industrial Estate, the A6 and Dicconson Lane to the north, a disused railway line to the west and Westhoughton Golf Club to the south. It has a total extent of 184 hectares.

The site will also provide around 440,000m² of B2/B8 floorspace within the plan period.



The development of the site will:

1. Provide a location for B2 and B8 uses in the M61 corridor.
2. Phase the employment land so that it comes on stream for development as land at the strategic site of Logistics North becomes fully complete.
3. Be developed in accordance with a master plan that shows phasing within the site, and which areas should or should not be developed.

4. Ensure that good quality road access is provided, including a link from the A6 to Westhoughton.
5. Development should take advantage of the site's location near junction 6 of the M61, whilst making sure that it has no significantly adverse effect on the motorway or other surrounding roads.
6. Ensure that the site is accessible by public transport, walking and cycling, including the provision of bespoke bus services.
7. Protect the Site of Biological Importance within the site from development and incorporate very high levels of landscaping, including the retention of existing woodland, hedgerows and ponds where practicable, so as to minimise the visual impact on the wider landscape and mitigate its environmental impacts.
8. Take into account the effects of air and noise pollution from the major highways and railway in and around the site.
9. Ensure that the integrity of the existing rights of way network is protected.
10. Ensure the extraction of any viable sandstone, surface coal and/or brickclay resources in advance of construction, in accordance with the relevant policies of the Greater Manchester Joint Minerals Plan.

Reasoned justification

The M61 corridor is the major focus for manufacturing and distribution development in Bolton, and is a strategic opportunity for Greater Manchester. This strategic area is an opportunity to continue the economic success of Middlebrook and Logistics North within the corridor. The transport connections mean that the location is particularly attractive for logistics activities, but high quality manufacturing should also be provided in order to diversify the employment and investment opportunities in this part of Greater Manchester.

A masterplan will be drawn up to define how the site should be developed, including access, phasing, and identifying areas that should be protected from development in the shorter term.